

# **RIVER HALL**

## **COMMUNITY DEVELOPMENT DISTRICT**

**August 4, 2022**

**BOARD OF SUPERVISORS**

**PUBLIC HEARING AND**

**REGULAR MEETING**

**AGENDA**

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

July 28, 2022

Board of Supervisors  
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Public Hearing and Regular Meeting on August 4, 2022, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (3 minutes per speaker)
3. Developer Update
4. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
  - A. Affidavit of Publication
  - B. Consideration of Resolution 2022-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date
5. Consideration of Resolution 2022-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments, Including, but not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
6. Continued Discussion/Update: Wall/Fence Installation Along Shared Property Line with Portico
7. Discussion: South Entry Design and HOA Security Committee Meeting Notes
8. Consideration of Award of Contract for Lake and Wetland Maintenance
9. Acceptance of Unaudited Financial Statements as of June 30, 2022

10. Approval of July 7, 2022 Public Hearings and Regular Meeting Minutes

11. Staff Reports

A. District Engineer: *Hole Montes*

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

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

- NEXT MEETING DATE: September 1, 2022 at 3:30 P.M.

- QUORUM CHECK

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

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

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

13. Supervisors' Comments/Requests

14. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**

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

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4A**



## Miscellaneous Notices



Published in The News-Press on July 15, 2022

### Location

Lee County,

### Notice Text

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING. The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a public hearing on August 4, 2022 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2022, and ending September 30, 2023 ("Fiscal Year 2022/2023"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://riverhallcdd.org/>. The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. Even if the hearing is conducted in person, there may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager Publication: July 15, 22, 2022 2T #5333348

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4B**

## RESOLUTION 2022-09

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the River Hall Community Development District a proposed budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (**Fiscal Year 2022/2023**) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

#### **SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes ("Adopted Budget")*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the River Hall Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$2,736,441 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 732,321
DEBT SERVICE FUND - SERIES 2011	\$ 0
DEBT SERVICE FUND - SERIES 2020A	\$ 414,720
DEBT SERVICE FUND - SERIES 2021A-1 & SERIES 2021A-2	<u>\$1,589,400</u>
TOTAL ALL FUNDS	\$2,736,441

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

**PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2022.**

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A: Fiscal Year 2022/2023 Budget**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023  
PROPOSED BUDGET**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
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**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022				Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022	Total Actual & Projected	
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 608,803				\$ 608,803
Allowable discounts (4%)	(24,352)				(24,352)
Assessment levy: on-roll: net	584,451	\$ 447,784	\$ 136,667	\$ 584,451	584,451
Assessment levy: off-roll	130,870	32,718	98,152	130,870	130,870
Miscellaneous Hog Program shared cost	-	-	-	-	16,500
Interest and miscellaneous	500	4	10	14	500
Total revenues	<u>715,821</u>	<u>480,506</u>	<u>234,829</u>	<u>715,335</u>	<u>732,321</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Legislative					
Supervisor	12,000	6,000	5,000	11,000	12,000
Financial & Administrative					
District management	45,000	22,500	22,500	45,000	45,000
District engineer	25,000	18,529	15,000	33,529	25,000
Trustee	7,100	-	7,100	7,100	7,100
Tax collector/property appraiser	5,653	5,437	216	5,653	5,653
Assessment roll prep	4,500	2,250	2,250	4,500	4,500
Auditing services	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	3,600	3,303	-	3,303	12,500
Legal advertising	1,100	594	506	1,100	1,100
Bank fees	350	-	350	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,300	847	500	1,347	1,300
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Legal counsel					
District counsel	12,000	7,816	7,000	14,816	14,000
Electric utility services					
Utility services	9,000	5,717	5,000	10,717	11,000
Street lights	2,000	722	800	1,522	2,000
Stormwater control					
Fountain service repairs & maintenance	6,000	54	5,000	5,054	6,000
Aquatic maintenance	160,000	73,540	81,500	155,040	152,465
Hog removal	-	-	-	-	19,800
Mitigation/wetland area monitoring	-	1,511	-	1,511	-
Lake/pond bank maintenance	5,000	-	5,000	5,000	5,000
Stormwater system maintenance	40,000	6,460	25,000	31,460	40,000

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Other physical environment					
General liability insurance	4,400	4,247	-	4,247	5,000
Property insurance	8,500	8,179	321	8,500	10,000
Entry & walls maintenance	5,000	3,610	2,500	6,110	5,000
Landscape maintenance	195,000	73,383	121,617	195,000	195,000
Irrigation repairs & maintenance	2,500	-	2,500	2,500	12,500
Landscape replacement plants, shrubs, trees	20,000	6,128	13,872	20,000	20,000
Annual mulching	9,000	6,452	-	6,452	9,000
Holiday decorations	12,000	11,000	1,000	12,000	12,000
Bell tower maintenance	1,750	-	1,750	1,750	1,750
Ornamental lighting & maintenance	1,000	-	1,000	1,000	1,000
Road & street facilities					
Street/parking lot sweeping	750	650	100	750	750
Street light maintenance	4,000	1,451	2,000	3,451	3,500
Roadway repair & maintenance	2,500	-	1,000	1,000	1,500
Sidewalk repair & maintenance	1,500	1,450	1,000	2,450	2,500
Street sign repair & replacement	1,500	-	500	500	1,500
Contingency					
Miscellaneous contingency	50	-	50	50	50
Total expenditures	<u>614,093</u>	<u>272,710</u>	<u>336,092</u>	<u>608,802</u>	<u>650,858</u>
Excess/(deficiency) of revenues over/(under) expenditures	101,728	207,796	(101,263)	106,533	81,463
Fund balance - beginning (unaudited)	673,643	678,957	927,382	678,957	785,490
Assigned					
Operating capital	145,000	145,000	145,000	145,000	145,000
Disaster recovery	250,000	250,000	250,000	250,000	250,000
Unassigned	380,371	532,382	431,119	390,490	471,953
Fund balance - ending (projected)	<u>\$ 775,371</u>	<u>\$ 927,382</u>	<u>\$ 826,119</u>	<u>\$ 785,490</u>	<u>\$ 866,953</u>

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

**EXPENDITURES**

**Professional & administrative**

***Legislative***

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

***Financial & Administrative***

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

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

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

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

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

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

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

Public officials liability insurance 12,500

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

Bank fees 350

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

Postage 1,300  
 Mailing of agenda packages, overnight deliveries, correspondence, etc.

Website maintenance 705

ADA website compliance 210  
 Maintenance of district's website.

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

**EXPENDITURES (continued)**

District counsel	14,000
<p>Coleman, Yovanovich and Koester, PA., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
<b>Electric utility services</b>	
Utility services	11,000
<p>Intended to cover the costs of electricity for the SR 80 entry floating fountains, up lighting, irrigation controllers, clock tower, etc.</p>	
Street lights	2,000
<p>Intended to cover the costs of electricity for the street lighting along River Hall Parkway from SR 80 to the main gatehouse.</p>	
<b>Stormwater control</b>	
Fountain service repairs & maintenance	6,000
<p>The District contracts with a qualified and licensed contractor for the maintenance of it's floating fountain at the main entry.</p>	
Aquatic maintenance	152,465
<p>The District contracts with a qualified and licensed contractor for the maintenance of it's</p>	
Hog removal	19,800
<p>Intended to cover cost of community hog removal the costs of which is shared with 4 other entities.</p>	
Lake/pond bank maintenance	5,000
<p>Intended to address lake and bond bank erosion remediation on an as needed basis.</p>	
Stormwater system maintenance	40,000
<p>Intended to address repairs and maintenance to primary stormwater system catch basins and pipe work.</p>	
<b>Other physical environment</b>	
General liability insurance	5,000
<p>The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.</p>	
Property insurance	10,000
<p>Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..</p>	
Entry & walls maintenance	5,000
<p>Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.</p>	

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

**EXPENDITURES (continued)**

Landscape maintenance	195,000
<p>The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of it's landscaping around the main entry lakes, along the SR 80 frontage and within the River Hall Parkway road right of way from SR 80 to the main gatehouse. Also, includes twice a year bush hogging of the FPL easement.</p>	
Irrigation repairs & maintenance	12,500
<p>Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.</p>	
Landscape replacement plants, shrubs, trees	20,000
<p>Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.</p>	
Annual mulching	9,000
<p>Intended to cover the cost of materials only for once a year mulching of landscape areas. Cost of installing is include in maintenance contract.</p>	
Holiday decorations	12,000
<p>Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting at the main entry at SR 80.</p>	
Bell tower maintenance	1,750
<p>Intended to cover the cost of repairs to the clock.</p>	
Ornamental lighting & maintenance	1,000
<p>Intended cover the costs of the up lighting repairs and maintenance within the District's landscape areas.</p>	
<b>Road &amp; street facilities</b>	
Street/parking lot sweeping	750
<p>Intended to cover the costs of hiring a qualified and licensed street sweeping contractor to sweep, collect and remove debris from the River Hall Parkway from SR 80 to the main gatehouse and pressure wash the sidewalks and curbs within the same limits.</p>	
Street light maintenance	3,500
<p>Intended to cover the cost of maintaining the District's street lighting system along River Hall Parkway from SR 80 to the main gatehouse.</p>	
Roadway repair & maintenance	1,500
<p>Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.</p>	
Sidewalk repair & maintenance	2,500
<p>Intended to cover the repairs and maintenance of the sidewalk within the River Hall Parkway right of way from SR80 to the main gatehouse.</p>	
Street sign repair & replacement	1,500
<p>Intended to cover the cost of repair and replacement of the traffic signage within the River Hall Parkway right of way from SR 80 to the main gatehouse.</p>	
<b>Contingency</b>	
Miscellaneous contingency	50
<p>Automated AP routing and other miscellaneous items.</p>	
Total expenditures	<u><u>\$ 650,858</u></u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2011  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected Revenue & Expenditures	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>REVENUES</b>					
Interest	\$ -	\$ 10	\$ -	\$ 10	\$ -
Total revenues	<u>-</u>	<u>10</u>	<u>-</u>	<u>10</u>	<u>-</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfers in	-	8	-	8	
Transfers out		(33,723)	(8)	(33,731)	
Total other financing sources/(uses)	<u>-</u>	<u>(33,715)</u>	<u>(8)</u>	<u>(33,723)</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	-	(33,705)	(8)	(33,713)	-
Beginning fund balance (unaudited)	<u>-</u>	<u>33,713</u>	<u>8</u>	<u>33,713</u>	<u>-</u>
Ending fund balance (projected)	<u>-</u>	<u>\$ 8</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>
Use of fund balance:					
Debt service reserve account balance (required)					-
Interest expense - November 1, 2022 (A-1)					-
Interest expense - November 1, 2022 (A-2)					-
Projected fund balance surplus/(deficit) as of September 30, 2022				<u>\$</u>	<u>-</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2020A  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>REVENUES</b>					
Special assessment - on-roll	\$ 432,000				\$ 432,000
Allowable discounts (4%)	(17,280)				(17,280)
Assessment levy: net	414,720	\$ 315,484	\$ 94,605	\$ 410,089	414,720
Lot closings	-	4,631	-	4,631	-
Interest	-	11	-	11	-
Total revenues	<u>414,720</u>	<u>320,126</u>	<u>94,605</u>	<u>414,731</u>	<u>414,720</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	145,000	-	145,000	145,000	150,000
Interest	268,588	134,294	134,294	268,588	264,600
Total expenditures	<u>413,588</u>	<u>134,294</u>	<u>279,294</u>	<u>413,588</u>	<u>414,600</u>
Fund balance:					
Net increase/(decrease) in fund balance	1,132	185,832	(184,689)	1,143	120
Beginning fund balance (unaudited)	341,030	341,237	527,069	341,237	342,380
Ending fund balance (projected)	<u>342,162</u>	<u>\$ 527,069</u>	<u>\$ 342,380</u>	<u>\$ 342,380</u>	<u>342,500</u>
Use of fund balance:					
Debt service reserve account balance (required)					(206,925)
Interest expense - November 1, 2023					(130,238)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 5,337</u>

## RIVER HALL

Community Development District

Series 2020A

\$7,410,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022			132,300.00	132,300.00
05/01/2023	150,000.00	2.750%	132,300.00	282,300.00
11/01/2023			130,237.50	130,237.50
05/01/2024	155,000.00	2.750%	130,237.50	285,237.50
11/01/2024			128,106.25	128,106.25
05/01/2025	155,000.00	2.750%	128,106.25	283,106.25
11/01/2025			125,975.00	125,975.00
05/01/2026	160,000.00	3.250%	125,975.00	285,975.00
11/01/2026			123,375.00	123,375.00
05/01/2027	165,000.00	3.250%	123,375.00	288,375.00
11/01/2027			120,693.75	120,693.75
05/01/2028	175,000.00	3.250%	120,693.75	295,693.75
11/01/2028			117,850.00	117,850.00
05/01/2029	180,000.00	3.250%	117,850.00	297,850.00
11/01/2029			114,925.00	114,925.00
05/01/2030	185,000.00	3.250%	114,925.00	299,925.00
11/01/2030			111,918.75	111,918.75
05/01/2031	190,000.00	3.250%	111,918.75	301,918.75
11/01/2031			108,831.25	108,831.25
05/01/2032	195,000.00	3.625%	108,831.25	303,831.25
11/01/2032			105,296.88	105,296.88
05/01/2033	205,000.00	3.625%	105,296.88	310,296.88
11/01/2033			101,581.25	101,581.25
05/01/2034	210,000.00	3.625%	101,581.25	311,581.25
11/01/2034			97,775.00	97,775.00
05/01/2035	220,000.00	3.625%	97,775.00	317,775.00
11/01/2035			93,787.50	93,787.50
05/01/2036	230,000.00	3.625%	93,787.50	323,787.50
11/01/2036			89,618.75	89,618.75
05/01/2037	235,000.00	3.625%	89,618.75	324,618.75
11/01/2037			85,359.38	85,359.38
05/01/2038	245,000.00	3.625%	85,359.38	330,359.38
11/01/2038			80,918.75	80,918.75
05/01/2039	255,000.00	3.625%	80,918.75	335,918.75
11/01/2039			76,296.88	76,296.88
05/01/2040	265,000.00	3.625%	76,296.88	341,296.88
11/01/2040			71,493.75	71,493.75
05/01/2041	275,000.00	3.875%	71,493.75	346,493.75
11/01/2041			66,165.63	66,165.63
05/01/2042	285,000.00	3.875%	66,165.63	351,165.63
11/01/2042			60,643.75	60,643.75
05/01/2043	295,000.00	3.875%	60,643.75	355,643.75
11/01/2043			54,928.13	54,928.13
05/01/2044	310,000.00	3.875%	54,928.13	364,928.13
11/01/2044			48,921.88	48,921.88
05/01/2045	320,000.00	3.875%	48,921.88	368,921.88
11/01/2045			42,721.88	42,721.88
05/01/2046	330,000.00	3.875%	42,721.88	372,721.88



**RIVER HALL**

Community Development District

Series 2020A

\$7,410,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2046			36,328.13	36,328.13
05/01/2047	345,000.00	3.875%	36,328.13	381,328.13
11/01/2047			29,643.75	29,643.75
05/01/2048	360,000.00	3.875%	29,643.75	389,643.75
11/01/2048			22,668.75	22,668.75
05/01/2049	375,000.00	3.875%	22,668.75	397,668.75
11/01/2049			15,403.13	15,403.13
05/01/2050	390,000.00	3.875%	15,403.13	405,403.13
11/01/2050			7,846.88	7,846.88
05/01/2051	405,000.00	3.875%	7,846.88	412,846.88
<b>Total</b>	<b>\$7,265,000.00</b>		<b>\$4,803,225.10</b>	<b>\$12,068,225.10</b>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 and 2021A-2  
FISCAL YEAR 2023**

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>REVENUES</b>					
Special assessment - on-roll (A1)	\$ 786,042				\$786,042
Special assessment - on-roll (A2)	735,883				735,883
Allowable discounts (4%)	(60,877)				(60,877)
Assessment levy: net	1,461,048	\$ 1,111,439	\$ 349,609	\$ 1,461,048	1,461,048
Special assessment: off-roll (A2)	118,652	-	118,652	118,652	118,652
Interest	-	30	-	30	-
Total revenues	<u>1,579,700</u>	<u>1,111,469</u>	<u>468,261</u>	<u>1,579,730</u>	<u>1,579,700</u>
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal (A1)	485,000	-	485,000	485,000	500,000
Principal (A2)	530,000	-	530,000	530,000	550,000
Interest (A1)	169,969	33,994	135,975	169,969	257,400
Interest (A2)	186,188	37,238	148,950	186,188	282,000
Cost of issuance	-	49,450	-	49,450	-
Total expenditures	<u>1,371,157</u>	<u>120,682</u>	<u>1,299,925</u>	<u>1,420,607</u>	<u>1,589,400</u>
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer in	-	7,386		7,386	
Total other financing sources/(uses)	<u>-</u>	<u>7,386</u>	<u>-</u>	<u>7,386</u>	<u>-</u>
Fund balance:					
Net increase/(decrease) in fund balance	208,543	998,173	(831,664)	166,509	(9,700)
Beginning fund balance (unaudited)	559,241	612,035	1,610,208	612,035	778,544
Ending fund balance (projected)	<u>767,784</u>	<u>\$1,610,208</u>	<u>\$ 778,544</u>	<u>\$ 778,544</u>	<u>768,844</u>
Use of fund balance:					
Debt service reserve account balance (required)					(488,010)
Interest expense - November 1, 2023 (A1)					(121,200)
Interest expense - November 1, 2023 (A2)					(132,750)
Projected fund balance surplus/(deficit) as of September 30, 2023					<u>\$ 26,884</u>

## RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2022			128,700.00	128,700.00
05/01/2023	500,000.00	3.000%	128,700.00	628,700.00
11/01/2023			121,200.00	121,200.00
05/01/2024	520,000.00	3.000%	121,200.00	641,200.00
11/01/2024			113,400.00	113,400.00
05/01/2025	535,000.00	3.000%	113,400.00	648,400.00
11/01/2025			105,375.00	105,375.00
05/01/2026	545,000.00	3.000%	105,375.00	650,375.00
11/01/2026			97,200.00	97,200.00
05/01/2027	565,000.00	3.000%	97,200.00	662,200.00
11/01/2027			88,725.00	88,725.00
05/01/2028	580,000.00	3.000%	88,725.00	668,725.00
11/01/2028			80,025.00	80,025.00
05/01/2029	600,000.00	3.000%	80,025.00	680,025.00
11/01/2029			71,025.00	71,025.00
05/01/2030	615,000.00	3.000%	71,025.00	686,025.00
11/01/2030			61,800.00	61,800.00
05/01/2031	640,000.00	3.000%	61,800.00	701,800.00
11/01/2031			52,200.00	52,200.00
05/01/2032	655,000.00	3.000%	52,200.00	707,200.00
11/01/2032			42,375.00	42,375.00
05/01/2033	675,000.00	3.000%	42,375.00	717,375.00
11/01/2033			32,250.00	32,250.00
05/01/2034	695,000.00	3.000%	32,250.00	727,250.00
11/01/2034			21,825.00	21,825.00
05/01/2035	715,000.00	3.000%	21,825.00	736,825.00
11/01/2035			11,100.00	11,100.00
05/01/2036	740,000.00	3.000%	11,100.00	751,100.00
<b>Total</b>	<b>\$8,580,000.00</b>		<b>\$2,054,400.00</b>	<b>\$10,634,400.00</b>

**RIVER HALL**

Community Development District

Series 2021A-2

\$9,930,000

**Debt Service Schedule**

<b>Date</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Total P+I</b>
11/01/2022			141,000.00	141,000.00
05/01/2023	550,000.00	3.000%	141,000.00	691,000.00
11/01/2023			132,750.00	132,750.00
05/01/2024	565,000.00	3.000%	132,750.00	697,750.00
11/01/2024			124,275.00	124,275.00
05/01/2025	580,000.00	3.000%	124,275.00	704,275.00
11/01/2025			115,575.00	115,575.00
05/01/2026	600,000.00	3.000%	115,575.00	715,575.00
11/01/2026			106,575.00	106,575.00
05/01/2027	620,000.00	3.000%	106,575.00	726,575.00
11/01/2027			97,275.00	97,275.00
05/01/2028	635,000.00	3.000%	97,275.00	732,275.00
11/01/2028			87,750.00	87,750.00
05/01/2029	655,000.00	3.000%	87,750.00	742,750.00
11/01/2029			77,925.00	77,925.00
05/01/2030	675,000.00	3.000%	77,925.00	752,925.00
11/01/2030			67,800.00	67,800.00
05/01/2031	700,000.00	3.000%	67,800.00	767,800.00
11/01/2031			57,300.00	57,300.00
05/01/2032	720,000.00	3.000%	57,300.00	777,300.00
11/01/2032			46,500.00	46,500.00
05/01/2033	740,000.00	3.000%	46,500.00	786,500.00
11/01/2033			35,400.00	35,400.00
05/01/2034	765,000.00	3.000%	35,400.00	800,400.00
11/01/2034			23,925.00	23,925.00
05/01/2035	785,000.00	3.000%	23,925.00	808,925.00
11/01/2035			12,150.00	12,150.00
05/01/2036	810,000.00	3.000%	12,150.00	822,150.00
<b>Total</b>	<b>\$9,400,000.00</b>		<b>\$2,252,400.00</b>	<b>\$11,652,400.00</b>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
PROJECTED ASSESSMENTS  
GENERAL FUND AND DEBT SERVICE FUND  
FISCAL YEAR 2023**

<b>On-Roll Payment</b>						
<b>Number of Units</b>	<b>Unit Type</b>	<b>Bond Series</b>	<b>Projected Fiscal Year 2023</b>			<b>FY 22 Assessment</b>
			<b>GF</b>	<b>DSF</b>	<b>GF &amp; DSF</b>	
167	ADULT 48	2021A-1	\$ 229.49	\$ 233.75	\$ 463.24	\$ 463.24
261	ADULT 55	2021A-1	262.57	233.75	496.32	496.32
142	ADULT 65	2021A-1	309.84	233.75	543.59	543.59
102	CARRIAGE	2021A-1	203.49	577.36	780.85	780.85
208	SF 55	2021A-1	262.57	906.95	1,169.52	1,169.52
147	SF 70	2021A-1	333.48	1,168.75	1,502.23	1,502.23
44	SF 85	2021A-1	404.38	1,481.97	1,886.35	1,886.35
125	SF 50	2021A-1	238.94	790.07	1,029.01	1,029.01
85	SF 65	2021A-1	309.84	906.95	1,216.79	1,216.79
92	VILLA	2021A-2	260.21	805.29	1,065.50	1,065.50
163	SF 55	2021A-2	262.57	1,162.09	1,424.66	1,424.66
121	SF 70	2021A-2	333.48	1,499.07	1,832.55	1,832.55
23	SF 85	2021A-2	404.38	1,900.48	2,304.86	2,304.86
158	SF 50	2021A-2	238.94	1,013.42	1,252.36	1,252.36
41	SF 60	2021A-2	286.21	1,162.09	1,448.30	1,448.30
34	SF 65	2021A-2	309.84	1,162.09	1,471.93	1,471.93
348	SF 50	2020	238.94	1,241.38	1,480.32	1,480.32
<b>2,261</b>						

<b>Off-Roll Payment</b>						
<b>Number of Units</b>	<b>Unit Type</b>	<b>Bond Series</b>	<b>Projected Fiscal Year 2023</b>			<b>FY 22 Assessment</b>
			<b>GF</b>	<b>DSF</b>	<b>GF &amp; DSF</b>	
<b>Planned Units</b>						
36	UNPLAT CARRIAGE	2021A-2	\$ 192.86	\$ 711.23	\$ 904.09	\$ 904.09
51	UNPLAT SF 85	2021A-2	385.71	1,824.46	2,210.17	2,210.17
347	UNPLAT SF 50	n/a	226.89	-	226.89	226.89
<b>434</b>						
<b>Commercial</b>						
15	UNPLAT COMM OFFICE	n/a	\$ 567.23	\$ -	\$ 567.23	\$ 567.23
30	UNPLAT COMM RETAIL	n/a	567.23	-	567.23	567.23
<b>45</b>						
<b>2,740</b>						

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

## RESOLUTION 2022-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various operations and maintenance and other activities described in the District's budget(s) for Fiscal Year 2022/2023 ("**Budget**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

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

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

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

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

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

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

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B"**. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due in full no later than March 31, 2023; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform



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

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

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

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

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

**PASSED AND ADOPTED** this 4th day of August, 2022.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A: FY 2022/2023 Budget**

**Exhibit B: Assessment Roll**

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

## Mike Cook

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**From:** Mike Cook  
**Sent:** Tuesday, November 30, 2021 8:55 AM  
**To:** ashleyb@barraco.net; Carl A. Barraco  
**Cc:** 'David E. Lindsay (dlindsay@la-msid.com)'; Daniel Schroeder  
**Subject:** River Hall Secondary Entrance  
**Attachments:** 2019-02-26 Perpetual Canal Crossing Easement - Ladyfish Canal.pdf; permit-application-09-10-2015.doc

Ashley & Carl,

We received your River Hall Secondary Entrance Plans and have the following comments:

- 1). Please complete and return two (2) copies of the LAMSID permit application (copy attached).
- 2). Please submit two (2) copies of a prepared Canal Crossing Easement with legal description and exhibits (sample easement attached).
- 3). Please submit two (2) cd's or thumb drives with the plans (cadd & pdf format), easements (word & pdf format) exhibits (cadd & pdf format), & application (word & pdf format).
- 4). Please change the curb type between the guardrail and the canal right of way line so that our maintenance tractors and equipment can cross the proposed entrance without damaging it.
- 5). Are you guys proposing to have gates/fencing across the canal right of way on the north side of the canal crossing to prevent 4 wheelers from driving east and west along the north side of the canal? We would highly recommend it get built as part of this project instead of reacting to the complaints later. Please provide fence location and gates details if it will be added.

Sincerely,

**Michael S. Cook, CDM**  
**Assistant District Manager**

**Lehigh Acres – Municipal Services Improvement District**

601A East County Lane  
Lehigh Acres, FL 33936  
Phone: 239-368-0044 Ext. 16  
Fax: 239-368-5412  
Cell: 239-292-7491  
Email: [mcook@la-msid.com](mailto:mcook@la-msid.com)

January 20, 2022

Mr. Michael S. Cook, CDM  
Lehigh Acres Municipal Services  
Improvement District (LAMSID)  
601A East County Lane  
Lehigh Acres, FL. 33936

Re: River Hall Secondary Entrance  
Resubmittal Package

Dear Mr. Cook:

Please accept the following information in response to your November 30, 2020 correspondence regarding the above referenced project.

Comment 1:

*Please complete and return (2) copies of the LAMSID permit application.*

**Response 1:**

**Attached please find two copies of the executed permit application as requested.**

Comment 2:

*Please submit (2) copies of a prepared Canal Crossing Easement with legal description and exhibits.*

**Response 2:**

**Attached as requested please find two copies of the executed Canal Crossing Easement with associated description.**

Comment 3:

*Please submit (2) cd's or thumb drives with the plans (cadd & pdf format), easements (word & pdf format) exhibits (cadd & pdf format) and application (word & pdf format).*

**Response 3:**

**Included with this submittal please find the attached cd which contains all of the requested information and formatting.**

Comment 4:

*Please change the curb type between the guardrail and the canal right of way line so that our maintenance tractors and equipment can cross the proposed entrance without damaging it.*

**Response 4:**

**Please see the attached plan set which has been revised. No curbing is proposed between the guardrail and the canal right of way.**

Mr. Michael Cook, CDM  
River Hall Secondary Entrance  
January 20, 2022

**Comment 5:**

*Are you guys proposing to have gates/fencing across the canal right of way on the north side of the canal crossing to prevent 4 wheelers from driving east and west along the north side of the canal? We would highly recommend it get built as part of this project instead of reacting to the complaints later. Please provide fence location and gates details if it will be added.*

**Response 5:**

**Gates are not proposed within the LAMSID right of way. There will be gates located on the River Hall property to deter entry to the development.**

If you should have any questions or require additional information, please advise.

Sincerely,  
**BARRACO AND ASSOCIATES, INC.**

  
Stephen Coleman  
*Senior Project Manager*

SC/aab  
23741

**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

www.barraco.net  
2271 WOODBROOK BLVD., SUITE 140  
FORT MYERS OFFICE 33903-2840  
FORT MYERS, FLORIDA 33903-2840  
PHONE (239) 491-1370  
FAX (239) 491-1369  
FLORIDA CERTIFICATE OF AUTHORIZATION  
ENGINEERING 7955 - SURVEYING 16154-9493  
PREPARED FOR

**GREENPOINTE  
COMMUNITIES,  
LLC**  
7907 BAYMEADOWS ROAD E  
SUITE 202  
JACKSONVILLE, FL 32256  
PHONE (904) 562-1358  
FAX (904) 596-3481

PROJECT DESCRIPTION  
**HAMPTON LAKES  
AT  
RIVER HALL**  
FORMERLY KNOWN AS SINGLE FAMILY  
RESIDENTIAL AT HAMPS HAVEN PHASE  
**SOUTH**  
PART OF SECTION 36  
TOWNSHIP 43 SOUTH  
RANGE 28 EAST  
LEE COUNTY, FLORIDA

ENGINEER OF RECORD  
CARL A. BARRACO, INC. P.E. FOR THE FIRM  
FL ORDA P.E. NO. 6139 - CARL.A@BARRACO.NET

DATE: 10/14/2014  
DRAWN BY: JAW  
CHECKED BY: JAW  
DATE: 10/14/2014  
SCALE: AS SHOWN

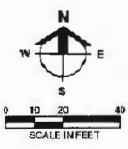
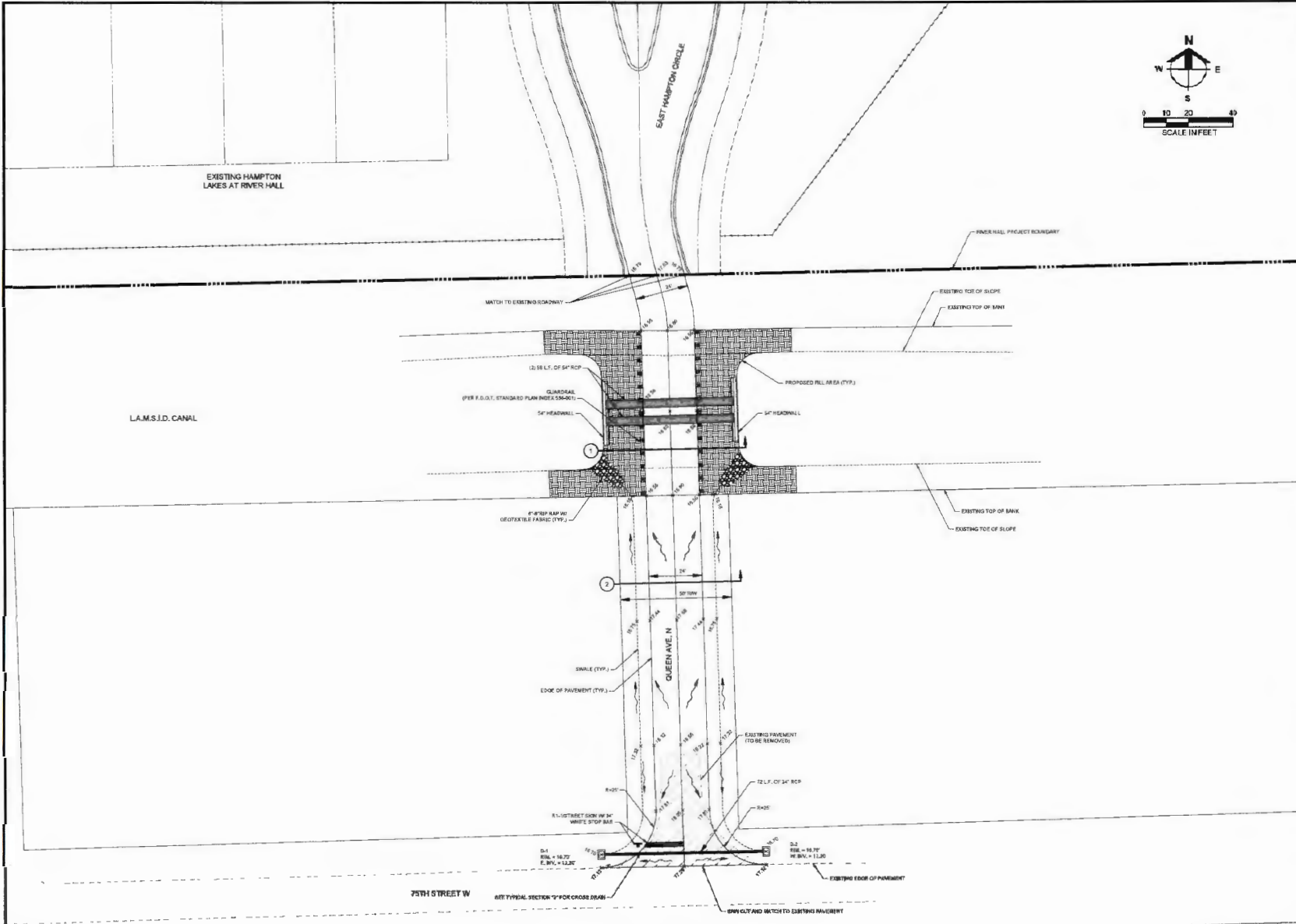
CROSS REFERENCED DRAWINGS  
BASE PLAN = 231741.DWG  
SURVEY = 238123.DWG

NO.	DATE	DESCRIPTION

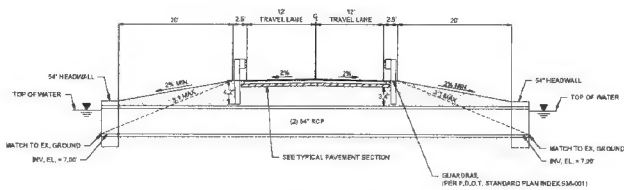
PLAN STATUS  
APPROVAL SUBMITTAL PLANS  
2015-07-04

**DETAILED  
SITE  
PLAN**

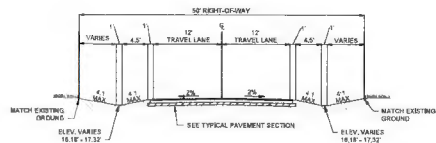
PROJECT FILE NO. SHEET NUMBER  
**23741 4.0**



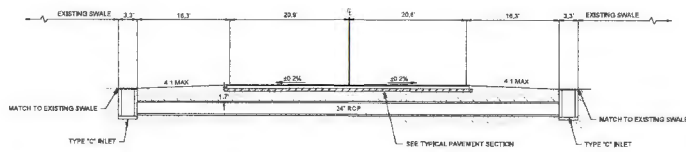




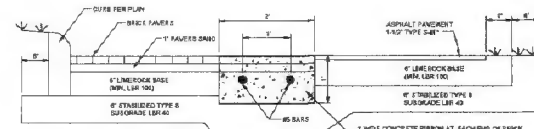
**1** CANAL CROSSING  
N.T.S.



**2** 50' RIGHT-FO-WAY ROAD SECTION  
N.T.S.



**3** QUEEN AVENUE NORTH AT CROSS DRAIN  
N.T.S.



**STRUCTURAL EQUIVALENCY CALCULATIONS**

SPARCAS PAVEMENT SECTION	LAYER COEFFICIENT	THICKNESS	SB/TOTAL
TYPE 4.5 ASPHALT PAVEMENT	0.30	1.5"	0.45
4" LIME ROCK BASE (MAX. LBR 100)	0.38	4"	1.52
4" STABILIZED SUBGRADE (LBR 40)	0.08	4"	0.32
TOTAL			2.29
PAVER BRICK SECTION			
EQUICOEFFICIENT (1" OF PAV)	0.44	3.18"	1.38
LIME ROCK BASE	0.38	4"	1.52
STABILIZED SUBGRADE (LBR 40)	0.08	4"	0.32
TOTAL			3.22

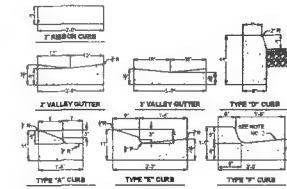
\* PAVEMENT BRICKS ARE AND PAV. EQUICOEFFICIENTS FOR COMPARISON ONLY.  
LIME ROCK BASE AND STABILIZED SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 80% OF MOISTURE PROCTOR (ASHTO T-99).  
OPTIONAL BRICK PAVEMENT SURFACE MAY BE UTILIZED FOR ALL OR PART OF THE PAVEMENT ROADWAY AT THE DISCRETION OF THE OWNER.

**TYPICAL PAVEMENT SECTION**

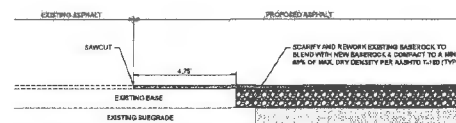
N.T.S.

**NOTES**

- SEE DET. OF TYPICAL PAVEMENT SECTION FOR ADDITIONAL DETAILS.
- WHEN USED TO FORM CURBS OR SIDEWALKS, THE CROSS SLOPE OF THE BOTTOM SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE HEIGHTS OF THE UP SHALL BE 1" UNLESS OTHERWISE SPECIFIED.
- CONCRETE SHALL BE 1" COMPACTED & FINISHED TO A MINIMUM OF 80% OF MOISTURE PROCTOR (ASHTO T-99).



**CONCRETE CURB**  
N.T.S.



**SAWCUT & MATCH**  
N.T.S.

**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING

www.barraco.net

2971 MCGREGOR BLVD., SUITE 100  
FORT MYERS, FLORIDA 33901-2400  
PHONE (888) 481-1170  
FAX (888) 861-3728

FLORIDA CERTIFICATE OF AUTHORIZATION  
ENGINEERING 1985 - SURVEYING 18-4882

PREPARED FOR:

**GREENPOINTE COMMUNITIES, LLC**

7907 HAYMEADOWS ROAD E  
SUITE 200  
JACKSONVILLE, FL 32226

PHONE (904) 563-1359  
FAX (904) 366-2481

PROJECT DESCRIPTION:

**HAMPTON LAKES AT RIVER HALL**

FORMERLY KNOWN AS SINGLE FAMILY RESIDENTIAL AT HAMPS HAVEN PHASE 1

**SOUTH**

PART OF SECTION 35  
COMPRISING 40 ACROSS 1/4  
RANGE 26 EAST  
LEE COUNTY, FLORIDA

ENGINEER OF RECORD:

CARL A. BARRACO, P.E. FOR THE FIRM  
FLORIDA P.E. NO. 81358 - CARL@BARRACONET

DRAWING TITLE: TYPICAL PAVEMENT SECTION, CANAL CROSSING, 50' RIGHT-OF-WAY ROAD SECTION, QUEEN AVENUE NORTH AT CROSS DRAIN, SAWCUT & MATCH

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FILE NAME: 230411.DWG

LOCATION: 1333410001.DWG

PLOT DATE: MON, 1-26-2022 - 2:38 PM

PLOT BY: JAN BA BARRACONET

CROSS REFERENCED DRAWINGS:

PLAN REVISIONS:

PLAN STATUS:

APPROVAL SUBMITTAL PLANS  
2022-01-24

**TYPICAL SECTIONS AND DETAILS**

PROJECT FILE NO. 23741 SHEET NUMBER 5.0

## River Hall CDD charter as relates to security

- Management of all preserve, lakes, wetlands and FPL right of way
  - Property can be identified on RiverHallCDD.org
- *Will manage Ruth St. Bridge*

## CDD Issues

- *“Only qualified licensed contractors are allowed to enter the preserve when it is necessary. Any private party or unauthorized person that enters these areas without permission of the district may be subject to fines and any costs associated with the risk restoration of such area as may be mandated by Southwest Florida Water Management District.”*
  - *This includes ALL residents*
- Oak Creek Rd residents threatened by ATV riders on FPL right of way
- Sable palms harvested in southeast preserve killing the trees
- ATV and dirt bike damage on ‘sand roads’ in preserve
- Unauthorized weapons discharge
- New construction will put additional pressure on wildlife including ground owls, gopher tortoises, bob cats, etc.
- Trespassers via LAMSID easement and Hampton Lakes berm
  - Portico
  - Buckingham Rd
  - Cemetery Rd
- New bridge will create additional security concerns as it will provide direct access from Lehigh Acres

## Current initiatives

- Random police patrol of preserve
  - Appears to have reduced traffic via deterrence
  - No apprehensions
- New gate across LAMSID right of way
  - Southwest corner
  - Will be enhanced by early buildout of East Hampton Circle
- Blocking access to current ‘sand roads’ with help of Greenpointe
- RHCC HOA project to extend gate security across sidewalk

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**



**MEMORANDUM**

Date: August 4, 2022  
To: River Hall Board of Supervisors  
From: Shane Willis – Operations Manager  
Subject: Consideration of Award of Contract – Lake & Wetland Maintenance  
Cc: File

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Your current lake and wetland contract expires on 9/30/22, Staff recently solicited a Request for Proposals (RFP) with three submitting bids, based on the contract specifications provided by the District.

A total of four lake & wetland maintenance companies were contacted with the three below providing proposals. As is typical with the District’s contracts, this is a one year contract with a second year option to renew, at the sole discretion of the District. The financial tabulation is as follows:

<b><u>Company:</u></b>	<b><u>1<sup>st</sup> Year Price:</u></b>	<b><u>2<sup>nd</sup> Year Price:</u></b>
• Crosscreek Environmental	\$346,661.00	\$346,661.00
• Solitude	\$152,465.00	\$152,465.00
• Superior Waterways	\$151,925.74	\$156,508.01

Solitude has been in the industry for numerous years and have the capability of maintaining the contract. Solitude, has been maintaining your Lakes and Wetlands since October 2018 with minimal concerns and provide a wide range of aquatic and wetlands services. Their references include Verandah East & Verandah West CDD’s, Mediterra CDD & River Ridge CDD. Their local office is located in Fort Myers.

Superior Waterway Services, Inc. was founded in 1999 out of Riviera Beach, Fl with a SW Florida office in North Port and provide a wide range of aquatic and wetlands services. Their confirmed references are Cedar Hammock, Hideaway Beach Club, & Pelican Preserve



**Wrathell, Hunt and Associates, LLC**

Crosscreek Environmental has been in business for 15 years with an office located in Cape Coral, Florida and provide a wide range of aquatic services. Their confirmed references are Naples Bath & Tennis Club and Fiddlesticks.

The current contract price is \$142,440.00 and Solitude has submitted a proposal of \$152,465.00 which includes an \$9,970.80 increase (approx. 7+%) approved during the May 5, 2022 CDD Meeting.

The District has proposed budget of \$171,200.00 for this service in Fiscal Year 2023.

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2022**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 2022**

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
<b>ASSETS</b>							
SunTrust	\$1,005,919	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,005,919
Investments							
SBA	5,291	-	-	-	-	-	5,291
Reserve A-1	-	-	206,925	75,460	-	-	282,385
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	142,071	139,848	-	-	281,919
Revenue A-2	-	-	-	133,938	-	-	133,938
Construction	-	-	-	-	-	241,469	241,469
Cost of issuance	-	-	-	3,217	-	-	3,217
Due from general fund	-	-	2,320	8,174	-	-	10,494
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Total assets	<u>\$1,012,832</u>	<u>\$ 8</u>	<u>\$ 351,316</u>	<u>\$ 773,187</u>	<u>\$ -</u>	<u>\$ 241,469</u>	<u>\$ 2,378,812</u>
<b>LIABILITIES AND FUND BALANCES</b>							
Liabilities:							
Due to debt service fund 2011	\$ -	\$ -	\$ -	\$ -	\$ 8	\$ -	\$ 8
Due to debt service fund 2020A	2,320	-	-	-	-	-	2,320
Due to debt service fund 2021A1	4,222	-	-	-	-	-	4,222
Due to debt service fund 2021A2	3,952	-	-	-	-	-	3,952
Total liabilities	<u>10,494</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>10,502</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	351,316	773,187	-	-	1,124,511
Capital projects	-	-	-	-	(8)	241,469	241,461
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	605,716	-	-	-	-	-	605,716
Total fund balances	<u>1,002,338</u>	<u>8</u>	<u>351,316</u>	<u>773,187</u>	<u>(8)</u>	<u>241,469</u>	<u>2,368,310</u>
Total liabilities and fund balances	<u>\$ 1,012,832</u>	<u>\$ 8</u>	<u>\$ 351,316</u>	<u>\$ 773,187</u>	<u>\$ -</u>	<u>\$ 241,469</u>	<u>\$ 2,378,812</u>



**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ 3,270	\$ 593,562	\$ 584,451	102%
Assessment levy: off-roll	-	130,870	130,870	100%
Interest and miscellaneous	5	15	500	3%
Total revenues	<u>3,275</u>	<u>724,447</u>	<u>715,821</u>	101%
<b>EXPENDITURES</b>				
<i>Legislative</i>				
Supervisor	1,000	9,000	12,000	75%
<i>Financial &amp; administrative</i>				
District management	3,750	33,750	45,000	75%
District engineer	2,328	26,219	25,000	105%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	5,437	5,653	96%
Assessment roll prep	375	3,375	4,500	75%
Auditing services	-	3,390	3,300	103%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,303	3,600	92%
Legal advertising	-	594	1,100	54%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	197	1,349	1,300	104%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
<i>Legal counsel</i>				
District counsel	2,101	14,695	12,000	122%
<i>Electric utility services</i>				
Utility services	1,004	8,776	9,000	98%
Street lights	143	1,152	2,000	58%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	53	6,000	1%
Aquatic maintenance	14,355	115,771	160,000	72%
Mitigation/wetland area monitoring	-	1,511	-	N/A
Lake/pond bank maintenance	-	265	5,000	5%
Stormwater system maintenance	-	21,660	40,000	54%

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	2,619	6,866	4,400	156%
Property insurance	-	8,179	8,500	96%
Entry & walls maintenance	-	4,510	5,000	90%
Landscape maintenance	56,160	143,829	195,000	74%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	6,128	20,000	31%
Annual mulching	-	6,452	9,000	72%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	1,451	4,000	36%
Roadway repair & maintenance	-	-	2,500	0%
Sidewalk repair & maintenance	-	1,450	1,500	97%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>84,032</u>	<u>441,695</u>	<u>614,093</u>	72%
Excess/(deficiency) of revenues over/(under) expenditures	(80,757)	282,752	101,728	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer in	-	26,338	-	N/A
Total other financing sources	-	26,338	-	N/A
Net change in fund balances	(80,757)	309,090	101,728	
Fund balances - beginning	1,083,095	693,248	673,643	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	607,338	607,338	380,371	
Fund balances - ending	<u>\$ 1,002,338</u>	<u>\$ 1,002,338</u>	<u>\$ 775,371</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2011  
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 10
Total revenues	-	10
<b>EXPENDITURES</b>		
<b>Debt service</b>	-	-
Total debt service	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	10
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers in	-	8
Transfers out	-	(33,723)
Total other financing sources	-	(33,715)
Net change in fund balances	-	(33,705)
Fund balances - beginning	8	33,713
Fund balances - ending	\$ 8	\$ 8

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020A  
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 2,320	\$ 418,934	\$ 414,720	101%
Lot closings	-	4,631	-	N/A
Interest	85	101	-	N/A
Total revenues	<u>2,405</u>	<u>423,666</u>	<u>414,720</u>	102%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	145,000	145,000	100%
Interest	-	268,587	268,588	100%
Total debt service	<u>-</u>	<u>413,587</u>	<u>413,588</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,405	10,079	1,132	
Fund balances - beginning	348,911	341,237	341,030	
Fund balances - ending	<u>\$ 351,316</u>	<u>\$ 351,316</u>	<u>\$ 342,162</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 8,174	\$ 1,475,893	\$ 1,461,048	101%
Special assessment: off-roll	-	98,248	118,652	83%
Interest	187	233	-	N/A
Total revenues	<u>8,361</u>	<u>1,574,374</u>	<u>1,579,700</u>	100%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	485,000	485,000	100%
Principal (A-2)	-	530,000	530,000	100%
Interest (A-1)	-	169,969	169,969	100%
Interest (A-2)	-	186,188	186,188	100%
Total debt service	<u>-</u>	<u>1,371,157</u>	<u>1,371,157</u>	100%
<b>Other fees &amp; charges</b>				
Cost of issuance	-	49,450	-	N/A
Total other fees and charges	<u>-</u>	<u>49,450</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>1,420,607</u>	<u>1,371,157</u>	104%
Excess/(deficiency) of revenues over/(under) expenditures	8,361	153,767	208,543	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	7,385	-	N/A
Total other financing sources	<u>-</u>	<u>7,385</u>	<u>-</u>	N/A
Net change in fund balances	8,361	161,152	208,543	
Fund balances - beginning	764,826	612,035	559,241	
Fund balances - ending	<u>\$ 773,187</u>	<u>\$ 773,187</u>	<u>\$ 767,784</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2011  
FOR THE PERIOD ENDED JUNE 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer out	-	(8)
Total other financing sources/(uses)	<u>-</u>	<u>(8)</u>
Net change in fund balances	-	(8)
Fund balances - beginning	(8)	-
Fund balances - ending	<u><u>\$ (8)</u></u>	<u><u>\$ (8)</u></u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2020A  
FOR THE PERIOD ENDED JUNE 30, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 60	\$ 98
Total revenues	60	98
<b>EXPENDITURES</b>		
Construction in progress	-	2,217,879
Total expenditures	-	2,217,879
Excess/(deficiency) of revenues over/(under) expenditures	60	(2,217,781)
Fund balances - beginning	241,409	2,459,250
Fund balances - ending	\$ 241,469	\$ 241,469

## River Hall Community Development District Check Detail June 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>06/24/2022</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-1,147.81</b>
Bill	82155-24268 062022	06/23/2022		531.431 · Utility Ser...	-1,004.14	1,004.14
Bill	02979-06091 062022	06/23/2022		531.437 · Street Lig...	-143.67	143.67
TOTAL					-1,147.81	1,147.81
<b>Check</b>	<b>2492</b>	<b>06/07/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-1,243.62</b>
				207.203 · Due to D...	-1,243.62	1,243.62
TOTAL					-1,243.62	1,243.62
<b>Check</b>	<b>2493</b>	<b>06/07/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-2,262.82</b>
				207.204 · Due to Se...	-2,262.82	2,262.82
TOTAL					-2,262.82	2,262.82
<b>Check</b>	<b>2494</b>	<b>06/07/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-2,118.42</b>
				207.205 · Due to Se...	-2,118.42	2,118.42
TOTAL					-2,118.42	2,118.42
<b>Check</b>	<b>2495</b>	<b>06/07/2022</b>	<b>PAUL ASFOUR</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2496</b>	<b>06/07/2022</b>	<b>MICHAEL MORASH</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2497</b>	<b>06/07/2022</b>	<b>KENNETH MITCHE...</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00



## River Hall Community Development District Check Detail June 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2498	06/07/2022	MICHAEL F HAGEN	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2499	06/07/2022	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2500	06/07/2022	FEDEX	101.001 · Suntrust-...		-17.52
Bill	7-772-94164	06/06/2022		519.410 · Postage	-17.52	17.52
TOTAL					-17.52	17.52
Bill Pmt -Check	2501	06/07/2022	GULFSCAPES LA...	101.001 · Suntrust-...		-34,985.00
Bill	29458	06/06/2022		539.464 · Landscap...	-12,636.00	12,636.00
Bill	29257	06/06/2022		539.464 · Landscap...	-22,349.00	22,349.00
TOTAL					-34,985.00	34,985.00
Bill Pmt -Check	2502	06/07/2022	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,650.00
Bill	352	06/06/2022		538.461 · Aquatic M...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	2503	06/07/2022	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2021-1246	06/06/2022		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Bill Pmt -Check	2504	06/09/2022	FEDEX	101.001 · Suntrust-...		-142.76
Bill	7-779-82993	06/09/2022		519.410 · Postage	-142.76	142.76
TOTAL					-142.76	142.76

## River Hall Community Development District Check Detail June 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2505</b>	<b>06/09/2022</b>	<b>FL GIS SOLUTION...</b>	<b>101.001 · Suntrust-...</b>		<b>-500.00</b>
Bill	1014	06/09/2022		519.320 · Engineeri...	-500.00	500.00
TOTAL					-500.00	500.00
<b>Bill Pmt -Check</b>	<b>2506</b>	<b>06/09/2022</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-15,350.00</b>
Bill	29855	06/09/2022		539.464 · Landscap...	-15,350.00	15,350.00
TOTAL					-15,350.00	15,350.00
<b>Bill Pmt -Check</b>	<b>2507</b>	<b>06/09/2022</b>	<b>SOLITUDE LAKE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-12,705.41</b>
Bill	PI-A00828671	06/09/2022		538.461 · Aquatic M...	-12,705.41	12,705.41
TOTAL					-12,705.41	12,705.41
<b>Bill Pmt -Check</b>	<b>2508</b>	<b>06/24/2022</b>	<b>COLEMAN, YOVA...</b>	<b>101.001 · Suntrust-...</b>		<b>-2,101.25</b>
Bill	16581-001M 26	06/23/2022		514.100 · Legal Fee...	-2,101.25	2,101.25
TOTAL					-2,101.25	2,101.25
<b>Bill Pmt -Check</b>	<b>2509</b>	<b>06/24/2022</b>	<b>EGIS INSURANCE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-2,619.00</b>
Bill	15844	06/23/2022		539.453 · General L...	-2,619.00	2,619.00
TOTAL					-2,619.00	2,619.00
<b>Bill Pmt -Check</b>	<b>2510</b>	<b>06/24/2022</b>	<b>FEDEX</b>	<b>101.001 · Suntrust-...</b>		<b>-22.13</b>
Bill	7-795-02713	06/23/2022		519.410 · Postage	-22.13	22.13
TOTAL					-22.13	22.13
<b>Bill Pmt -Check</b>	<b>2511</b>	<b>06/24/2022</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust-...</b>		<b>-1,652.98</b>
Bill	88405	06/23/2022		519.320 · Engineeri...	-1,652.98	1,652.98
TOTAL					-1,652.98	1,652.98
<b>Bill Pmt -Check</b>	<b>2512</b>	<b>06/24/2022</b>	<b>P &amp; T LAWN &amp; TR...</b>	<b>101.001 · Suntrust-...</b>		<b>-5,825.00</b>

**River Hall Community Development District**  
**Check Detail**  
 June 2022

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill	22-506	06/23/2022		539.464 · Landscap...	-5,825.00	5,825.00
TOTAL					-5,825.00	5,825.00
<b>Bill Pmt -Check</b>	<b>2513</b>	<b>06/24/2022</b>	<b>PASSARELLA &amp; A...</b>	<b>101.001 · Suntrust...</b>		<b>-175.00</b>
Bill	18RHC2906 21	06/23/2022		519.320 · Engineeri...	-175.00	175.00
TOTAL					-175.00	175.00
<b>Bill Pmt -Check</b>	<b>2514</b>	<b>06/24/2022</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust...</b>		<b>-14.24</b>
Bill	2021-1339	06/23/2022		519.410 · Postage	-14.24	14.24
TOTAL					-14.24	14.24



531.437  
001

**Electric Bill Statement**

**For:** May 19, 2022 to Jun 20, 2022 (32 days)

**Statement Date:** Jun 20, 2022

**Account Number:** 02979-06091

**Service Address:**

2501 RIVER HALL PKWY # ST LTS  
ALVA, FL 33920

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

**CURRENT BILL**

**\$143.67**

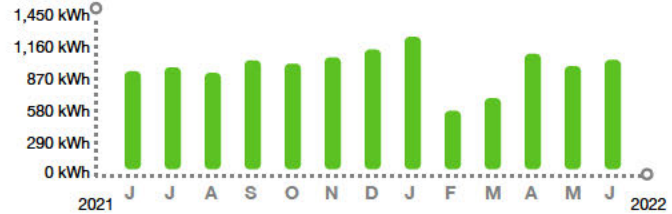
TOTAL AMOUNT YOU OWE

**Jul 11, 2022**

NEW CHARGES DUE BY

Pay \$124.43 instead of \$143.67 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](http://FPL.com/BB)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	136.30
Payments received	-136.30
Balance before new charges	0.00
<hr/>	
Total new charges	143.67
<b>Total amount you owe</b>	<b>\$143.67</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$124.43 by your due date instead of \$143.67. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payment received after September 09, 2022 is considered LATE; a late payment charge of 1% will apply.

A new minimum base bill of \$25, which was approved by the Florida Public Service Commission, is now in effect for metered GS-1 and GST-1 customers whose monthly base electric service costs fall below \$25.

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

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



/ 27

12443 5314029790609147634100000

The amount enclosed includes the following donation:

**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

02979-06091

ACCOUNT NUMBER

\$143.67

TOTAL AMOUNT YOU OWE

Jul 11, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	136.30
Payment received - Thank you	-136.30
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$80.87
Fuel: (\$0.038060 per kWh)	\$41.14
Electric service amount	133.92
Gross rec. tax/Regulatory fee	3.53
Franchise charge	6.22
Taxes and charges	9.75
Total new charges	\$143.67
<b>Total amount you owe</b>	<b>\$143.67</b>

**METER SUMMARY**

Meter reading - Meter KG85078. Next meter reading Jul 20, 2022.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	07656		06575		1081

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Jun 20, 2022	May 19, 2022	Jun 19, 2021
kWh Used	1081	1020	969
Service days	32	29	30
kWh/day	33	35	32
Amount	\$143.67	\$136.30	\$109.06

**Stay ready and connected**

The FPL Mobile App is an easy, secure way to report outages and stay informed during a storm.

[Download now >](#)

**Save energy and money**

Use the Energy Manager tool to find personalized recommendations and savings tips.

[Start saving >](#)

**We are here to help**

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

[Learn more >](#)

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



531.431  
001

**Electric Bill Statement**

**For:** May 19, 2022 to Jun 20, 2022 (32 days)

**Statement Date:** Jun 20, 2022

**Account Number:** 82155-24268

**Service Address:**

2401 RIVER HALL PKWY # FOUNTN  
ALVA, FL 33920

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

**CURRENT BILL**

**\$1,004.14**

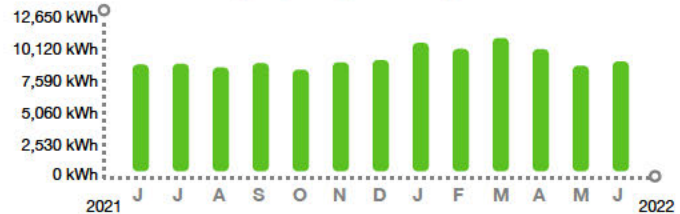
TOTAL AMOUNT YOU OWE

**Jul 11, 2022**

NEW CHARGES DUE BY

Pay \$925.86 instead of \$1,004.14 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](http://FPL.com/BB)

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$925.86 by your due date instead of \$1,004.14. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payment received after September 09, 2022 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	977.85
Payments received	-977.85
Balance before new charges	0.00
<hr/>	
Total new charges	1,004.14
<b>Total amount you owe</b>	<b>\$1,004.14</b>

(See page 2 for bill details.)

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

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



/ 27

92586 5314821552426874140010000

The amount enclosed includes the following donation:

**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill) for ways to pay.

82155-24268

ACCOUNT NUMBER

\$1,004.14

TOTAL AMOUNT YOU OWE

Jul 11, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

**BILL DETAILS**

Amount of your last bill	977.85
Payment received - Thank you	-977.85
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$249.04
Fuel: (\$0.038060 per kWh)	\$360.54
Demand: (\$11.93 per KW)	\$298.25
Electric service amount	936.00
Gross rec. tax/Regulatory fee	24.69
Franchise charge	43.45
Taxes and charges	68.14
<b>Total new charges</b>	<b>\$1,004.14</b>
<b>Total amount you owe</b>	<b>\$1,004.14</b>

**METER SUMMARY**

Meter reading - Meter KCJ5863. Next meter reading Jul 20, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	45632		36159		9473
	20.31				
Actual demand					20
Contract demand					25

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 20, 2022	May 19, 2022	Jun 19, 2021
kWh Used	9473	9092	9203
Service days	32	29	30
kWh/day	296	313	306
Amount	\$1,004.14	\$977.85	\$783.46

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**Save energy and money**

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[Start saving >](#)

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

[Learn more >](#)

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<b>Invoice Number</b> 7-772-94164	<b>Invoice Date</b> May 30, 2022	<b>Account Number</b> [REDACTED]	Page 1 of 2
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FedEx Tax ID: 71-0427007

**Billing Address:**

RIVER HALL CDD  
2300 GLADES RD STE 100E  
STE 100 STE 410W  
BOCA RATON FL 33431-8536

**Shipping Address:**

RIVER HALL CDD  
2300 GLADES RD STE 100E  
BOCA RATON FL 33431-8536

**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	\$17.52	519.410
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$17.52</b>	001

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://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.

<b>Invoice Number</b> 7-772-94164	<b>Invoice Amount</b> USD \$17.52	<b>Account Number</b> [REDACTED]
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**Remittance Advice**

**Your payment is due by Jul 14, 2022**

7772941642000001752575630251590000000000000000175250



RIVER HALL CDD  
2300 GLADES RD STE 100E  
STE 100 STE 410W  
BOCA RATON FL 33431-8536

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





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

# Invoice 29257



<b>BILL TO</b> River Hall CDD c/o Wrathel, Hart, Hunt & Associates, LLC 9220 Bonita Beach Rd., #214 Bonita Springs, FL 34135	539.464 001	<b>DATE</b> 02/28/2022	<b>PLEASE PAY</b> <b>\$22,349.00</b>	<b>DUE DATE</b> 03/30/2022
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DESCRIPTION		AMOUNT
Monthly Landscape Maintenance for February 2022	GENERAL FUND LANDSCAPE MAINT.	15,350.00
Installation of Pine Straw in February 2022	GENERAL FUND LANDSCAPE MAINT.	6,999.00

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TOTAL DUE	<b>\$22,349.00</b>
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*SW* THANK YOU.

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

# Invoice 29458



<b>BILL TO</b> River Hall CDD c/o Wrathel, Hart, Hunt & Associates, LLC 9220 Bonita Beach Rd., #214 Bonita Springs, FL 34135	539.464 001	<b>DATE</b> 03/31/2022	<b>PLEASE PAY</b> <b>\$12,636.00</b>	<b>DUE DATE</b> 04/30/2022
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DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for March 2022	12,636.00

GENERAL FUND LANDSCAPE MAINT.

TOTAL DUE **\$12,636.00**

*SW*

THANK YOU.

**Swine Solutions**

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

538.461  
001

**INVOICE**

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

INVOICE 352  
DATE 05/24/2022  
TERMS Net 30  
DUE DATE 06/23/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,650 00	1,650 00

BALANCE DUE

**\$1,650.00**

*SW*

- RIVER HALL CDD - \$275.00
- ASHTON OAKS HOA - \$275.00
- HAMPTON LAKES HOA - \$275.00
- RIVER HALL COUNTRY CLUB - \$275.00
- HAMPTON GOLF - \$275.00
- CASCADES HOA - \$275.00

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
6/1/2022	2021-1246

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

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



<b>Invoice Number</b> 7-779-82993	<b>Invoice Date</b> Jun 06, 2022	<b>Account Number</b> [REDACTED]	Page 1 of 5
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FedEx Tax ID: 71-0427007

**Billing Address:**

RIVER HALL CDD  
2300 GLADES RD STE 100E  
STE 100 STE 410W  
BOCA RATON FL 33431-8536

**Shipping Address:**

RIVER HALL CDD  
2300 GLADES RD STE 100E  
BOCA RATON FL 33431-8536

**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	\$142.76	519.410
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$142.76</b>	001

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://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.

<b>Invoice Number</b> 7-779-82993	<b>Invoice Amount</b> USD \$142.76	<b>Account Number</b> [REDACTED]
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**Remittance Advice**

**Your payment is due by Jul 21, 2022**

7779829931000014276075630251590000000000000001427600



RIVER HALL CDD  
2300 GLADES RD STE 100E  
STE 100 STE 410W  
BOCA RATON FL 33431-8536

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







<b>Invoice Number</b> 7-779-82993	<b>Invoice Date</b> Jun 06, 2022	<b>Account Number</b> [REDACTED]	Page 3 of 5
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**Ship Date:** May 31, 2022      **Cust. Ref.:** RIVER HALL CDD 6.02.22 A      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 19.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777002468950	Daphne Gillyard	Michael Hagen	
Service Type	FedEx Priority Overnight	WHA	3365 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jun 01, 2022 12:06	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD</b>	<b>\$18.08</b>

**Ship Date:** May 31, 2022      **Cust. Ref.:** RIVER HALL CDD 6.02.22 A      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 19.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777002469577	Daphne Gillyard	Paul D. Asfour	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	17131 Easy Stream Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jun 01, 2022 12:13	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD</b>	<b>\$18.08</b>

**Ship Date:** May 31, 2022      **Cust. Ref.:** RIVER HALL CDD 6.02.22 A      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 19.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777002469599	Daphne Gillyard	Shane Willis	
Service Type	FedEx Priority Overnight	WHA	744 Fairlawn Ct	
Package Type	FedEx Pak	2300 Glades Rd	MARCO ISLAND FL 34145 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jun 01, 2022 09:59	Fuel Surcharge		0.85
Svc Area	A5	Residential Delivery		4.95
Signed by	see above			
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD</b>	<b>\$13.05</b>

**Ship Date:** May 31, 2022      **Cust. Ref.:** RIVER HALL CDD 6.02.22 A      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 19.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	777002469794	Daphne Gillyard	KENNETH MITCHELL	
Service Type	FedEx Priority Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Jun 01, 2022 12:09	Fuel Surcharge		1.18

Continued on next page





<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-779-82993	Jun 06, 2022		4 of 5

Tracking ID: 777002469794 continued

Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD \$18.08</b>

**Ship Date:** May 31, 2022      **Cust. Ref.:** RIVER HALL CDD 6.02.22 A      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 19.00% to this shipment.  
Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	777002470147	Daphne Gillyard	Charlie Krebs
Service Type	FedEx Priority Overnight	WHA	Hole Montes & Associates, Inc.
Package Type	FedEx Pak	2300 Glades Rd	6200 WHISKEY CREEK DR
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jun 01, 2022 12:03		
Svc Area	A1	Transportation Charge	7.25
Signed by	C.KREBS	Fuel Surcharge	0.51
FedEx Use	000000000/331491/	<b>Total Charge</b>	<b>USD \$7.76</b>

**Ship Date:** May 31, 2022      **Cust. Ref.:** RIVER HALL CDD 6.02.22 A      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 19.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	777002470239	Daphne Gillyard	Robert Stark
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Rd	17275 Walnut Run Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	7.25
Delivered	Jun 01, 2022 12:18	Fuel Surcharge	1.18
Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD \$18.08</b>

**Ship Date:** May 31, 2022      **Cust. Ref.:** RIVER HALL CDD 6.02.22 A      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 19.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	777002470905	Daphne Gillyard	Michael G. Morash
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Rd	16044 Herons View Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	7.25
Delivered	Jun 01, 2022 11:57	Fuel Surcharge	1.18
Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/331491/02	<b>Total Charge</b>	<b>USD \$18.08</b>



<b>Invoice Number</b> 7-779-82993	<b>Invoice Date</b> Jun 06, 2022	<b>Account Number</b> [REDACTED]	Page 5 of 5
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**Ship Date:** May 31, 2022      **Cust. Ref.:** RIVER HALL CDD 6.02.22 A      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 19.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	777002524910	Daphne Gillyard	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	6.0 lbs, 2.7 kgs		
Delivered	Jun 01, 2022 10:51	Transportation Charge	9.97
Svc Area	A3	Fuel Surcharge	1.04
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/331521/02	<b>Total Charge</b>	<b>USD \$15.96</b>

**Ship Date:** Jun 02, 2022      **Cust. Ref.:** River Hall Meeting File      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 19.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package sent from: 33966 zip code  
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.  
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	777007946983	cleo adams	Daphne Gillyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Jun 03, 2022 09:33	Transportation Charge	7.32
Svc Area	A1	Fuel Surcharge	0.51
Signed by	G.DAPHNE	<b>Total Charge</b>	<b>USD \$7.83</b>
FedEx Use	000000000/158117/		

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$142.76</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$142.76</b>

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

Invoice 1014



<b>BILL TO</b>			<b>DATE</b> 06/01/2022	<b>PLEASE PAY</b> <b>\$500.00</b>	<b>DUE DATE</b> 06/16/2022
Chuck Adams		519.320			
River Hall Community		001			
Development District					
9220 Bonita Beach Rd					
Suite 214					
Bonita Springs, FL 34135					

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
05/09/2022	GIS Services	River Hall GIS - setup	4	100.00	400.00
05/19/2022	GIS Services	GIS updates; lawn and landscape areas updates	1	100.00	100.00

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

FL GIS Solutions, LLC  
12821 Fairway Cove Ct  
Fort Myers, FL 33950

TOTAL DUE **\$500.00**

THANK YOU.  
OK  
a

Professional & Admin  
Dist Eng fees

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

# Invoice 29855

539.464  
001



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

DATE 05/31/2022	PLEASE PAY <b>\$15,350.00</b>	DUE DATE 06/30/2022
--------------------	----------------------------------	------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for May 2022      GENERAL FUND LANDSCAPE MAINT.	15,350.00

*SW*

TOTAL DUE	<b>\$15,350.00</b>
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THANK YOU.





**INVOICE**

**Invoice Number:** PI-A00828671  
**Invoice Date:** 06/01/22

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

538.461  
001

**PROPERTY:** River Hall CDD

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

CUSTOMER ID	CUSTOMER PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Jeff Moding			07/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 06/01/22 - 06/30/22 Wetlands Management Services		5,193.91	5,193.91
1	Lake & Pond Management Services SVR11792 06/01/22 - 06/30/22 Lake & Pond Management Services		7,458.00	7,458.00
1	Lake & Pond Management Services SVR11793 06/01/22 - 06/30/22 Fountain Maintenance Services		53.50	53.50

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

<b>Subtotal</b>	<b>12,705.41</b>
Sales Tax	0.00
<b>Total Invoice</b>	<b>12,705.41</b>
Payment Received	0.00
<b>TOTAL</b>	<b>12,705.41</b>

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

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

Page: 1  
June 16, 2022

File No: 16581-001M  
Statement No: 26

Attn: Debbie Tudor

Gen Rep 514.100  
001

Previous Balance \$3,797.50

Fees

05/02/2022	GLU	Review and respond to email correspondence from Supervisor Stark regarding exercise of special powers; Review back-up on same; Review and respond to email correspondence from Supervisor Asfour on rules of procedure	210.00
05/04/2022	MEM	Review email correspondence regarding proposed rules; work on updating proposed rules in light of same; work on preparing resolutions	123.75
	GLU	Exchange multiple email correspondence with Supervisor Asfour on Rules of Procedure; Finalize updated draft; Draft email correspondence to Chuck Adams	175.00
05/05/2022	GLU	Review and respond to email correspondence from Paul Asfour on questions relating to bankruptcy order; Review same; Review and respond to email correspondence from Cleo Adams on records request from Passarella	175.00
	GLU	Review agenda and prepare for Board of Supervisors meeting; Attendance at Board of Supervisors meeting	437.50
05/10/2022	GLU	Review and comment on meeting notices for rules adoptions	175.00
	MEM	Work on drafting proposed notices regarding rulemaking and rule development; work on drafting adoption resolutions	525.00
05/12/2022	GLU	Draft email correspondence to Daphne Gillyard on notices and resolutions on rules	70.00
05/15/2022	GLU	Exchange email correspondence with Daphne Gillyard on notices for public hearing	70.00
05/18/2022	GLU	Review email correspondence from Paul Asfour regarding speed limit issue; Review email correspondence from Chuck Adams	70.00
05/24/2022	GLU	Review multiple email correspondence from Debbie Tudor on agenda; review same.	70.00
		Professional Fees through 06/16/2022	2,101.25
		Total Current Work	2,101.25

Payments

Total Payments Through 06/16/2022 -3,797.50

River Hall CDD

Gen Rep

Page: 2

June 16, 2022

File No: 16581-001M

Statement No: 26

Balance Due (includes previous balance, if any)

\$2,101.25

# INVOICE



9999  
001

<b>Customer</b>	River Hall Community Development District
<b>Acct #</b>	502
<b>Date</b>	06/21/2022
<b>Customer Service</b>	Michelle Thomas
<b>Page</b>	1 of 1

River Hall Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

Payment Information	
<b>Invoice Summary</b>	\$ 2,619.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#15844
100121638	

Thank You

Please detach and return with payment



Customer: River Hall Community Development District

Invoice	Effective	Transaction	Description	Amount
15844	06/09/2022	Policy change	Policy #100121638 10/01/2021-10/01/2022 Florida Insurance Alliance  Package - Increase POL/EPLI limits Due Date: 6/21/2022	2,619.00

**Total**

\$ 2,619.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349*

<b>Remit Payment To: Egis Insurance Advisors</b> P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	<b>Date</b>
	sclimer@egisadvisors.com	06/21/2022







<b>Invoice Number</b> 7-795-02713	<b>Invoice Date</b> Jun 20, 2022	<b>Account Number</b> [REDACTED]	Page 1 of 3
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FedEx Tax ID: 71-0427007

**Billing Address:**  
RIVER HALL CDD  
2300 GLADES RD STE 100E  
STE 100 STE 410W  
BOCA RATON FL 33431-8536

**Shipping Address:**  
RIVER HALL CDD  
2300 GLADES RD STE 100E  
BOCA RATON FL 33431-8536

**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	\$22.13	519.410
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$22.13</b>	001

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://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.

<b>Invoice Number</b> 7-795-02713	<b>Invoice Amount</b> USD \$22.13	<b>Account Number</b> [REDACTED]
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**Remittance Advice**

**Your payment is due by Aug 04, 2022**

7795027130000002213775630251590000000000000000221370



RIVER HALL CDD  
2300 GLADES RD STE 100E  
STE 100 STE 410W  
BOCA RATON FL 33431-8536

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





<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-795-02713	Jun 20, 2022		3 of 3

**Ship Date:** Jun 15, 2022      **Cust. Ref.:** River Hall Files      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 21.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package sent from: 33966 zip code  
Package Delivered to Recipient Address Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	777136910801	cleo adams	Felipe Lemus	
<b>Service Type</b>	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	FL GIS	
<b>Package Type</b>	FedEx Envelope	9220 Bonita Beach Road	12821 Fairway Cove Court	
<b>Zone</b>	02	BONITA SPRINGS FL 34135 US	FORT MYERS FL 33905 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	N/A			
<b>Delivered</b>	Jun 16, 2022 17:22	<b>Transportation Charge</b>		6.72
<b>Svc Area</b>	A2	<b>Fuel Surcharge</b>		0.82
<b>Signed by</b>	see above	<b>Residential Delivery</b>		4.95
<b>FedEx Use</b>	000000000/60449/02	<b>Total Charge</b>	<b>USD</b>	<b>\$12.49</b>

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$22.13</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$22.13</b>



June 10, 2022  
**Invoice No. 88405**  
 Project No. 2015012

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

519.320  
001

**River Hall CDD**

**For Services Rendered From May 1, 2022 to May 31, 2022**

General Services - Attend Board meeting, Respond to request for sign information from Bob Stark, coordinate with surveyor on sketch and legal description for main roadway, forward information speed limit for SR 80, forward email school board to Chuck Adams,

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

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
X-Additional Services			
Principal Surveyor	3.00	150.00	\$450.00
<b>Subtotal</b>	<b>3.00</b>		<b>\$450.00</b>
Z-General Services			
Engineer VI	7.75	155.00	\$1,201.25
<b>Subtotal</b>	<b>7.75</b>		<b>\$1,201.25</b>
	<b>10.75</b>		<b>\$1,651.25</b>

**Reimbursable**

	<u>Amount</u>
Copies: In-house b&w	\$1.73
<b>Total Reimbursable</b>	<b>\$1.73</b>

**Total Amount Due This Invoice** **\$1,652.98**

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

P & T Lawn & Tractor Service, Inc.

15980 Old Olga Road  
Alva, FL 33920

# Invoice

Date	Invoice #
6/3/2022	22-506

<b>Bill To</b>
Wrathell, Hunt & Associates 9220 Bonita Beach Road Suite #214 Bonita Springs, FL 34135

<b>Ship To</b>
Riverhall CDD Bush Hogging Project 3089 River Hall Parkway Alva, FL 33920

539.464  
001

P.O. No.	Terms	Project

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Service	Labor to bush hog the FPL Easement on the West Side of River Hall Pkwy in Alva, Florida (9 acres)				1	1,950.00			1,950.00
Service	Labor to bush hog the East Side of River Hall Pkwy in Alva, Florida (35.3 acres)  Completed on May 31, 2022				1	3,875.00			3,875.00

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

GENERAL FUND LANDSCAPE MAINT.

*SW*



# PASSARELLA & ASSOCIATES INC

13620 Metropolis Avenue  
Suite 200  
Fort Myers, FL 33912  
239-274-0067

In Account With  
River Hall Community Dev. District  
2300 Glades Road, Suite 410W  
Boca Raton, FL 33431

519.320  
001

## River Hall - GIS Services

Project #18RHC2906 (Invoice 21)

June 15, 2022

For GIS services for River Hall Community Development District located in Lee County, Florida per Professional Services Agreement dated August 23, 2018.

Professional services through May 31, 2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
1.0 GIS Services - River Hall CDD GIS Web Application	20,000.00	101	20,166.25	20,166.25	0.00
90.0 Additional GIS Services	0.00	0	17,588.75	17,763.75	175.00
99.0 Reimbursables	0.00	0	346.44	346.44	0.00
Total	20,000.00		38,101.44	38,276.44	175.00

**Professional Services Due This Invoice: 175.00**

### Task 90.0 Additional GIS Services

	Hours	Rate	Billed Amount
<u>GIS Analyst III</u>			
05/05/2022 GIS data compilation; CDD assets map	1.25	140.00	175.00

GA

engineering



# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
6/20/2022	2021-1339

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

Description	Amount
Reimburse FedEx - 7-743-18451	14.24
519.410 001	
<i>Building client relationships one step at a time ...</i>	<b>Total</b> \$14.24





Invoice Number	Invoice Date	Account Number
7-743-18451	May 03, 2022	[REDACTED]

FedEx Tax ID: 71-0427007

**Billing Address:**

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

**Shipping Address:**

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

**Invoice Questions?**

**Contact FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$215.29
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$215.29</b>

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://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
7-743-18451	USD \$215.29	[REDACTED]

**Remittance Advice**

**Your payment is due by Jun 17, 2022**

774318451200002152933195245414000000000000002152930

0003900 01 AV 0.426 \*\*AUTO T7 1 1122 33431-855643 -C01-P03903-11



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



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



61022220010407



<b>Invoice Number</b> 7-743-18451	<b>Invoice Date</b> May 03, 2022	<b>Account Number</b> [REDACTED]	Page 5 of 7
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**Ship Date:** Apr 28, 2022      **Cust. Ref.:** Boynton Village check      **Ref.#2:** Bill to Boynton Village  
**Payor:** Shipper      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 19.00% to this shipment.
- Distance Based Pricing, Zone 7

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	776703532284	Chloe Hiteshew	U.S Bank, N.A.-CDD	
Service Type	FedEx Standard Overnight	WHA	Lockbox Services-12-2657	
Package Type	FedEx Envelope	2300 Glades Rd	EP-MN-01LB	
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US	
Packages	1			
Rated Weight	N/A			
Delivered	Apr 29, 2022 09:26			
Svc Area	A1	Transportation Charge		9.48
Signed by	C.SCHULTZ	Fuel Surcharge		0.66
FedEx Use	000000000/58569/_	<b>Total Charge</b>	<b>USD</b>	<b>\$10.14</b>

**Ship Date:** Apr 28, 2022      **Cust. Ref.:** Silverado DSF      **Ref.#2:**  
**Payor:** Shipper      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 19.00% to this shipment.
- Distance Based Pricing, Zone 7

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	776710088090	Nicole Paris	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 29, 2022 09:26			
Svc Area	A1	Transportation Charge		9.48
Signed by	C.SCHULTZ	Fuel Surcharge		0.66
FedEx Use	000000000/58569/_	<b>Total Charge</b>	<b>USD</b>	<b>\$10.14</b>

**Ship Date:** Apr 28, 2022      **Cust. Ref.:** Files/Contracts - Pacifi      **Ref.#2:**  
**Payor:** Shipper      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 19.00% to this shipment.
- Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	776715744942	Kristen Suit	Daphne Gillyard	
Service Type	FedEx Standard Overnight	4515 S Clark Ave	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	TAMPA FL 33611 US	2300 Glades Road	
Zone	02		BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	15.0 lbs, 6.8 kgs			
Delivered	Apr 29, 2022 09:27	Transportation Charge		11.26
Svc Area	A1	Fuel Surcharge		0.79
Signed by	G.DQPHNE	Courier Pickup Charge		0.00
FedEx Use	000000000/150913/_	<b>Total Charge</b>	<b>USD</b>	<b>\$12.05</b>

**Ship Date:** Apr 28, 2022      **Cust. Ref.:** River Hall CDD 5.05.22 A      **Ref.#2:**  
**Payor:** Shipper      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 19.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	776723235335	Daphne Gillyard	Chuck Adams-Cleo Adams	
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR	
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	6.0 lbs, 2.7 kgs			
Delivered	Apr 29, 2022 10:34	Transportation Charge		8.36
Svc Area	A3	Fuel Surcharge		0.93
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/150913/02	<b>Total Charge</b>	<b>USD</b>	<b>\$14.24</b>

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**10**

**DRAFT**

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

The Board of Supervisors of the River Hall Community Development District held multiple Public Hearings and a Regular Meeting on July 7, 2022, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

**Present were:**

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

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Grady Miars	Developer, GreenPointe

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments (3 minutes per speaker)**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Developer Update**

This item was presented following the Fourth Order of Business.

39 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments and Objections to the Adoption of Rules of Procedure, Pursuant to Sections 120.54 and 190.035, Florida Statutes**

40  
41  
42  
43

44 **A. Affidavits of Publication**

45 The affidavits of publication were included for informational purposes.

46 **B. Consideration of Resolution 2022-07, Adopting Rules of Procedure; Providing for**  
47 **Severability, Conflicts and an Effective Date**

48 Mr. Adams presented the Rules of Procedure. The only change since the Rules were  
49 presented at the last meeting was an adjustment to Item 11, on Page 10, which states “The  
50 Chairperson shall reacquire the gavel following the Board’s final disposition of the item under  
51 discussion for which the Chairperson made the motion.”

52 **Mr. Adams opened the Public Hearing.**

53 No members of the public spoke.

54 **Mr. Adams closed the Public Hearing.**

55

56 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor,**  
57 **Resolution 2022-07, Adopting Rules of Procedure; Providing for Severability,**  
58 **Conflicts and an Effective Date, was adopted.**

59  
60

61 **▪ Developer Update**

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

63 Mr. Miars stated there were 65 units of traffic and four sales last week. He stated while  
64 significant softening of the housing market was anticipated, sales in the CDD were not affected  
65 yet. He discussed economic factors and real estate trends and stated that demand for housing  
66 is currently strong and supply is low. Year-to-date sales in the CDD total just over 100 and a  
67 record number of homes are being built in the community.

68 Mr. Miars reported the following:

- 69 ➤ Traffic Study/Speed Reduction Request for SR 80: The speed limit remains 55 miles per  
70 hour. Mr. Carl Barraco has been working directly with the Florida Department of Transportation

71 (FDOT). FDOT’s position is that the models do not warrant a change; FDOT keeps saying they  
72 are reconsidering it and trying to find a way. Mr. Barraco will continue to follow up weekly but  
73 resident input would probably make more of a difference than pressure from the Developer.

74 ➤ Flashing lights were ordered and approved but are not installed yet.

75 ➤ Comp Plan: The County Planning Board meeting will likely be scheduled in September,  
76 followed by the Board of County Commissioners meeting several weeks later, around the third  
77 Wednesday of October. The zoning case might be heard in October. All are public meetings and  
78 all are encouraged to attend.

79 ➤ Traffic Calming Devices: The CDD was found sufficient on June 20, 2022 but the County  
80 has not issued the permits yet.

81 Referring to a map, Mr. Miars showed where the next 197 Hampton Lakes lots will be  
82 designed. The additional lots will include 55’, 70’ and 100’ wide lots. Construction will not begin  
83 until a builder is under contract, perhaps within the next 60 days.

84 Discussion ensued regarding the lot sizes and quantity and the location of the parcels. A  
85 path will allow members to access the back of the driving range.

86 Mr. Asfour stated he noticed a new community listed as a 55 and over rental  
87 community. Mr. Miars discussed the growing popularity of single-family rental communities.

88 Discussion ensued regarding the crossing. Mr. Miars stated barbed wire fence is being  
89 installed and a meeting will be held with the Sheriff’s Department to arrange for off-duty  
90 patrols.

91 The areas to be fenced, the gate system and the DOT permits were discussed.

92 Mr. Stark asked for drawings of the project to be shared with the Board and Staff.

93

94 **FIFTH ORDER OF BUSINESS**

**Public Hearing to Hear Public Comments  
and Objections to the Adoption of Rules  
Relating to Parking and Parking  
Enforcement, Pursuant to Sections 120.54,  
120.69, 190.001, 190.011(5), 190.011(15),  
190.012, and 715.07, Florida Statutes**

95

96 **A. Affidavits of Publication**

97 The affidavits of publication were included for informational purposes.  
98  
99  
100  
101  
102

103 **B. Consideration of Resolution 2022-08, Adopting Rules Relating to Parking and Parking**  
104 **Enforcement; Providing for Severability, Conflicts and an Effective Date**

105 Mr. Adams presented Resolution 2022-08 and the Rules, which were distributed.

106 Discussion ensued regarding Section 6a, which states that authorized and exempt  
107 vendors/contractors/consultants of the CDD may be identified by a written parking pass from  
108 the District Manager.

109 Mr. Krebs was asked to provide a sketch of the Parkway right-of-way (ROW). Mr. Adams  
110 stated, when that is complete, it will be attached to the package transmitted to the school in  
111 advance of the August 10, 2022 opening date.

112 **Mr. Adams opened the Public Hearing.**

113 No members of the public spoke.

114 **Mr. Adams closed the Public Hearing.**

115

116 **On MOTION by Mr. Asfour and seconded by Mr. Hagen, with all in favor,**  
117 **Resolution 2022-08, Adopting Rules Relating to Parking and Parking**  
118 **Enforcement; Providing for Severability, Conflicts and an Effective Date, was**  
119 **adopted.**

120

121

122 **SIXTH ORDER OF BUSINESS**

**Update: Traffic Study/Speed Reduction  
Request SR 80**

123

124

125 This item was discussed earlier in the meeting.

126

127 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion/Update: Wall/Fence  
Installation Along Shared Property Line  
with Portico**

128

129

130

131 Mr. Adams stated that Lennar agreed to fund the improvements but would like to offer  
132 more cost-effective options and he advised Lennar that the Board would accept that if the  
133 proposed solution achieves the goal of stopping the current ingress and egress issues. Options  
134 would be presented at the next meeting.

135 Discussion ensued regarding recurring fence damage, potential remediation and a grant  
136 of easement for Lennar to maintain homesites to the water’s edge.

137

138 **EIGHTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
139 **Statements as of May 31, 2022**

140

141 Mr. Adams presented the Unaudited Financial Statements as of May 31, 2022.

142

143 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**  
144 **Unaudited Financial Statements as of May 31, 2022, were accepted.**

145

146

147 **NINTH ORDER OF BUSINESS** **Approval of June 2, 2022 Regular Meeting**  
148 **Minutes**

149

150 Mr. Mitchell presented the June 2, 2022 Regular Meeting Minutes.

151

152 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**  
153 **June 2, 2022 Regular Meeting Minutes, as presented, were approved.**

154

155

156 **TENTH ORDER OF BUSINESS** **Staff Reports**

157

158 Mr. Adams stated the \$5 million Director’s and Officer’s insurance coverage was bound  
159 and is in effect.

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

161 Mr. Krebs stated he will obtain pricing for the signs for SR 80. The Board directed Mr.  
162 Krebs to order the signs as soon as possible. Mr. Krebs stated he will present the proposal for  
163 signature and schedule the installation.

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

165 There was no report.

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

- 167 • **NEXT MEETING DATE: August 4, 2022 at 3:30 P.M. [Adoption of FY 2023**  
168 **Budget]**

- 169 ○ **QUORUM CHECK**



170 The next meeting will be held on August 4, 2022.

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

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

173 ➤ The Six-Way Agreement was executed by all parties.

174 ➤ East Hampton Park Bench: The bench is still present.

175 Mrs. Adams proposed sending a letter stating that the bench is on CDD property and  
176 needs to be removed within two weeks or it will be removed at the property owner’s expense.

177 Mr. Urbancic stated, if the property owner does not respond, a remedy can be sought in court.

178 The consensus was for Mr. Urbancic to send a letter. Mr. Willis will email all previous  
179 correspondence to Mr. Urbancic.

180 ➤ Chestnut Grove Lake Bank Erosion: Due to confusion with the addresses and delays  
181 obtaining a proposal, letters have not yet been sent to homeowners. All information was  
182 obtained and, pending Mrs. Adams’ approval, the letters will be sent next week.

183 ➤ The River Hall Parkway road patch was completed.

184 ➤ Decorative Fence Repair: Coastal Concrete is under contract and work will be scheduled  
185 for next week.

186

187 **ELEVENTH ORDER OF BUSINESS**

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

188

189

190 There were no public comments.

191

192 **TWELFTH ORDER OF BUSINESS**

**Supervisors’ Comments/Requests**

193

194 Mr. Asfour expressed concern about the timing of the Developer’s County meetings on  
195 density within the CDD.

196

197 **THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

198

199

200 **On MOTION by Mr. Stark and seconded by Mr. Hagen, with all in favor, the**  
201 **meeting adjourned at 4:19 p.m.**

202  
203  
204  
205  
206  
207

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11C**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE**

**LOCATION**

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

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

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**11D**



**Wrathell, Hunt and Associates, LLC**

TO: River Hall CDD Board of Supervisors  
FROM: Shane Willis – Operations Manager  
DATE: August 4, 2022  
SUBJECT: Status Report – Field Operations

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**Landscape Activities:**

- Insect & disease control for plants and turf was applied in June
- All pruning and hard cut backs have been completed
- Lake banks & drainage areas have been mowed
- Drainage ditches are currently being mowed and sprayed on a monthly basis (April thru September).
- No reported damage to CDD property since hog control program has started, grub treatment continues as needed

**Swine Solutions:** One trap currently in CE15 and one in Wetland 30. To date the trapper has removed **28** adult hogs and **5** juveniles.

**District Lake & Wetlands Contract:** RFPs will be presented at the August meeting.

**4031 East Hampton Circle Bench:** Letter to homeowner went out the week of May 16th. District Counsel sent a letter on 7.12.22 followed up with an email from the District Manager on 7.26.22.

**Chestnut Grove Lake Bank:** Letters sent to two homeowners 7.26.22.

**Decorative Fence Repair:** Repairs completed the week of 7.25.22.