

# **RIVER HALL**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**December 1, 2022**

**BOARD OF SUPERVISORS**

**REGULAR**

**MEETING AGENDA**

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

**AGENDA**  
**LETTER**

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

November 24 , 2022

Board of Supervisors  
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on December 1, 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. Administration of Oath of Office to Newly Elected Supervisors **[SEATS 4 & 5]** *(the following will be provided in a separate package)*
  - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
  - B. Membership, Obligations and Responsibilities
  - C. Financial Disclosure Forms
    - I. Form 1: Statement of Financial Interests
    - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
    - III. Form 1F: Final Statement of Financial Interests
  - D. Form 8B: Memorandum of Voting Conflict
5. Consideration of Resolution 2023-01, Designating Certain Officers of the District, and Providing for an Effective Date
6. Presentation of Supplement #2 to the Engineer's Report
7. Presentation of Special Assessment Methodology Reports
  - A. Master Special Assessment Methodology Report for Assessment Area 4

- B. Third Supplemental Special Assessment Methodology Report for Assessment Area 4
- 8. Consideration of Resolution 2023-02, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed In Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date
- 9. Consideration of Resolution 2023-03, Setting a Public Hearing to be Held on January 5, 2023 at 3:30 P.M., at River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the River Hall Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date
- 10. Consideration of FMSbonds, Inc., Rule G-17 Disclosure Letter
- 11. Consideration of Akerman, LLP, Bond Counsel Services Engagement Letter
- 12. Consideration of U.S. Bank Trust Company, National Association, Trustee Services Engagement Letter
- 13. Consideration of Resolution 2023-04, Relating to the Amendment of the General Fund Portion of the Budget for the Fiscal Year Beginning October 1, 2021 and Ending September 30, 2022; and Providing for an Effective Date
- 14. Acceptance of Unaudited Financial Statements as of October 31, 2022
- 15. Approval of November 3, 2022 Regular Meeting Minutes
- 16. Staff Reports
  - A. District Engineer: *Hole Montes*
  - B. District Counsel: *Coleman, Yovanovich & Koester*

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

- NEXT MEETING DATE: January 5, 2023 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
Robert Stark	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Daniel Block	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

17. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
18. Supervisors' Comments/Requests
19. 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**

**5**

**RESOLUTION 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

2. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

3. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**ADOPTED THIS 1ST DAY OF DECEMBER, 2022.**

**ATTEST:**

**RIVER HALL COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

---

Chair/Vice Chair, Board of Supervisors



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

**6**

**SUPPLEMENT #2**

**DECEMBER 1, 2022**


**TO THE**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
ENGINEER'S REPORT  
DATED OCTOBER 25, 2005  
AND SUPPLEMENT #1  
DATED NOVEMBER 15, 2019  
REVISED JULY 2, 2020**

**BY**

**Barraco**  
and Associates, Inc.

**2271 MCGREGOR BOULEVARD  
SUITE 100  
FORT MYERS, FLORIDA 33901**



**Carl A. Barraco, P.E.**  
Florida Registration No. 38536  
Florida Certificate of Authorization No. 7995  
Barraco and Associates, Inc.  
2271 McGregor Boulevard, Suite 100  
Fort Myers, Florida 33901  
Pages 1 – 12

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## **I. Introduction**

### **1.1 Purpose and Scope**

The River Hall Community Development District Engineer's Report (the "Original Report") dated October 25, 2005 and adopted by the River Hall Community Development District (the "District") Board of Supervisors on January 6, 2006 was prepared to assist with the financing, construction and acquisition of public infrastructure improvements to be undertaken to support the development of River Hall (the "Development"). The original Report was subsequently updated with Supplement #1 dated November 15, 2019, Revised July 2, 2020 and approved by the District Board of Supervisors on September 10, 2020 (Supplement #1). The purpose of this report (the "Supplement 2 Report") is to describe the status of improvements outlined in Supplement #1, identify modifications to the development plan based on the Developer's successful product offerings and current market conditions, and update the Original Report and Supplement #1 to reflect these changes. Items to be considered include:

- Review of the Development and the District;
- Updated River Hall site and phasing plans;
- Description of completed improvements (the "Completed Improvements");
- Identification of improvements to be undertaken for 195 units in a portion of future development area identified in Supplement #1 Exhibit 3 "Current Phasing Plan" now known as collectively Assessment Area 4, or AA4 (the "Additional Improvements"), as identified;
- Provide cost estimates for installation and/or acquisition of Additional Improvements to serve the above referenced 195 units in Assessment Area 4; and,
- Update of the status of primary required permits.

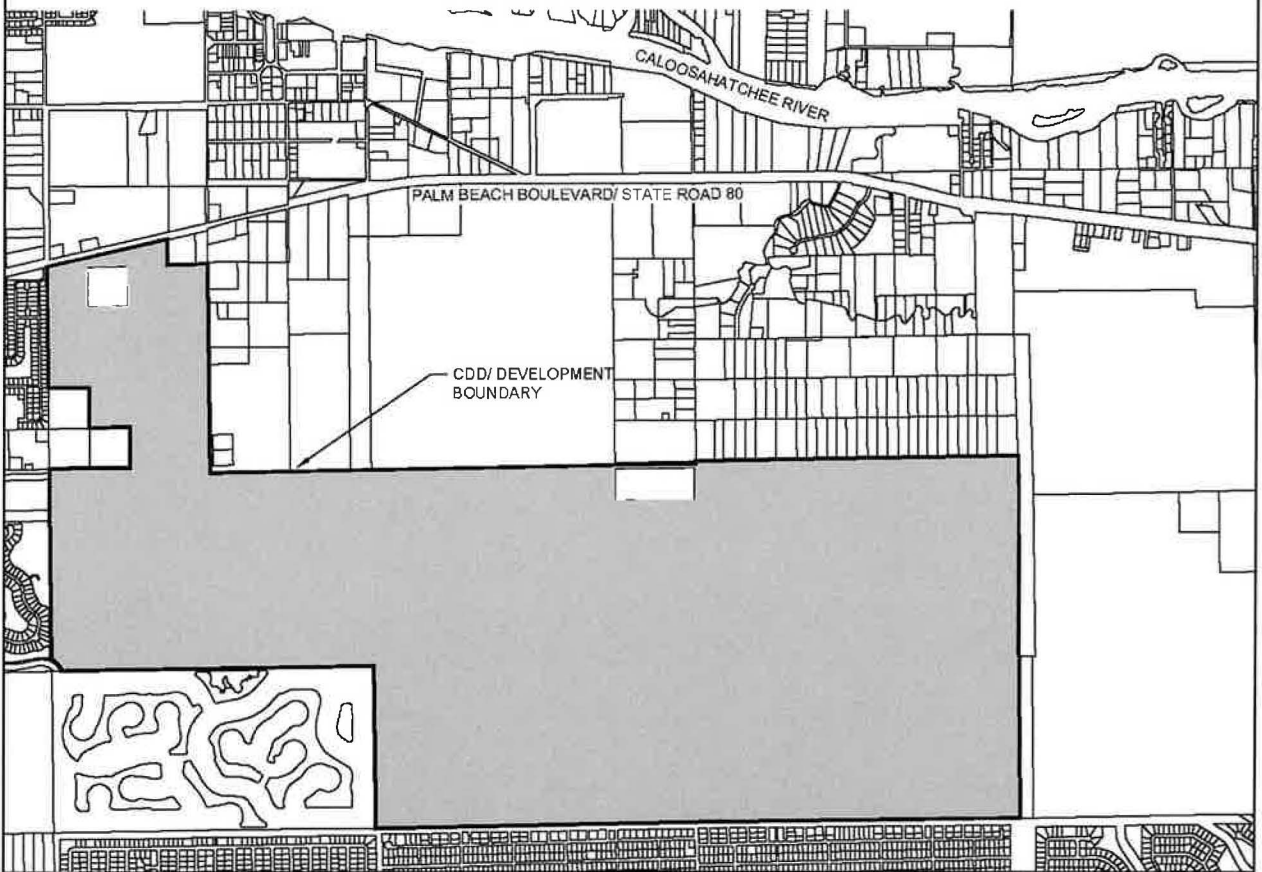
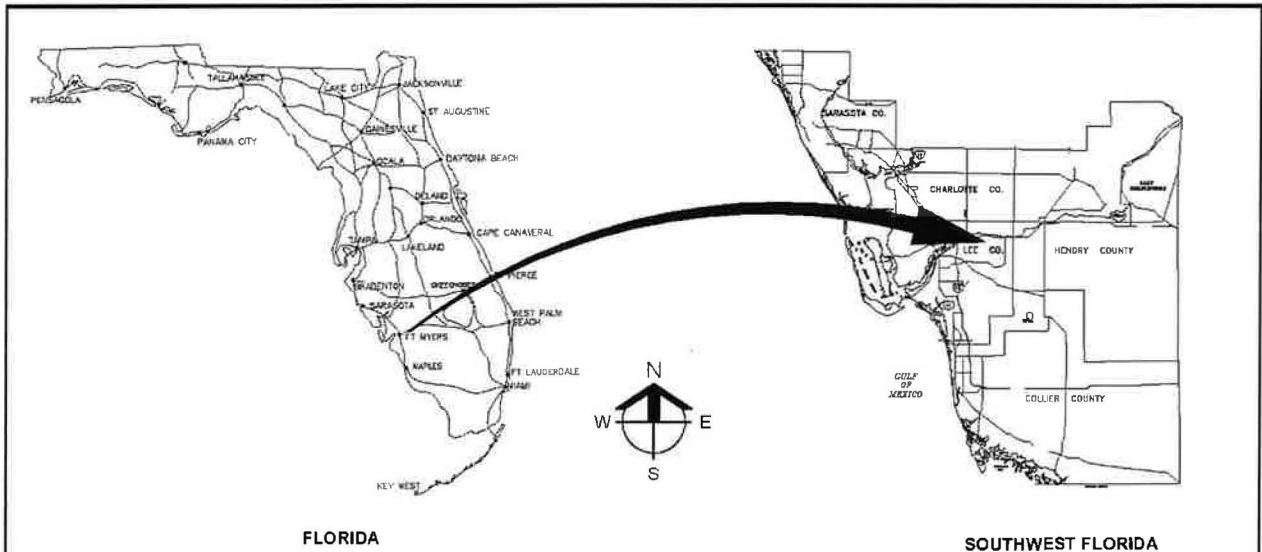
### **1.2 Review of River Hall**

The River Hall Development is a ±1,978 acre Residential and Commercial Planned Development (RPD/CPD) located within unincorporated Lee County, Florida. A site location map depicting the current development boundary and general location is provided as Location Map Exhibit 1. The Development received entitlements on October 18, 1999 by Lee County Zoning Resolution Z-99-056, rezoning the original ±1,797 acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) and allowing for a maximum of 1,598 dwelling units. Lee County Zoning Resolution Z-05-051, adopted on September 19, 2005, amended the Development by increasing the area to ±1,978 acres, rezoning the parcel from RPD/AG-2 to RPD/Commercial Planned Development (CPD), increasing the allowed residential density to 1,999 dwelling units, and adding an elementary school site.

The River Hall Community Development District was established by Rule 42YY-1.001 of the FAC and became effective on April 21, 2005. The District is currently comprised of ±1,958 acres and located wholly within the Development. A 20-acre parcel dedicated to the elementary school within the Development is not included in the District boundary and accounts for the difference between the Development and District areas. The Original Report contemplated future

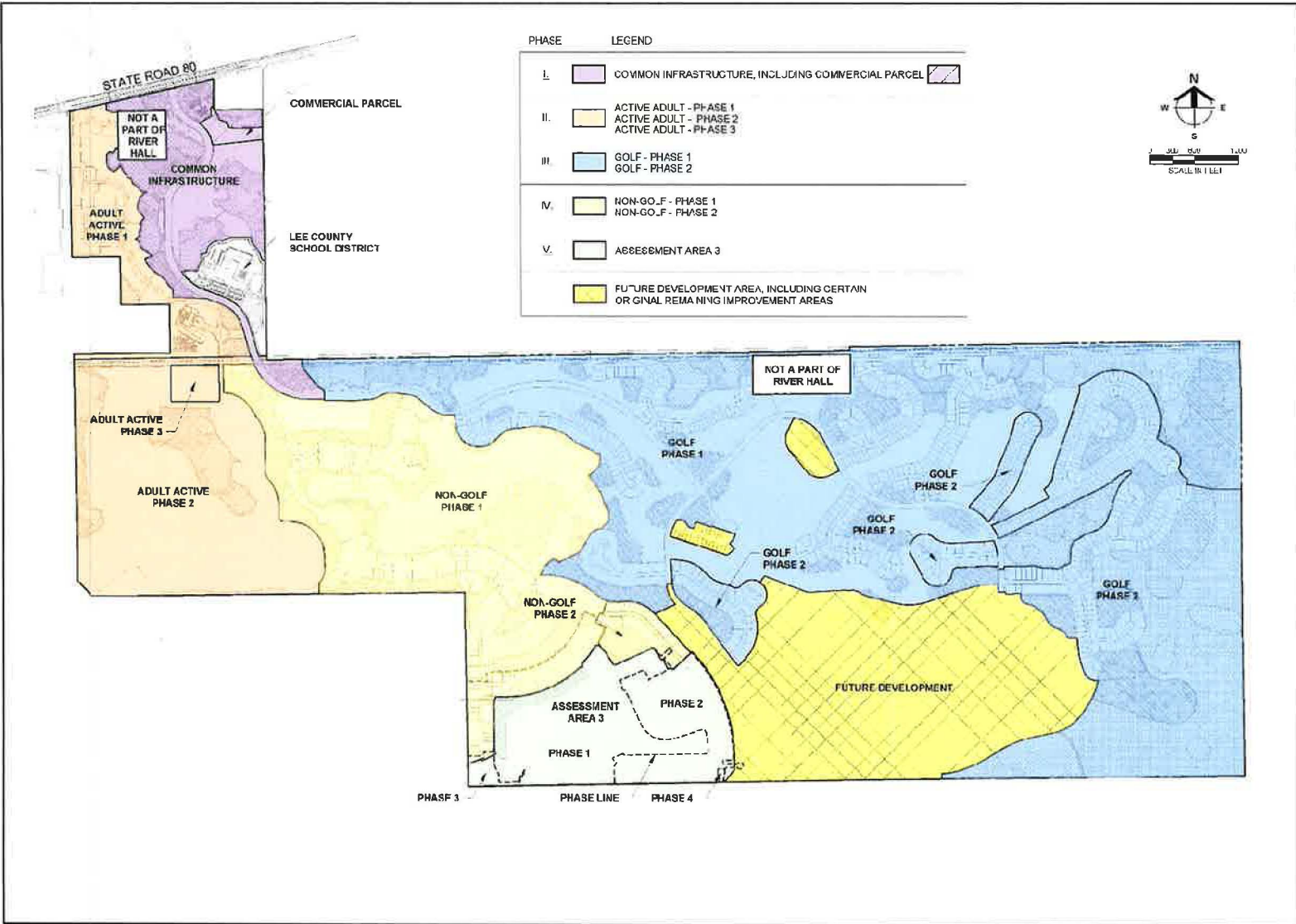
Comprehensive Plan Amendments and rezoning requests to increase allowable density within the District, which has since partially come to fruition with the adoption of Z-15-003, described in Section 2.1 below. Exhibit 2 depicts the phasing plan as identified in Supplement #1 for comparison with Exhibit 3, which illustrates the current phasing, including Assessment Area 4 which is the basis of this Supplement.

# Exhibit 1 – Location Map



<p><b>Barraco</b> and Associates, Inc.</p> <p>FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940</p>	<p><b>EXHIBIT 1</b> <b>LOCATION MAP</b> <b>RIVER HALL CDD</b></p> <p>5 of 12</p>	<p>FILE NAME: 21986-LOCATIONMAP.DWG</p> <p>LAYOUT: LAYOUT1</p> <p>LOCATION: J:\01\8886\VO ERP\WOODS\WORK FILE.S</p> <p>PLOT DATE: THU, 9-5-2022 1:52 PM</p> <p>PLOT BY: JAHN BRIDGEMAN</p> <p>DESIGN BY:</p>
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Exhibit 2 – Supplement #1 Phasing Plan



**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
(SEE PLANS)

www.barraco.net  
2211 LAURELWOOD BL., SUITE 100  
FORT MYERS, FLORIDA 33909-2513  
PHONE: 888-484-2444  
FAX: 888-484-3179

**RIVER HALL**  
COMMUNITY DEVELOPMENT DISTRICT

**RIVER HALL**

PART OF SECTION 26.26 21-24-16.825  
TOWNSHIP 43 SOUTH  
RANGE 07 WEST  
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PURPOSES ONLY. SITE LAYOUT AND UTILITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY ENGINEERING, ENVIRONMENTAL AND OTHER REGULATORY CONSIDERATIONS OR OPPORTUNITIES.

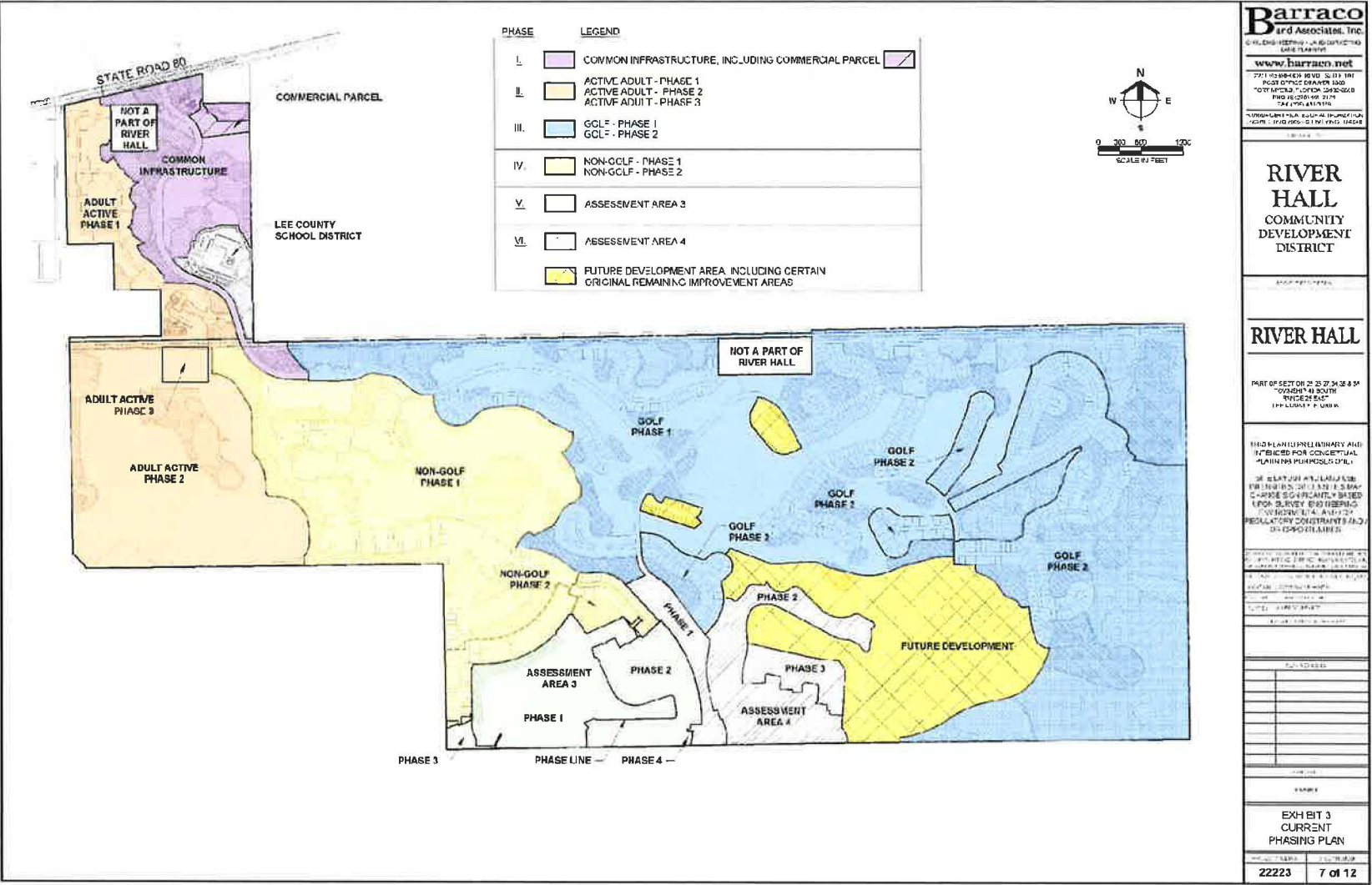
DATE	DESCRIPTION

DATE	DESCRIPTION

EXHIBIT 2  
SUPPLEMENT #1  
PHASING PLAN

22223

Exhibit 3 – Current Phasing Plan





## II. Updates

### 2.1 Updated Site and Phasing Plan

Three additional phases have been added as Assessment Area 4 (AA4) to the phasing plan, as depicted in Exhibit 3, with construction now anticipated to occur in three (3) phases. The revised development plan accounts for the additional 195 residential units, as described in the preceding sections. The phasing plan and unit allocation outlined in the Original Report, Supplement #1 and the current phasing plan and unit allocation are summarized in Tables 1 and 2, respectively.

<b>Table 1 – Original Phasing Plan &amp; Supplement #1 Unit Allocation</b>			
<b>Phase</b>	<b>Description</b>	<b>Units</b>	
		<b>Single Family</b>	<b>Multi-Family</b>
<b>I</b>	Common Infrastructure	0	0
<b>II</b>	Adult Active Community	570	0
<b>III</b>	Single Family Golf Community	798	138
<b>IV</b>	Single Family Non-Golf Community	445	0
<b>V</b>	Assessment Area 3	348	0
	Future Development	396	
<b>Unit Total By Type:</b>		<b>2,557</b>	<b>138</b>
<b>UNIT TOTAL:</b>		<b>2,695</b>	

<b>Table 2 – Current Phasing Plan and Unit Allocation</b>			
<b>Phase</b>	<b>Description</b>	<b>Units</b>	
		<b>Single Family</b>	<b>Multi-Family</b>
<b>I</b>	Common Infrastructure	0	0
<b>II</b>	Adult Active Community	570	0
<b>III</b>	Single Family Golf Community	798	138
<b>IV</b>	Single Family Non-Golf Community	445	0
<b>V</b>	Assessment Area 3	348	0
<b>VI</b>	Assessment Area 4	195	
	Future Development	201	0
<b>Unit Total By Type:</b>		<b>2,557</b>	<b>138</b>
<b>UNIT TOTAL:</b>		<b>2,695</b>	

### **III. Summary of Additional Improvements**

#### **3.1 Proposed Additional Improvements**

The District's project for public infrastructure improvements (construction and/or acquisition) comprising the Additional Improvements (sometime referred to as the "2022A Project") includes, but is not limited to, the following:

- Drainage and Surface Water Management System
- Utilities
- Perimeter Boundary Improvements
- Perimeter Landscaping
- Professional and Miscellaneous Fees

The improvements described in this Supplemental Report represent the present intentions of the current landowner, RH Venture II & III, LLC, and the District, subject to applicable local general purpose government land use planning, zoning and other entitlements. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies including local, state and federal agencies. Subsequently, the actual improvements may vary from the capital improvements in this Supplemental Report. The cost estimate contained in this Supplemental Report has been prepared based upon the best available information, and is based on preliminary designs and current economic conditions. The actual cost may vary depending on the final engineering design, permitting, construction and approvals, as well as economic conditions at the time of construction.

#### **3.2 Drainage and Surface Water Management**

The water management system to support the Additional Improvements will consist of excavated stormwater lakes, culverts, inlets, structures, and storm sewer pipe. South Florida Water Management District (SFWMD) Environment Resource Permit (ERP) No. 36-04006-P serving River Hall encompasses the AA4 and the Future Development Area and remains active; however, a modification to the existing permit will be required to incorporate final construction plans. The additional District water management facilities will consist of approximately 32.5 acres of lakes with an interconnected pipe system. Stormwater runoff from the areas within Assessment Area 4 will be routed to the stormwater management lakes for water quality treatment and attenuation, prior to discharge into the existing District drainage and conveyance facilities, which is consistent with the current ERP.

#### **3.3 Utilities**

District-funded utilities will consist of potable water and wastewater systems. These systems will be designed and constructed in accordance with Lee County Utilities (LCU), Florida Department of Environmental Protection (FDEP), and Lee County Department of Health (LCDOH) standards, as applicable.

The dedication of completed water and sanitary sewer utilities by the District to LCU for ownership, operation and maintenance will take place upon completion of construction of these facilities. LCU will also act as the supplier of water to the

water distribution systems, as well as the collector of the wastewater from the wastewater collection system. LCU requires water and sewer connection/capacity fees for all new utility line extensions. Half of these fees must be paid prior to construction, and the balance is due when the system is cleared for use and placed in service. These connection fees are included in the funding estimates and may be financed in whole or in part by the District. If the Developer pays the connections fees on the behalf of the District, these fees may be considered a reimbursable item.

Potable water facilities will include transmission and distribution lines, along with the necessary valves, fire hydrants and water services to individual buildings and parcels. Assessment Area 4 is currently estimated to include ±7,100 linear feet of 8" watermain.

Wastewater facilities will include gravity collection mains with individual lot sewer services, force mains and pump stations. Assessment Area 4 is currently anticipated to require ±6,900 linear feet of 8" gravity sewer and ±2,900 linear feet of 6" force main, as well as one (1) pump station.

### **3.4 Perimeter Boundary Improvements**

Perimeter Boundary Improvements will consist of earthen berms, fences, gates and other hardscape features along the south perimeter of Assessment Area 4.

### **3.5 Perimeter Landscaping**

Perimeter Landscaping will consist of trees, shrubs, flowering plants, sod and irrigation along the south perimeter of Assessment Area 4.

### **3.6 Professional and Miscellaneous Fees**

Professional fees include the estimated cost for design, assistance during construction, and other professional services of all components of the District infrastructure and also includes other expenses, such as permit application fees.

## IV. Opinion of Probable Construction Costs

### 4.1 Summary of Costs

The estimates shown in Table 3 do not include the legal, administrative, financing, operation, maintenance services or bond issuance costs necessary to finance, construct, operate and maintain the District infrastructure. All estimates are given in 2022 dollars and no inflation factor has been provided for the time value of money.

### 4.2 Opinion of Probable Costs for Additional Improvements

At the time of this Supplemental Report, one special assessment bond (the “Additional Bond”) is intended to be issued for the financing of *only* the Additional Improvements for Assessment Area 4, as described in this Supplemental Report. Proceeds from the Additional Bond will be dedicated specifically to Additional Improvements associated with Assessment Area 4 only.

### 4.3 Distribution of Costs

Section IV of this Supplemental Report describes the proposed public infrastructure comprising the 2022 Project, of which a portion will be funded by the Additional Bond. The following cost estimate is based on the five categories detailed in Section IV:

	<b>Assessment Area 4</b>
Surface Water Management	\$2,089,000
Utilities	\$3,281,000
Perimeter Boundary Improvements	\$350,000
Perimeter Landscaping	\$100,000
Professional Fees	\$400,000
<b>Subtotal:</b>	<b>\$6,220,000</b>
<b>20% Contingency:</b>	<b>\$1,244,000</b>
<b>TOTAL:</b>	<b>\$7,466,000</b>

*Drainage and Surface Water Management System* includes preparing the project site via clearing and grubbing, excavation of stormwater lakes and stockpiling of fill generated during excavation, as well as culverts, inlets, structures, and storm sewer pipe. *Utilities* includes both gravity and transmission sanitary sewer and potable water systems. *Perimeter Boundary Improvements* includes berms, walls, fences and gates along the District’s south exterior boundary. *Perimeter Landscaping* includes trees, shrubs and irrigation along the District’s south exterior boundary. *Professional Fees* consist of the estimated cost for design, permitting, assistance during construction, certifications, other professional services relating to components of District infrastructure, and expenses including, but not limited to, permit application fees.

## **V. Permitting**

### **5.1 Permitting and Entitlements**

Federal, state, and local permits and approvals are required prior to the construction of site infrastructure. Permits and permit modifications are considered part of the normal design and permitting process, and may be applied for at the time the improvement is undertaken.

All permits known to be required for construction of the 2022 Project's main infrastructure are either in effect or considered obtainable within the normal course of construction plan development and permit application/processing. Modification to existing permits may be required as detailed construction plans are developed.

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

**7A**

# RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

## Master Special Assessment Methodology Report for Assessment Area 4

December 1, 2022



Provided by:

**Wrathell, Hunt and Associates, LLC**

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: [www.whhassociates.com](http://www.whhassociates.com)

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## **1.0 Introduction**

### **1.1 Purpose**

This Master Special Assessment Methodology Report for Assessment Area 4 (the "Master Report") was developed to provide a master financing plan and a master special assessment methodology consistent with the Final Special Assessment Allocation Report dated October 28, 2005 (the "Original Report") and Supplemental Special Assessment Allocation Report dated May 24, 2011 (the "Supplemental Report") for the future development area referred to in the Original Report as Phases IV and V and additionally provides a follow-up to the Second Supplemental Special Assessment Methodology Report for Assessment Area 3 dated August 19, 2020 (the "Second Supplemental Report"). The portion of the future development area for which this Report has been prepared is referred to as "Assessment Area 4".

Specifically, this Master Report allocates the costs of additional public infrastructure improvements (collectively, the Additional Improvements") in Supplement #2 to the River Hall Community Development District Engineer's Report, dated December 1, 2022 (the "Engineer's Report") prepared by Barraco and Associates, Inc. (the "Project Engineer") to the units anticipated to be developed within Assessment Area 4. The Additional Improvements associated with Assessment Area 4 are referred to collectively as the "2023A Project."

### **1.2 Scope of the Master Report**

This Master Report presents the projections for financing a portion of the 2023A Project, the method for the allocation of special benefits, and the apportionment of special assessment debt resulting from the provision and funding of the 2023A Project.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken and funded by the District as part of the 2023A Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within Assessment Area 4, as well as general benefits to the properties in the District outside of Assessment Area 4 and the public at large. However, as discussed within this Master Report, these general benefits are incidental in nature and are readily distinguishable from the special

and peculiar benefits which accrue to property within Assesment Area 4. The District's 2023A Project enables properties within the boundaries of Assesment Area 4 to be developed.

There is no doubt that the general public and property owners of property outside the District, as well as those within the boundaries of the District but outside of Assesment Area 4, will benefit from the provision of the 2023A Project. However, these benefits are only incidental given that the 2023A Project is designed to provide special benefits peculiar to Assesment Area 4. Properties outside of Assesment Area 4 are not directly served by the 2023A Project and do not depend upon the 2023A Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Assesment Area 4 receives compared to properties lying outside of Assesment Area 4 or outside of the District's boundaries.

The 2023A Project will provide public infrastructure improvements which are all necessary in order to make the lands within the Assesment Area 4 developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Assesment Area 4 to increase by more than the sum of the financed cost of the individual components of the 2023A Project. Even though the exact value of the benefits provided by the 2023A Project is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

#### **1.4 Organization of the Master Report**

*Section Two* describes the current development program as proposed by the Developer, as defined below.

*Section Three* provides a summary of the 2023A Project as determined by the Project Engineer.

*Section Four* discusses the financing program for Assesment Area 4.

*Section Five* introduces the supplemental special assessment methodology for Assesment Area 4.

## **2.0 Current Development Program**

### **2.1 Overview**

The District serves the River Hall development (the "Development" or "River Hall"), a master-planned, residential development located in unincorporated Lee County, Florida. The land within the District consists of approximately 1,958 +/- acres and is generally located in northeastern Lee County, south of Palm Beach Boulevard and east of Buckingham Road.

### **2.2 The Current Development Program**

The development of land within the District commenced in 2005. The original development program envisioned that a total of 1,999 residential units and 45,000 square feet of commercial space would be constructed in five (5) development phases over an eight (8)-year development time period. Between 2005 and 2019, the permissible development density for the land within the District was increased to a total of 2,695 residential units. As of the date of this Master Report, 2,261 residential units have been platted with development rights assigned to them.

As illustrated in Table 1 in the *Appendix*, Assesment Area 4 is anticipated to be platted and developed into 195 single-family ("SF") 50' residential units, which will comprise Assesment Area 4. The development of the land within Assesment Area 4 is expected to be conducted by RH Venture II, LLC or its affiliate(s) (the "Developer").

Please refer to Table 2 in the Engineer's Report for more details on phasing and the projected number of units within the District. However, please note that this Master Report is written specifically to provide the method for the allocation of special benefits and the apportionment of special assessment debt to the 195 SF 50' units planned to be developed within Assesment Area 4.

## **3.0 The 2023A Project**

The public infrastructure costs to be funded by the District as the 2023A Project are described in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

The Engineer's Report identifies the specific costs associated with the portion of the Additional Improvements constituting the 2023A Project. The total costs of the 2023A Project are estimated by the Project Engineer to total \$7,464,000. The improvements to be funded as part of the 2023A Project are planned to consist of surface water management, utilities, perimeter boundary improvements and perimeter landscaping, as more specifically described in the Engineer's Report.

Table 1 in the *Appendix* illustrates the specific components of the 2023A Project.

## **4.0 Financing Program**

### **4.1 Overview**

As noted above, the District is proceeding with a program of capital improvements which will facilitate the development of lands within Assesment Area 4, with the public portion thereof to be funded by the District. In order to fully fund the costs of the 2023A Project in the projected amount of \$7,464,000, the District would have to issue long-term bonds in the estimated aggregate principal amount of \$10,095,000 (the "2023 Bonds") as illustrated in Table 3 in the *Appendix*.

### **4.2 Types of Bonds**

The financing plan for the District provides for the issuance of the 2023 Bonds in the estimated principal amount of \$10,095,000 to finance the costs of the 2023A Project in the amount of \$7,464,000. The 2023 Bonds are estimated to be amortized in 30 annual installments following an approximately 24-month capitalized interest period. Interest payments on the 2023 Bonds are projected to be made every May 1 and November 1, and principal payments on the 2023A Bonds will be made on every May 1 or November 1.

In order to finance the costs of the 2023A Project, the District would need to borrow more funds and incur indebtedness in the total amount of estimated at \$10,095,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Estimated sources and uses of funding for the 2023 Bonds are presented in Table 3 in the *Appendix*.

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the 2023 Bonds provides the District with a portion of the funds necessary to construct the infrastructure improvements which constitute the 2023A Project outlined in *Section 3.0* and described in more detail in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within Assessment Area 4 and general but only incidental benefits accruing to areas outside Assessment Area 4 and outside of District. The debt incurred in financing the 2023A Project will be satisfied by payment of special assessments by the lands in Assessment Area 4, that derive special and peculiar benefits from the 2023A Project. All of the assessable lands in Assessment Area 4 will be assessed for their fair share of the debt issued to finance the 2023A Project.

### **5.2 Benefit Allocation**

The development program for Assessment Area 4 envisions the development of 195 SF 50' residential units, although unit numbers and land use types may change throughout the development period. The infrastructure improvements that comprise the 2023A Project will serve and provide benefit to all land uses in Assessment Area 4. The improvements that are part of the 2023A Project will comprise an interrelated system of improvements, which means all of the improvements will serve the entirety of Assessment Area 4.

As stated previously, the public infrastructure improvements included in the 2023A Project have a logical connection to the special and peculiar benefits received by the land within Assessment Area 4, as without such improvements, the development of the properties within Assessment Area 4 would not be possible. Based upon the connection between the improvements and the special and peculiar benefits to the land within Assessment Area 4, it is permissible and supportable for the District to assign or allocate the District's debt, through the imposition of non-ad valorem assessments, to the land within Assessment Area 4. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the 2023A Project is proposed to be allocated to the SF 50' residential units within Assesment Area 4 uniformly, with each SF 50' residential unit allocated the same benefit in proportion to the density of development and intensity of use of the master infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU") in the manner consistent with the Second Supplemental Report. Table 4 in the *Appendix* illustrates that one (1) ERU will be assigned to each of the SF 50' residential units contemplated to be developed within Assesment Area 4.

Finally, Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding of the 2023A Project (the "Bond Assessment") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

### **5.3 Assigning Debt**

The Bond Assessment will initially be levied on all gross acres of land in Assessment Area 4, and consequently, the Bond Assessment will be levied on approximately 94.95 +/- gross acres on an equal pro-rata gross acre basis and thus the total Bond Assessment in the amount of \$10,095,000 will be preliminarily levied on approximately 94.95 +/- gross acres at a rate of \$106,319.12 per acre.

As the land is platted, the Bond Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessment to platted parcels will reduce the amount of Bond Assessment levied on unplatted gross acres within Assessment Area 4 and result in the final allocation of the Bond Assessment on units within Assesment Area 4.

Further, to the extent that any land which has not been platted is sold to another developer or builder, the Bond Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment assigned to the land being transferred.

Please note that all of the undeveloped land in the District is subject to the District's existing Capital Improvement Refunding Revenue

Bonds, Series 2021A-2 (the “2021A-2 Bonds”) previously issued by the District and outstanding as of the date of this Master Report in the total amount of \$1,427,961.20.

#### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within Assesment Area 4. The District's improvements benefit assessable properties within Assesment Area 4 and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within Assesment Area 4. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the 2023A Project make Assesment Area 4 developable and saleable and when implemented jointly as parts of the 2023A Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

#### **5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Assesment Area 4 according to reasonable estimates

of the special and peculiar benefits derived from the 2023A Project by the proposed land use.

Accordingly, no acre or parcel of property within Assesment Area 4 will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

## **5.6 True-Up Mechanism**

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is utilized to ensure that the Bond Assessment on a per ERU basis never exceeds the maximum allocated assessment as contemplated in the adopted assessment methodology. The maximum Bond Assessment per ERU preliminarily equals \$51,769.23 (\$10,095,000 in estimated Bond Assessment divided by 195 ERUs) and may change based on the final bond sizing. If such changes occur, the methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of ERUs.

As the land is platted, the Bond Assessment is assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessment to the platted parcel of land, the Bond Assessment per ERU for land that remains unplatted within Assesment Area 4 remains equal to \$51,769.23, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessment to the platted land, the Bond Assessment per ERU for land that remains unplatted within Assesment Area 4 equals less than \$51,769.23 (either as a result of a larger number of units, different units or both), then the per ERU Bond Assessment for all parcels within Assesment Area 4 will be lowered.

If, in contrast, as a result of platting and apportionment of the Bond Assessment to the platted land, the Bond Assessment per ERU for land that remains unplatted within Assesment Area 4 equals more than \$51,769.23 (either as a result of a smaller number of units,



different units or both), then the difference in Bond Assessment plus accrued interest will be collected from the owner of the property being platted which caused the increase of Bond Assessment per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer at the time of the Bond Issuance. Such true-up agreement will be recorded in the public records and be binding on successors and assigns of unplatted lands within Assesment Area 4. The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$51,769.23 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within Assesment Area 4, any planned sale of an unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessment per ERU for land that remains unplatted remains equal to \$51,769.23. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment transferred at sale.

## **5.7 Assessment Roll**

The Bond Assessment in the estimated amount of \$10,095,000 is proposed to be levied equally over the area shown in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

## **6.0 Additional Stipulations**

### **6.1 Overview**

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Additional Capital Improvement Program. Certain financing, development and engineering data was provided

by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Master Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

**Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.**

## 7.0 Appendix

Table 1

### River Hall

#### Community Development District

##### Current Development Program

Unit Type	Number of Units
SF 50'	195
<b>Total</b>	<b>195</b>

Table 2

### River Hall

#### Community Development District

##### Additional Capital Improvement Program Cost Estimates

Category	Cost
Surface Water Management	\$2,089,000
Utilities	\$3,281,000
Perimeter Boundary Improvements	\$350,000
Perimeter Landscaping	\$100,000
Professional Fees	\$400,000
Contingency	\$1,244,000
<b>Total</b>	<b>\$7,464,000</b>

Table 3

## River Hall

### Community Development District

#### Sources and Uses of Funds

##### Sources

Bond Proceeds:		
	Par Amount	\$10,095,000.00
<b>Total Sources</b>		<b>\$10,095,000.00</b>

##### Uses

Project Fund Deposits:		
	Project Fund - 2022A Project	\$7,464,000.00
Other Fund Deposits:		
	Debt Service Reserve Fund	\$813,519.74
	Capitalized Interest Fund	\$1,413,300.00
Delivery Date Expenses:		
	Costs of Issuance	\$200,000.00
	Underwriter's Discount	\$202,180.00
Rounding		\$2,000.26
<b>Total Uses</b>		<b>\$10,095,000.00</b>

Table 4

## River Hall

### Community Development District

#### Benefit Allocation

Unit Type	Number of Units	ERU Weight per Unit	Total ERU	Percent Share of Total
SF 50'	195	1.00	195.00	100.00%
<b>Total</b>	<b>195</b>		<b>195.00</b>	<b>100.00%</b>

Table 5

# River Hall

## Community Development District

### Bond Assessment Apportionment

Unit Type	Number of Units	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service per Unit*
SF 50'	195	\$10,095,000.00	\$51,769.23	\$4,348.33
<b>Total</b>	<b>195</b>	<b>\$10,095,000.00</b>		

\* Included costs of collection and assumes payment in March

**Exhibit "A"**

Bond Assessment in the total amount of \$10,095,000 will be levied on an equal pro-rata gross acre basis based on the area described below:

**DESCRIPTION**

Parcel in  
Sections 35 and 36,  
Township 43 South, Range 26 East,  
Lee County, Florida

A tract or parcel of land lying in Section 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 35 run S88°54'06"W along the South line of Southeast Quarter (SE 1/4) of said Section 35 for 1,808.83 feet to the Southwest corner of Tract "F-1" of the record plat "HAMPTON LAKES AT RIVER HALL SOUTH" recorded in Instrument No. 2021000035440, Lee County Records; thence run along the Westerly and Northerly line of said Tract "F-1" the following thirty-one (31) courses: N01°05'54"W for 9.95 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 187.00 feet (delta 20°42'25") (chord bearing N09°15'19"E) (chord 67.22 feet) for 67.58 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 200.00 feet (delta 29°00'32") (chord bearing N05°06'15"E) (chord 100.18 feet) for 101.26 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the right of radius 20.00 feet (delta 98°18'27") (chord bearing N39°45'13"E) (chord 30.26 feet) for 34.32 feet to a point of tangency; N88°54'27"E for 99.20 feet; N01°05'54"W for 50.00 feet; S88°54'27"W for 121.90 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 20.00 feet (delta 89°59'39") (chord bearing N46°05'44"W) (chord 28.28 feet) for 31.41 feet to a point of tangency; N01°05'54"W for 31.61 feet; N88°54'06"E for 145.00 feet; N01°05'54"W for 85.78 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 2,070.00 feet (delta 42°30'19") (chord bearing N22°21'04"W) (chord 1,500.67 feet) for 1,535.65 feet; S47°22'15"W along a non-tangent line for 8.70 feet; N42°37'45"W for 722.03 feet; N65°12'55"E for 304.89 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the right of radius 440.00 feet (delta 40°02'00") (chord bearing N23°18'48"W) (chord 301.22 feet) for 307.43 feet; N86°42'12"E along a radial line for 80.00 feet to a point on a radial curve; Southeasterly along an arc of a curve to the left of radius 360.00 feet (delta 58°01'05") (chord bearing S32°18'21"E) (chord 349.16 feet) for 364.54 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the right of radius 840.00 feet (delta 25°16'08") (chord bearing S48°40'49"E) (chord 367.47 feet) for 370.46 feet to a point of tangency; S36°02'45"E for 587.54 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 910.00 feet (delta 08°53'51") (chord bearing S40°29'40"E) (chord 141.17 feet) for 141.31 feet; N41°50'37"E along a non-tangent line for 153.51 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 617.00 feet (delta 20°52'31") (chord bearing N31°24'22"E) (chord 223.56 feet) for 224.80 feet; N88°28'09"E along a non-tangent line for 18.47 feet; N12°22'23"E for 87.78 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 628.00

## DESCRIPTION (CONTINUED)

feet (delta  $10^{\circ}51'46''$ ) (chord bearing  $N06^{\circ}56'30''E$ ) (chord 118.89 feet) for 119.06 feet;  $S65^{\circ}11'41''E$  along a non-tangent line for 173.47 feet;  $N44^{\circ}58'55''E$  for 241.73 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 80.00 feet (delta  $99^{\circ}10'36''$ ) (chord bearing  $N44^{\circ}18'18''E$ ) (chord 121.83 feet) for 138.48 feet to a point of tangency;  $S86^{\circ}06'24''E$  for 151.32 feet to a point of curvature and Northeasterly along an arc of a curve to the left of radius 50.00 feet (delta  $111^{\circ}13'28''$ ) (chord bearing  $N38^{\circ}16'52''E$ ) (chord 82.52 feet) for 97.06 feet to a point of cusp; thence run Easterly along an arc of a curve to the left of radius 205.00 feet (delta  $117^{\circ}48'31''$ ) (chord bearing  $S76^{\circ}14'08''E$ ) (chord 351.09 feet) for 421.51 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 80.00 feet (delta  $90^{\circ}19'15''$ ) (chord bearing  $S89^{\circ}58'46''E$ ) (chord 113.45 feet) for 126.11 feet to a point of tangency; thence run  $S44^{\circ}49'08''E$  for 419.08 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 420.00 feet (delta  $73^{\circ}42'05''$ ) (chord bearing  $S81^{\circ}40'11''E$ ) (chord 503.77 feet) for 540.26 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 50.00 feet (delta  $59^{\circ}27'31''$ ) (chord bearing  $S88^{\circ}47'28''E$ ) (chord 49.59 feet) for 51.89 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 4,641.63 feet (delta  $02^{\circ}46'39''$ ) (chord bearing  $S60^{\circ}27'02''E$ ) (chord 224.98 feet) for 225.00 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 50.00 feet (delta  $119^{\circ}14'31''$ ) (chord bearing  $S02^{\circ}13'05''E$ ) (chord 86.27 feet) for 104.06 feet to a point of tangency; thence run  $S57^{\circ}24'10''W$  for 16.84 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 10.00 feet (delta  $58^{\circ}22'43''$ ) (chord bearing  $S28^{\circ}12'49''W$ ) (chord 9.75 feet) for 10.19 feet to a point of tangency; thence run  $S00^{\circ}58'33''E$  for 115.02 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 50.00 feet (delta  $17^{\circ}57'22''$ ) (chord bearing  $S08^{\circ}00'08''W$ ) (chord 15.61 feet) for 15.67 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 520.00 feet (delta  $15^{\circ}38'00''$ ) (chord bearing  $S09^{\circ}09'49''W$ ) (chord 141.44 feet) for 141.88 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 50.00 feet (delta  $144^{\circ}29'42''$ ) (chord bearing  $S73^{\circ}35'40''W$ ) (chord 95.24 feet) for 126.10 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the left of radius 345.00 feet (delta  $55^{\circ}56'11''$ ) (chord bearing  $N62^{\circ}07'34''W$ ) (chord 323.60 feet) for 336.81 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 250.00 feet (delta  $28^{\circ}27'13''$ ) (chord bearing  $N75^{\circ}52'03''W$ ) (chord 122.88 feet) for 124.15 feet to a point of tangency; thence run  $N61^{\circ}38'26''W$  for 874.67 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 450.00 feet (delta  $42^{\circ}20'40''$ ) (chord bearing  $N82^{\circ}48'47''W$ ) (chord 325.06 feet) for 332.57 feet to a point of compound curvature; thence run Southwesterly along an arc of a curve to the left of radius 180.00 feet (delta  $45^{\circ}55'58''$ ) (chord bearing  $S53^{\circ}02'55''W$ ) (chord 140.47 feet) for 144.30 feet to a point of compound curvature; thence run Southerly along an arc of a curve to the left of radius 435.00 feet (delta  $34^{\circ}21'23''$ ) (chord bearing  $S12^{\circ}54'14''W$ ) (chord 256.95 feet) for 260.84 feet to a point of tangency;



**DESCRIPTION (CONTINUED)**

thence run S04°16'28"E for 188.99 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 590.00 feet (delta 16°42'28") (chord bearing S04°04'46"W) (chord 171.44 feet) for 172.05 feet; thence run S77°34'00"E along a radial line for 135.00 feet to a point on a radial curve; thence run Northerly along an arc of a curve to the left of radius 725.00 feet (delta 08°23'42") (chord bearing N08°14'09"E) (chord 106.13 feet) for 106.23 feet; thence run S77°23'57"E along a non-tangent line for 780.30 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 1,840.00 feet (delta 08°41'52") (chord bearing S81°44'53"E) (chord 279.06 feet) for 279.32 feet; thence run S86°17'16"E along a non-tangent line for 50.00 feet; thence run S03°42'44"W for 114.21 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 20.00 feet (delta 90°58'21") (chord bearing S41°46'27"E) (chord 28.52 feet) for 31.76 feet to a point of tangency; thence run S87°15'37"E for 113.83 feet; thence run S02°44'23"W for 50.00 feet; thence run S03°42'44"W for 595.91 feet; thence run N86°17'16"W for 73.71 feet; thence run S03°42'44"W for 140.00 feet; thence run N68°21'06"E for 42.42 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 107.00 feet (delta 78°21'28") (chord bearing S72°28'10"E) (chord 135.19 feet) for 146.33 feet to a point of compound curvature; thence run Southerly along an arc of a curve to the right of radius 302.00 feet (delta 38°25'45") (chord bearing S14°04'33"E) (chord 198.78 feet) for 202.56 feet to an intersection with the South line of the Southwest Quarter (SW 1/4) of said Section 36; thence run S89°11'43"W along said South line for 438.46 feet to the POINT OF BEGINNING.

Containing 94.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the South line of Southeast Quarter (SE 1/4) of said Section 35 to bear S88°54'06"W.

---

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

# THIS IS NOT A SURVEY

**Barraco**  
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
www.barraco.net  
2271 MCGREGOR BLVD., SUITE 100  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE COMMUNITIES, LLC**

7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

**A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA**

PROJECT SURVEYOR



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

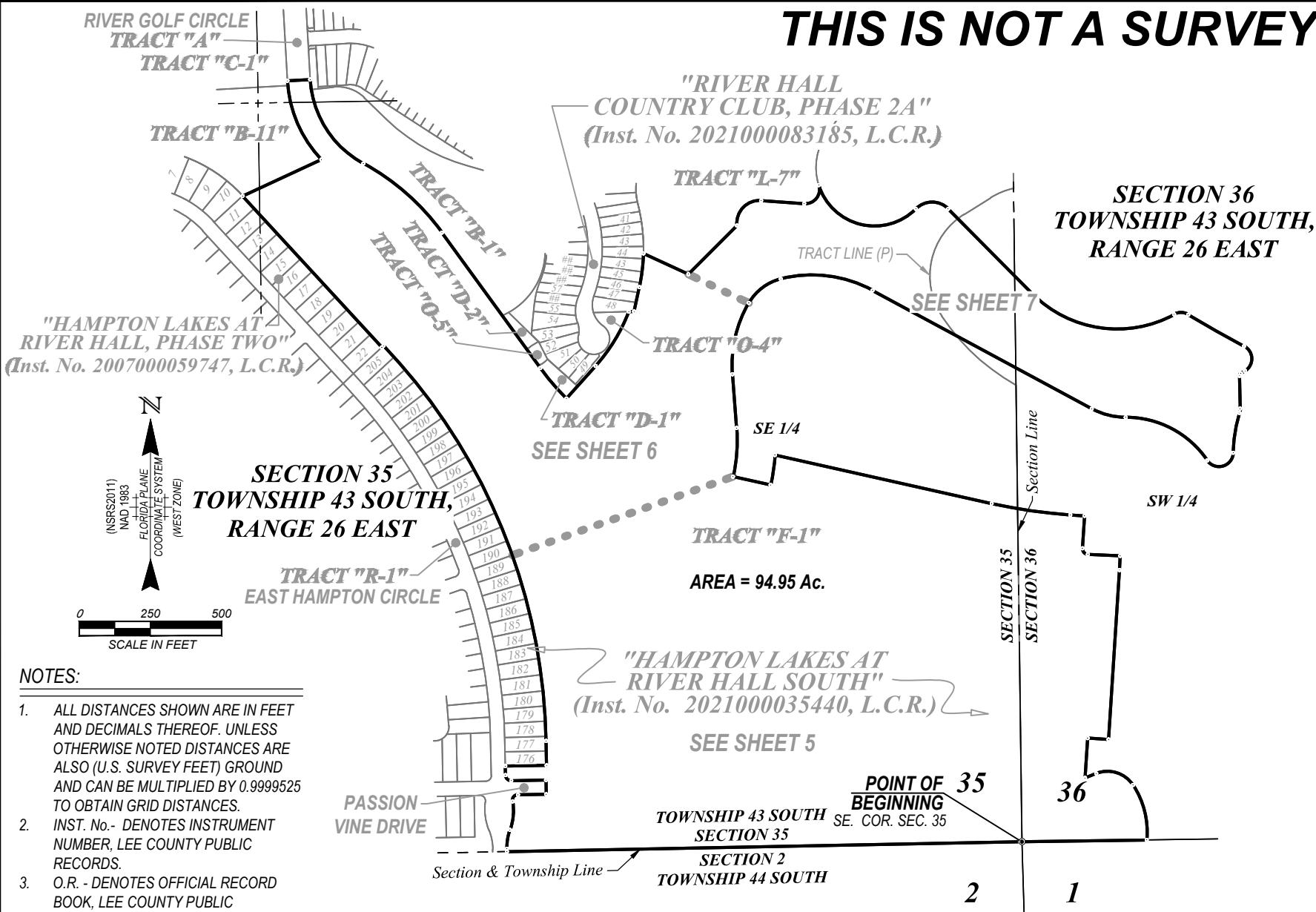
FILE NAME	238528402.DWG
LAYOUT	4
LOCATION	J:\238528402\SURVEYING\SKETCH
PLOT DATE	MON. 11-7-2022 - 2:59 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	11-07-2022
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=500'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
PPPPP 35-43-26	4 OF 7



"HAMPTON LAKES AT RIVER HALL, PHASE TWO"  
(Inst. No. 2007000059747, L.C.R.)

"RIVER HALL COUNTRY CLUB, PHASE 2A"  
(Inst. No. 2021000083185, L.C.R.)

**SECTION 36 TOWNSHIP 43 SOUTH, RANGE 26 EAST**

**SECTION 35 TOWNSHIP 43 SOUTH, RANGE 26 EAST**

**TRACT "F-1"**  
AREA = 94.95 Ac.

"HAMPTON LAKES AT RIVER HALL SOUTH"  
(Inst. No. 2021000035440, L.C.R.)

**SECTION 2 TOWNSHIP 44 SOUTH**

**POINT OF BEGINNING**  
SE. COR. SEC. 35

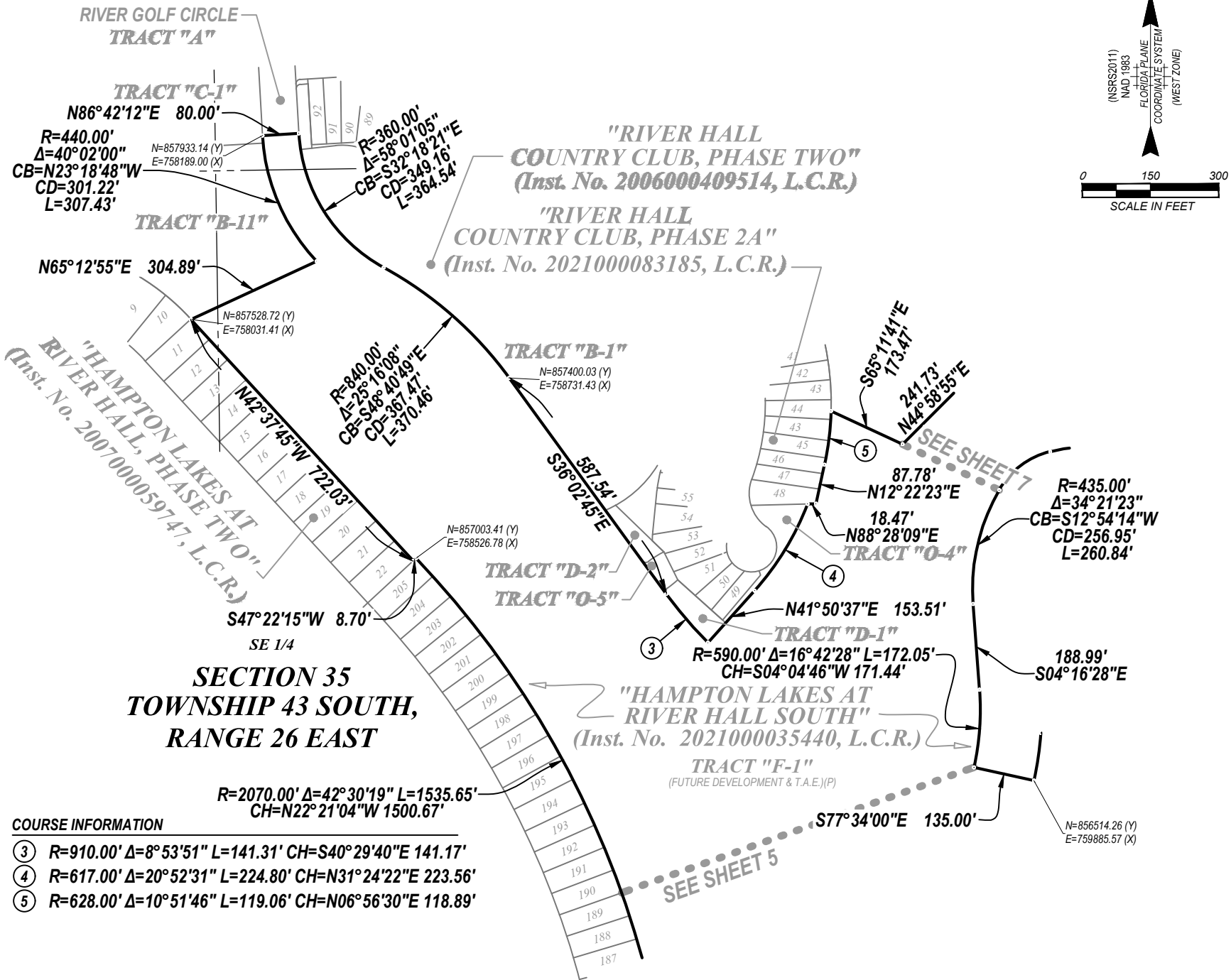
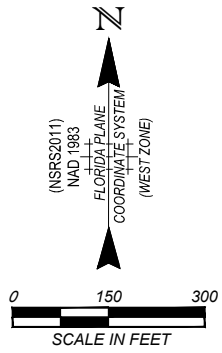
- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
  - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
  - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
  - (P) - DENOTES PLAT.
  - P.B. - DENOTES PLAT BOOK.
  - PG. - DENOTES PAGE.
  - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36 TO BEAR S89°11'43"W.
  - DESCRIPTION IS ATTACHED.

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

DATE SIGNED:

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





**COURSE INFORMATION**

③	R=910.00' Δ=8° 53' 51" L=141.31' CH=S40° 29' 40" E 141.17'
④	R=617.00' Δ=20° 52' 31" L=224.80' CH=N31° 24' 22" E 223.56'
⑤	R=628.00' Δ=10° 51' 46" L=119.06' CH=N06° 56' 30" E 118.89'

PREPARED FOR  
**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

**A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA**

PROJECT SURVEYOR



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

FILE NAME	23652.dwg
LAYOUT	5
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PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	11-07-2022
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

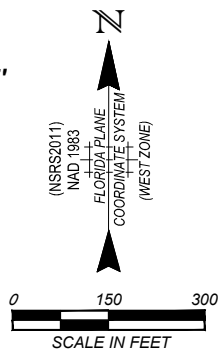
PLAN REVISIONS	

STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

COURSE INFORMATION

⑥  $R=180.00'$   $\Delta=45^\circ 55' 58''$   $L=144.30'$   $CH=S53^\circ 02' 55'' W 140.47'$



**Barraco**  
and Associates, Inc.  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
www.barraco.net  
2271 MCGREGOR BLVD., SUITE 100  
POST OFFICE DRAWER 2800  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169  
FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

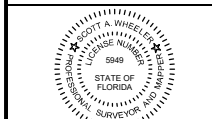
PREPARED FOR  
**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

*A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA*

PROJECT SURVEYOR



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

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LAYOUT	7
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PLOT BY	PETER OLSEN

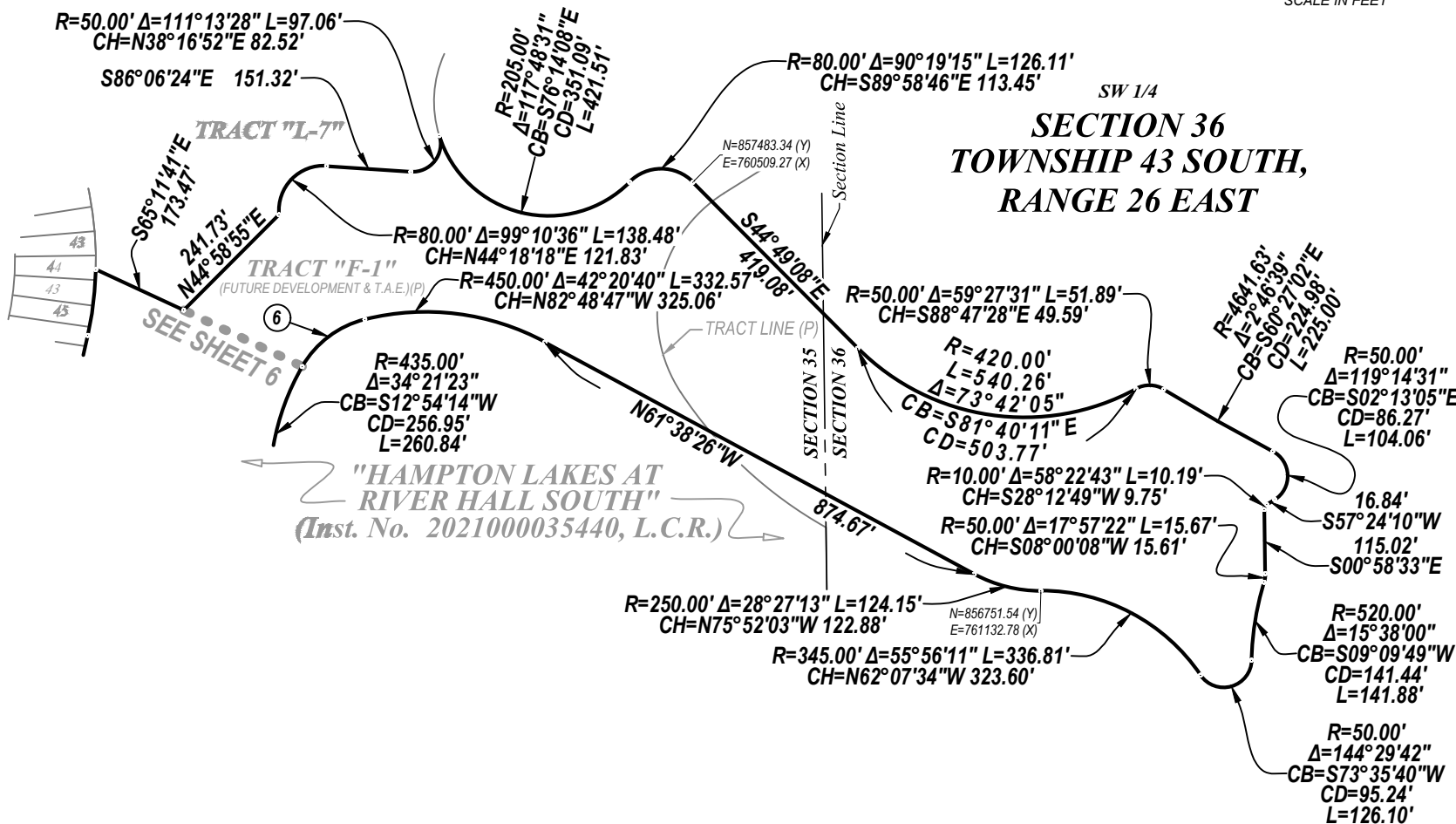
DRAWING DATA	
SURVEY DATE	11-07-2022
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23652 35-43-26	7 OF 7



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

**7B**

# RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

## Third Supplemental Special Assessment Methodology Report for Assessment Area 4

December 1, 2022



Provided by:

**Wrathell, Hunt and Associates, LLC**

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## **1.0 Introduction**

### **1.1 Purpose**

This Third Supplemental Special Assessment Methodology Report for Assessment Area 4 (the "Third Supplemental Report") was developed to provide a supplemental financing plan and a supplemental special assessment methodology consistent with the Final Special Assessment Allocation Report dated October 28, 2005 (the "Original Report"), the Supplemental Special Assessment Allocation Report dated May 24, 2011 (the "Supplemental Report") and the Master Special Assessment Methodology Report for Assessment Area 4 dated December 1, 2022 (the "Master Report") for the future development area referred to in the Original Report as Phases IV and V and additionally provides a follow-up to the Second Supplemental Special Assessment Methodology Report for Assessment Area 3 dated August 19, 2020 (the "Second Supplemental Report"). The portion of the future development area for which this Third Supplemental Report has been prepared is referred to as "Assessment Area 4".

Specifically, this Third Supplemental Report allocates the costs of a portion of Additional Improvements in Supplement #2 to the River Hall Community Development District Engineer's Report, dated September 9, 2022 (the "Engineer's Report") prepared by Barraco and Associates, Inc. (the "Project Engineer") to the units anticipated to be developed within Assessment Area 4. The Additional Improvements associated with Assessment Area 4 are referred to collectively as the "2022A Project."

### **1.2 Scope of the Third Supplemental Report**

This Third Supplemental Report presents the projections for financing a portion of the 2022A Project, the method for the allocation of special benefits, and the apportionment of special assessment debt resulting from the provision and funding of the 2022A Project.

### **1.3 Special Benefits and General Benefits**

Improvements undertaken and funded by the District as part of the 2022A Project create special and peculiar benefits, different in kind and degree than general benefits, for properties within Assessment Area 4, as well as general benefits to the properties in the District outside of Assessment Area 4 and the public at large. However, as

discussed within this Third Supplemental Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits which accrue to property within Assesment Area 4. The District's 2022A Project enables properties within the boundaries of Assesment Area 4 to be developed.

There is no doubt that the general public and property owners of property outside the District, as well as those within the boundaries of the District but outside of Assesment Area 4, will benefit from the provision of the 2022A Project. However, these benefits are only incidental given that the 2022A Project is designed to provide special benefits peculiar to Assesment Area 4. Properties outside of Assesment Area 4 are not directly served by the 2022A Project and do not depend upon the 2022A Project to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which Assesment Area 4 receives compared to properties lying outside of Assesment Area 4 or outside of the District's boundaries.

The 2022A Project will provide public infrastructure improvements which are all necessary in order to make the lands within the Assesment Area 4 developable and saleable. The installation of such improvements will cause the value of the developable and saleable lands within Assesment Area 4 to increase by more than the sum of the financed cost of the individual components of the 2022A Project. Even though the exact value of the benefits provided by the 2022A Project is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing the same.

#### **1.4 Organization of the Third Supplemental Report**

*Section Two* describes the current development program as proposed by the Developer, as defined below.

*Section Three* provides a summary of the 2022A Project as determined by the Project Engineer.

*Section Four* discusses the financing program for Assesment Area 4.

*Section Five* introduces the supplemental special assessment methodology for Assesment Area 4.

## **2.0 Current Development Program**

### **2.1 Overview**

The District serves the River Hall development (the "Development" or "River Hall"), a master-planned, residential development located in unincorporated Lee County, Florida. The land within the District consists of approximately 1,958 +/- acres and is generally located in northeastern Lee County, south of Palm Beach Boulevard and east of Buckingham Road.

### **2.2 The Current Development Program**

The development of land within the District commenced in 2005. The original development program envisioned that a total of 1,999 residential units and 45,000 square feet of commercial space would be constructed in five (5) development phases over an eight (8)-year development time period. Between 2005 and 2019, the permissible development density for the land within the District was increased to a total of 2,695 residential units. As of the date of this Third Supplemental Report, 2,261 residential units have been platted with development rights assigned to them.

As illustrated in Table 1 in the *Appendix*, Assesment Area 4 is anticipated to be platted and developed into 195 single-family ("SF") 50' residential units, which will comprise Assesment Area 4. The development of the land within Assesment Area 4 is expected to be conducted by RH Venture II, LLC or its affiliate(s) (the "Developer").

Please refer to Table 2 in the Engineer's Report for more details on phasing and the projected number of units within the District. However, please note that this Third Supplemental Report is written specifically to provide the method for the allocation of special benefits and the apportionment of special assessment debt to the 195 SF 50' units planned to be developed within Assesment Area 4.

## **3.0 The 2022A Project**

The public infrastructure costs to be funded by the District as the 2022A Project are described in the Engineer's Report. Only public infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes and under the Internal Revenue Code of 1986, as amended, was included in these estimates.

The Engineer's Report identifies the specific costs associated with the portion of the Additional Improvements constituting the 2022A Project. The total costs of the 2022A Project are estimated by the Project Engineer to total \$7,466,000. The improvements to be funded as part of the 2022A Project are planned to consist of surface water management, utilities, perimeter boundary improvements and perimeter landscaping, as more specifically described in the Engineer's Report.

Table 1 in the *Appendix* illustrates the specific components of the 2022A Project.

## **4.0 Financing Program**

### **4.1 Overview**

As noted above, the District is proceeding with a program of capital improvements which will facilitate the development of lands within Assessment Area 4, with the public portion thereof to be funded by the District. The District intends to issue Capital Improvement Revenue Bonds, Series 2022A (Assessment Area 4) (the "2022A Bonds") in the total estimated principal amount of \$3,820,000 to fund a portion of the costs of the 2022A Project as well as to fund other costs as discussed below.

### **4.2 Types of Bonds**

The financing plan for the District provides for the issuance of the 2022A Bonds in the estimated principal amount of \$3,820,000 to finance the costs of the 2022A Project in the amount of \$1,574,838.80 plus an additional amount of \$1,427,961.20 to pay off the currently outstanding principal on the District's Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds"), which represents 36 Carriage and 51 SF 85' units which have in the past been proposed to be developed within the same general area as Assessment Area 4.

The 2022A Bonds are estimated to be amortized in 30 annual installments following an approximately 12-month capitalized interest period. Interest payments on the 2022A Bonds are projected to be made every May 1 and November 1, and principal payments on the 2022A Bonds will be made on every May 1 or November 1.

In order to finance a portion of the costs of the 2022A Project as well as pay off a portion of the 2021A-2 Bonds, the District will need to borrow more funds and incur indebtedness in the estimated amount of \$3,820,000. The difference is comprised of debt service reserve, capitalized interest, underwriter's discount and costs of issuance. Estimated sources and uses of funding for the 2022A Bonds are presented in Table 3B in the *Appendix*.

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the 2022A Bonds provides the District with a portion of the funds necessary to construct the infrastructure improvements which constitute the 2022A Project outlined in *Section 3.0* and described in more detail in the Engineer's Report. These improvements lead to special and general benefits, with special benefits accruing to the assessable properties within Assessment Area 4 and general but only incidental benefits accruing to areas outside Assessment Area 4 and outside of District. The debt incurred in financing the 2022A Project will be satisfied by payment of special assessments by the lands in Assessment Area 4, that derive special and peculiar benefits from the 2022A Project. All of the lands in Assessment Area 4 will be assessed for their fair share of the debt issued to finance the 2022A Project.

### **5.2 Benefit Allocation**

The development program for Assessment Area 4 envisions the development of 195 SF 50' residential units, although unit numbers and land use types may change throughout the development period. The infrastructure improvements that comprise the 2022A Project will serve and provide benefit to all land uses in Assessment Area 4. The improvements that are part of the 2022A Project will comprise an interrelated system of improvements, which means all of the improvements will serve the entirety of Assessment Area 4.

As stated previously, the public infrastructure improvements included in the 2022A Project have a logical connection to the special and peculiar benefits received by the land within Assessment Area 4, as without such improvements, the development of the properties within Assessment Area 4 would not be possible. Based upon the connection between the improvements and the special and peculiar

benefits to the land within Assessment Area 4, it is permissible and supportable for the District to assign or allocate the District's debt, through the imposition of non-ad valorem assessments, to the land within Assessment Area 4. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot yet be calculated with mathematical certainty. However, such benefit is more valuable than the pro-rata cost of the improvements necessary for that parcel, or the actual non-ad valorem assessment amount levied on that parcel.

The benefit associated with the 2022A Project is proposed to be allocated to the SF 50' residential units within Assessment Area 4 uniformly, with each SF 50' residential unit allocated the same benefit in proportion to the density of development and intensity of use of the master infrastructure as measured by a standard unit called an Equivalent Residential Unit ("ERU") in the manner consistent with the Second Supplemental Report. Table 4 in the *Appendix* illustrates that one (1) ERU will be assigned to each of the SF 50' residential units contemplated to be developed within Assessment Area 4.

Finally, Table 5 in the *Appendix* presents the apportionment of the assessment associated with funding of the 2022A Project (the "Bond Assessment") in accordance with the ERU benefit allocation method presented in Table 4. Table 5 also presents the annual levels of the projected annual debt service assessments per unit.

### **5.3 Assigning Debt**

The Bond Assessment will initially be levied on all gross acres of land in Assessment Area 4, and consequently, the Bond Assessment will be levied on approximately 94.95 +/- gross acres on an equal pro-rata gross acre basis and thus the total Bond Assessment in the amount of \$3,820,000 will be preliminarily levied on approximately 94.95 +/- gross acres at a rate of \$40,231.70 per acre.

As the land is platted, the Bond Assessment will be allocated to each platted parcel on a first platted-first assigned basis based on the planned use for that platted parcel as reflected in Table 5 in the *Appendix*. Such allocation of Bond Assessment to platted parcels will reduce the amount of Bond Assessment levied on unplatted gross acres within Assessment Area 4 and result in the final allocation of the Bond Assessment on units within Assessment Area 4.

Further, to the extent that any land which has not been platted is sold to another developer or builder, the Bond Assessment will be assigned to such parcel at the time of the sale based upon the development rights associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment assigned to the land being transferred.

#### **5.4 Lienability Test: Special and Peculiar Benefit to the Property**

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within Assesment Area 4. The District's improvements benefit assessable properties within Assesment Area 4 and accrue to all such assessable properties on an ERU basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within Assesment Area 4. The special and peculiar benefits resulting from each improvement include, but are not limited to:

- a. added use of the property;
- b. added enjoyment of the property;
- c. decreased insurance premiums;
- d. increased marketability and value of the property.

The public infrastructure improvements which are part of the 2022A Project make Assesment Area 4 developable and saleable and when implemented jointly as parts of the 2022A Project, provide special and peculiar benefits which are greater than the benefits of any single category of improvements. These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

#### **5.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay**

A reasonable estimate of the proportion of special and peculiar benefits received from the improvements is delineated in Table 4 (expressed as ERU factors) in the *Appendix*.

The apportionment of the assessments is fair and reasonable because it was conducted on the basis of consistent application of the methodology described in *Section 5.2* across all assessable property within Assesment Area 4 according to reasonable estimates of the special and peculiar benefits derived from the 2022A Project by the proposed land use.

Accordingly, no acre or parcel of property within Assesment Area 4 will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

## **5.6 True-Up Mechanism**

The Assessment Methodology described herein is based on conceptual information obtained from the Developer prior to construction. As development occurs it is possible that the number of ERUs may change. The mechanism for maintaining the methodology over the changes is referred to as true-up.

This mechanism is utilized to ensure that the Bond Assessment on a per ERU basis never exceeds the maximum allocated assessment as contemplated in the adopted assessment methodology. The maximum Bond Assessment per ERU preliminarily equals \$19,589.74 (\$3,820,000 in estimated Bond Assessment divided by 195 ERUs) and may change based on the final bond sizing. If such changes occur, the methodology is applied to the land based on the number of and type of units of particular land uses within each and every parcel as signified by the number of ERUs.

As the land is platted, the Bond Assessment is assigned to platted parcels based on the figures in Table 5 in the *Appendix*. If as a result of platting and apportionment of the Bond Assessment to the platted parcel of land, the Bond Assessment per ERU for land that remains unplatted within Assesment Area 4 remains equal to \$19,589.74, then no true-up adjustment will be necessary.

If as a result of platting and apportionment of the Bond Assessment to the platted land, the Bond Assessment per ERU for land that remains unplatted within Assesment Area 4 equals less than \$19,589.74 (either as a result of a larger number of units, different units or both), then the per ERU Bond Assessment for all parcels within Assesment Area 4 will be lowered.



If, in contrast, as a result of platting and apportionment of the Bond Assessment to the platted land, the Bond Assessment per ERU for land that remains unplatted within Assesment Area 4 equals more than \$19,589.74 (either as a result of a smaller number of units, different units or both), then the difference in Bond Assessment plus accrued interest will be collected from the owner of the property being platted which caused the increase of Bond Assessment per ERU to occur, in accordance with a true-up agreement to be entered into between the District and the Developer at the time of the Bond Issuance. Such true-up agreement will be recorded in the public records and be binding on successors and assigns of unplatted lands within Assesment Area 4. The owner(s) of the property will be required to immediately remit to the Trustee for redemption a true-up payment equal to the difference between the actual Bond Assessments per ERU and \$19,589.74 multiplied by the actual number of ERUs plus accrued interest to the next succeeding interest payment date on the Bonds, unless such interest payment date occurs within 45 days of such true-up payment, in which case the accrued interest shall be paid to the following interest payment date.

In addition to platting of property within Assesment Area 4, any planned sale of an unplatted land to another builder or developer will cause the District to initiate a true-up test as described above to test whether the amount of the Bond Assessment per ERU for land that remains unplatted remains equal to \$19,589.74. The test will be based upon the development rights as signified by the number of ERUs associated with such parcel that are transferred from seller to buyer. The District shall provide an estoppel or similar document to the buyer evidencing the amount of Bond Assessment transferred at sale.

## **5.7 Assessment Roll**

The Bond Assessment in the estimated amount of \$3,820,000 is proposed to be levied equally over the area shown in Exhibit "A". Excluding any capitalized interest period, debt service assessments shall be paid in thirty (30) annual principal installments.

## 6.0 Additional Stipulations

### 6.1 Overview

Wrathell, Hunt and Associates, LLC was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's Additional Capital Improvement Program. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Wrathell, Hunt and Associates, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this Third Supplemental Report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

**Wrathell, Hunt and Associates, LLC does not represent the District as a Municipal Advisor or Securities Broker nor is Wrathell, Hunt and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Wrathell, Hunt and Associates, LLC does not provide the District with financial advisory services or offer investment advice in any form.**

## 7.0 Appendix

Table 1

### River Hall

#### Community Development District

##### Current Development Program

Unit Type	Number of Units
SF 50'	195
<b>Total</b>	<b>195</b>

Table 2

## River Hall

### Community Development District

#### Additional Capital Improvement Program Cost Estimates

Category	Cost
Surface Water Management	\$2,089,000
Utilities	\$3,281,000
Perimeter Boundary Improvements	\$350,000
Perimeter Landscaping	\$100,000
Professional Fees	\$400,000
Contingency	\$1,244,000
<b>Total</b>	<b>\$7,464,000</b>

Table 3

## River Hall

### Community Development District

#### Sources and Uses of Funds

##### Sources

Bond Proceeds:		
Par Amount		\$3,820,000.00
Original Issue Discount		
<b>Total Sources</b>		<b>\$3,820,000.00</b>

##### Uses

Project Fund Deposits:		
Project Fund - 2022A Project		\$1,574,838.80
Other Fund Deposits:		
Debt Service Reserve Fund		\$292,500.00
Capitalized Interest Fund		\$248,300.00
Series 2021A-2 Bond Payoff		\$1,427,961.20
Delivery Date Expenses:		
Costs of Issuance		\$200,000.00
Underwriter's Discount		\$76,400.00
<b>Total Uses</b>		<b>\$3,820,000.00</b>

Table 4

## River Hall

### Community Development District

#### Benefit Allocation

Unit Type	Number of Units	ERU Weight per Unit	Total ERU	Percent Share of Total
SF 50'	195	1.00	195.00	100.00%
<b>Total</b>	<b>195</b>		<b>195.00</b>	<b>100.00%</b>

Table 5

# River Hall

## Community Development District

### 2022A Bond Assessment Apportionment

Unit Type	Number of Units	Total 2022A Bond Assessment Apportionment	2022A Bond Assessment Apportionment per Unit	Annual Debt Service per Unit*
SF 50'	195	\$3,820,000.00	\$19,589.74	\$1,565.10
<b>Total</b>	<b>195</b>	<b>\$3,820,000.00</b>		

\* Included costs of collection and assumes payment in March

## **Exhibit "A"**

Bond Assessment in the total amount of \$3,820,000 will be levied on an equal pro-rata gross acre basis based on the area described below:

**DESCRIPTION**

Parcel in  
Sections 35 and 36,  
Township 43 South, Range 26 East,  
Lee County, Florida

A tract or parcel of land lying in Section 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 35 run S88°54'06"W along the South line of Southeast Quarter (SE 1/4) of said Section 35 for 1,808.83 feet to the Southwest corner of Tract "F-1" of the record plat "HAMPTON LAKES AT RIVER HALL SOUTH" recorded in Instrument No. 2021000035440, Lee County Records; thence run along the Westerly and Northerly line of said Tract "F-1" the following thirty-one (31) courses: N01°05'54"W for 9.95 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 187.00 feet (delta 20°42'25") (chord bearing N09°15'19"E) (chord 67.22 feet) for 67.58 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 200.00 feet (delta 29°00'32") (chord bearing N05°06'15"E) (chord 100.18 feet) for 101.26 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the right of radius 20.00 feet (delta 98°18'27") (chord bearing N39°45'13"E) (chord 30.26 feet) for 34.32 feet to a point of tangency; N88°54'27"E for 99.20 feet; N01°05'54"W for 50.00 feet; S88°54'27"W for 121.90 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 20.00 feet (delta 89°59'39") (chord bearing N46°05'44"W) (chord 28.28 feet) for 31.41 feet to a point of tangency; N01°05'54"W for 31.61 feet; N88°54'06"E for 145.00 feet; N01°05'54"W for 85.78 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 2,070.00 feet (delta 42°30'19") (chord bearing N22°21'04"W) (chord 1,500.67 feet) for 1,535.65 feet; S47°22'15"W along a non-tangent line for 8.70 feet; N42°37'45"W for 722.03 feet; N65°12'55"E for 304.89 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the right of radius 440.00 feet (delta 40°02'00") (chord bearing N23°18'48"W) (chord 301.22 feet) for 307.43 feet; N86°42'12"E along a radial line for 80.00 feet to a point on a radial curve; Southeasterly along an arc of a curve to the left of radius 360.00 feet (delta 58°01'05") (chord bearing S32°18'21"E) (chord 349.16 feet) for 364.54 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the right of radius 840.00 feet (delta 25°16'08") (chord bearing S48°40'49"E) (chord 367.47 feet) for 370.46 feet to a point of tangency; S36°02'45"E for 587.54 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 910.00 feet (delta 08°53'51") (chord bearing S40°29'40"E) (chord 141.17 feet) for 141.31 feet; N41°50'37"E along a non-tangent line for 153.51 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 617.00 feet (delta 20°52'31") (chord bearing N31°24'22"E) (chord 223.56 feet) for 224.80 feet; N88°28'09"E along a non-tangent line for 18.47 feet; N12°22'23"E for 87.78 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 628.00

## DESCRIPTION (CONTINUED)

feet (delta  $10^{\circ}51'46''$ ) (chord bearing  $N06^{\circ}56'30''E$ ) (chord 118.89 feet) for 119.06 feet;  $S65^{\circ}11'41''E$  along a non-tangent line for 173.47 feet;  $N44^{\circ}58'55''E$  for 241.73 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 80.00 feet (delta  $99^{\circ}10'36''$ ) (chord bearing  $N44^{\circ}18'18''E$ ) (chord 121.83 feet) for 138.48 feet to a point of tangency;  $S86^{\circ}06'24''E$  for 151.32 feet to a point of curvature and Northeasterly along an arc of a curve to the left of radius 50.00 feet (delta  $111^{\circ}13'28''$ ) (chord bearing  $N38^{\circ}16'52''E$ ) (chord 82.52 feet) for 97.06 feet to a point of cusp; thence run Easterly along an arc of a curve to the left of radius 205.00 feet (delta  $117^{\circ}48'31''$ ) (chord bearing  $S76^{\circ}14'08''E$ ) (chord 351.09 feet) for 421.51 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 80.00 feet (delta  $90^{\circ}19'15''$ ) (chord bearing  $S89^{\circ}58'46''E$ ) (chord 113.45 feet) for 126.11 feet to a point of tangency; thence run  $S44^{\circ}49'08''E$  for 419.08 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 420.00 feet (delta  $73^{\circ}42'05''$ ) (chord bearing  $S81^{\circ}40'11''E$ ) (chord 503.77 feet) for 540.26 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 50.00 feet (delta  $59^{\circ}27'31''$ ) (chord bearing  $S88^{\circ}47'28''E$ ) (chord 49.59 feet) for 51.89 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 4,641.63 feet (delta  $02^{\circ}46'39''$ ) (chord bearing  $S60^{\circ}27'02''E$ ) (chord 224.98 feet) for 225.00 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 50.00 feet (delta  $119^{\circ}14'31''$ ) (chord bearing  $S02^{\circ}13'05''E$ ) (chord 86.27 feet) for 104.06 feet to a point of tangency; thence run  $S57^{\circ}24'10''W$  for 16.84 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 10.00 feet (delta  $58^{\circ}22'43''$ ) (chord bearing  $S28^{\circ}12'49''W$ ) (chord 9.75 feet) for 10.19 feet to a point of tangency; thence run  $S00^{\circ}58'33''E$  for 115.02 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 50.00 feet (delta  $17^{\circ}57'22''$ ) (chord bearing  $S08^{\circ}00'08''W$ ) (chord 15.61 feet) for 15.67 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 520.00 feet (delta  $15^{\circ}38'00''$ ) (chord bearing  $S09^{\circ}09'49''W$ ) (chord 141.44 feet) for 141.88 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 50.00 feet (delta  $144^{\circ}29'42''$ ) (chord bearing  $S73^{\circ}35'40''W$ ) (chord 95.24 feet) for 126.10 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the left of radius 345.00 feet (delta  $55^{\circ}56'11''$ ) (chord bearing  $N62^{\circ}07'34''W$ ) (chord 323.60 feet) for 336.81 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 250.00 feet (delta  $28^{\circ}27'13''$ ) (chord bearing  $N75^{\circ}52'03''W$ ) (chord 122.88 feet) for 124.15 feet to a point of tangency; thence run  $N61^{\circ}38'26''W$  for 874.67 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 450.00 feet (delta  $42^{\circ}20'40''$ ) (chord bearing  $N82^{\circ}48'47''W$ ) (chord 325.06 feet) for 332.57 feet to a point of compound curvature; thence run Southwesterly along an arc of a curve to the left of radius 180.00 feet (delta  $45^{\circ}55'58''$ ) (chord bearing  $S53^{\circ}02'55''W$ ) (chord 140.47 feet) for 144.30 feet to a point of compound curvature; thence run Southerly along an arc of a curve to the left of radius 435.00 feet (delta  $34^{\circ}21'23''$ ) (chord bearing  $S12^{\circ}54'14''W$ ) (chord 256.95 feet) for 260.84 feet to a point of tangency;



**DESCRIPTION (CONTINUED)**

thence run S04°16'28"E for 188.99 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 590.00 feet (delta 16°42'28") (chord bearing S04°04'46"W) (chord 171.44 feet) for 172.05 feet; thence run S77°34'00"E along a radial line for 135.00 feet to a point on a radial curve; thence run Northerly along an arc of a curve to the left of radius 725.00 feet (delta 08°23'42") (chord bearing N08°14'09"E) (chord 106.13 feet) for 106.23 feet; thence run S77°23'57"E along a non-tangent line for 780.30 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 1,840.00 feet (delta 08°41'52") (chord bearing S81°44'53"E) (chord 279.06 feet) for 279.32 feet; thence run S86°17'16"E along a non-tangent line for 50.00 feet; thence run S03°42'44"W for 114.21 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 20.00 feet (delta 90°58'21") (chord bearing S41°46'27"E) (chord 28.52 feet) for 31.76 feet to a point of tangency; thence run S87°15'37"E for 113.83 feet; thence run S02°44'23"W for 50.00 feet; thence run S03°42'44"W for 595.91 feet; thence run N86°17'16"W for 73.71 feet; thence run S03°42'44"W for 140.00 feet; thence run N68°21'06"E for 42.42 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 107.00 feet (delta 78°21'28") (chord bearing S72°28'10"E) (chord 135.19 feet) for 146.33 feet to a point of compound curvature; thence run Southerly along an arc of a curve to the right of radius 302.00 feet (delta 38°25'45") (chord bearing S14°04'33"E) (chord 198.78 feet) for 202.56 feet to an intersection with the South line of the Southwest Quarter (SW 1/4) of said Section 36; thence run S89°11'43"W along said South line for 438.46 feet to the POINT OF BEGINNING.

Containing 94.95 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the South line of Southeast Quarter (SE 1/4) of said Section 35 to bear S88°54'06"W.

---

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

# THIS IS NOT A SURVEY

**Barraco**  
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING  
www.barraco.net  
2271 MCGREGOR BLVD., SUITE 100  
FORT MYERS, FLORIDA 33902-2800  
PHONE (239) 461-3170  
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION  
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**GREENPOINTE COMMUNITIES, LLC**

7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

**A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA**

PROJECT SURVEYOR



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

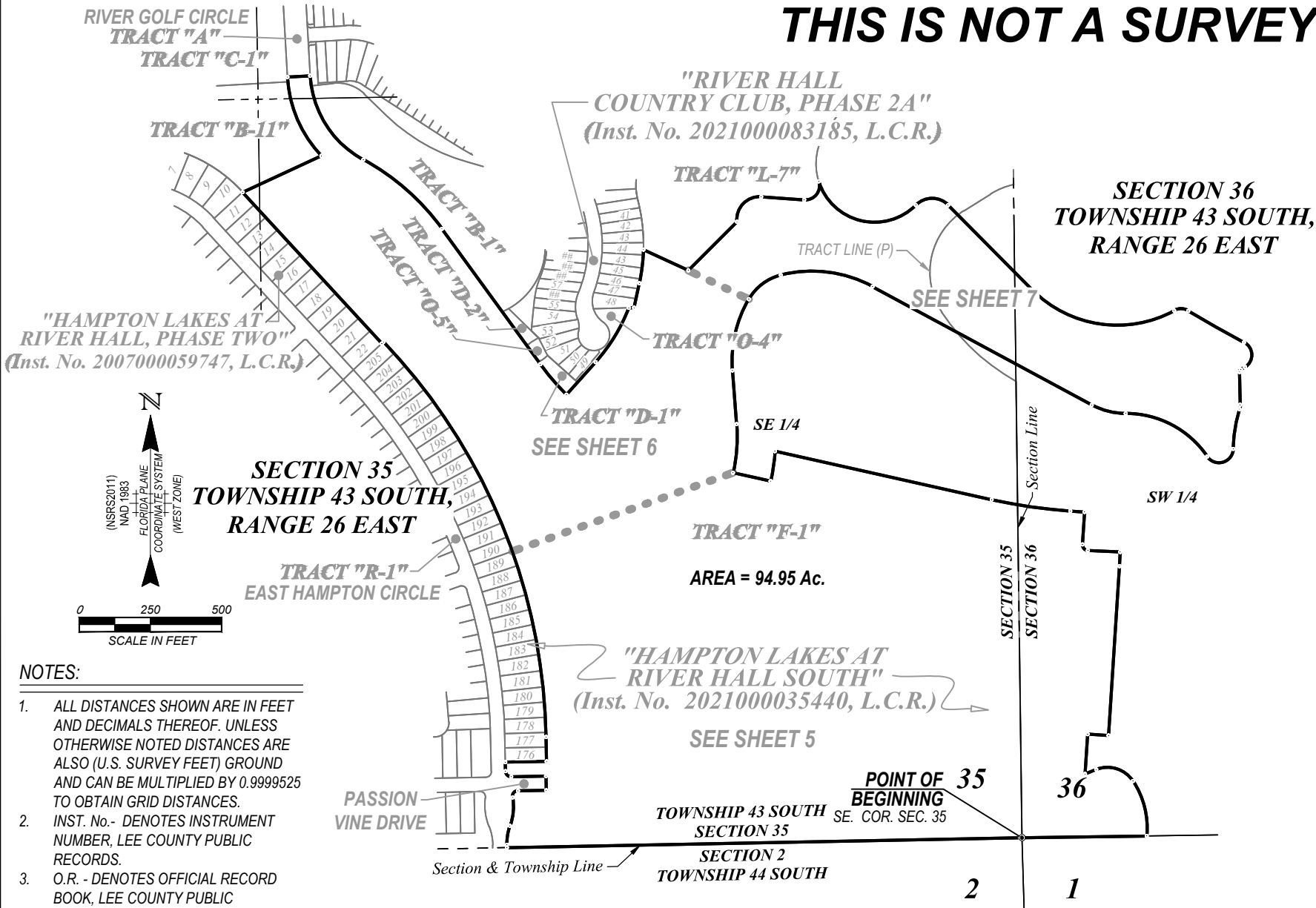
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LAYOUT	4
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PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	11-07-2022
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=500'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

**SKETCH TO ACCOMPANY DESCRIPTION**

PROJECT / FILE NO. SHEET NUMBER  
PPPPP 4 OF 7  
35-43-26



"HAMPTON LAKES AT RIVER HALL, PHASE TWO"  
(Inst. No. 2007000059747, L.C.R.)

"RIVER HALL COUNTRY CLUB, PHASE 2A"  
(Inst. No. 2021000083185, L.C.R.)

**SECTION 36 TOWNSHIP 43 SOUTH, RANGE 26 EAST**

**SECTION 35 TOWNSHIP 43 SOUTH, RANGE 26 EAST**

TRACT "F-1"  
AREA = 94.95 Ac.

"HAMPTON LAKES AT RIVER HALL SOUTH"  
(Inst. No. 2021000035440, L.C.R.)

**SECTION 2 TOWNSHIP 44 SOUTH**

**POINT OF BEGINNING**  
SE. COR. SEC. 35

2 1



- NOTES:**
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
  - INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
  - O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
  - (P) - DENOTES PLAT.
  - P.B. - DENOTES PLAT BOOK.
  - PG. - DENOTES PAGE.
  - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36 TO BEAR S89°11'43"W.
  - DESCRIPTION IS ATTACHED.

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

DATE SIGNED:

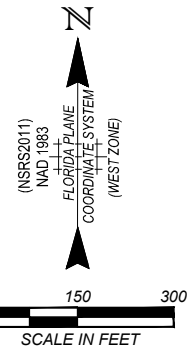
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER





COURSE INFORMATION

⑥  $R=180.00'$   $\Delta=45^\circ 55' 58''$   $L=144.30'$   $CH=S53^\circ 02' 55'' W 140.47'$



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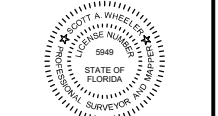
PREPARED FOR  
**GREENPOINTE COMMUNITIES, LLC**  
7807 BAYMEADOWS ROAD E  
SUITE 205  
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

*A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA*

PROJECT SURVEYOR



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

FILE NAME	2365202.DWG
LAYOUT	7
LOCATION	J:\23652DWG\SURVEYING\SKETCH
PLOT DATE	MON 11-7-2022 3:02 PM
PLOT BY	PETER OLSEN

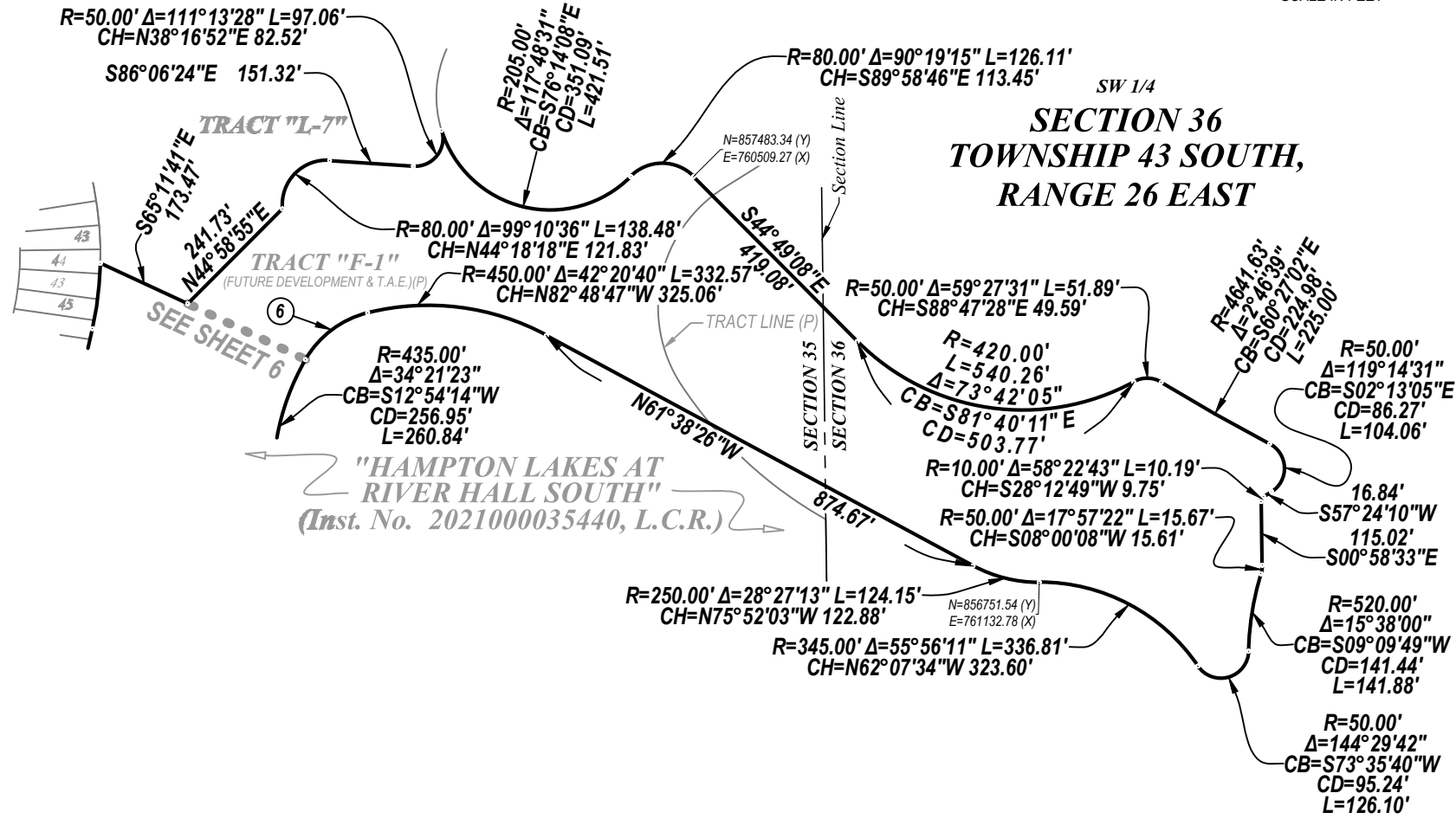
DRAWING DATA	
SURVEY DATE	11-07-2022
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23652 35-43-26	7 OF 7



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

**8**

**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, River Hall Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes (the “Act”); and

**WHEREAS**, the District is authorized by the Act to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) previously approved an overall original capital improvement program (“Original CIP”) described in that certain River Hall Community Development District Engineer’s Report prepared by Barraco and Associates, Inc. dated October 25, 2005; and

**WHEREAS**, the Board previously approved that certain report entitled “Supplement #1 to the River Hall Community Development District Engineer’s Report Dated October 25, 2005,” dated November 15, 2019 and revised July 2, 2020 prepared by Barraco and Associates, Inc. (the “Supplement #1”). Supplement #1 contained updates on the status of the Original CIP, identified modifications to the overall development plan and described a capital improvement plan for the acquisition, construction and installation of additional assessable capital improvements; and

**WHEREAS**, Barraco and Associates, Inc. prepared a report entitled “Supplement #2 dated December 1, 2022 to the River Hall Community Development District Engineer’s Report Dated October 25, 2005 and Supplement #1 dated November 15, 2019 and revised July 2, 2020” (the “Engineer’s Report”). The Engineer's Report contains updates on the status of the Original CIP, as previously supplemented by Supplement #1, identifies modifications to the overall development plan and describes a capital improvement plan for the acquisition, construction and installation of additional assessable capital improvements; and

**WHEREAS**, the Board hereby determines to undertake, install, plan, establish, construct, reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain public improvements (the “Improvements”) described in the Engineer’s Report, a copy of which is attached hereto and made a part hereof as Exhibit “A” and maintained on file at the offices of Barraco and Associates, Inc., 2271 McGregor Boulevard, Suite 100, Fort Myers, Florida 33901 and the offices of the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431 (“District Manager’s Office”); and

**WHEREAS**, the Board finds that it is in the best interest of the District to pay all or a portion of the cost of the Improvements by imposing, levying, and collecting special assessments pursuant to the Act and Chapters 170 and 197, Florida Statutes (the “Assessments”); and

**WHEREAS**, the District is empowered by the Act and Chapters 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the Assessments; and

**WHEREAS**, the District hereby determines that special benefits will accrue to the property benefited by the Improvements, the amount of those benefits, and that the Assessments will be made in proportion to the benefits received as set forth in that certain River Hall Community Development District Master Special Assessment Methodology Report for Assessment Area 4 prepared by Wrathell, Hunt & Associates, LLC dated December 1, 2022 (the “Assessment Report”), a copy of which is attached hereto and made a part hereof as Exhibit “B” and maintained on file at the District Manager’s Office; and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property benefited by the Improvements.

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

**Section 1.     Recitals.** The foregoing recitals are hereby incorporated as the findings of the Board.

**Section 2.     Declaration of Assessments.** The Board declares that it has determined to undertake the Improvements and Assessments shall be levied to defray all or a portion of the cost of the Improvements.



**Section 3. Designating the Nature and Location of Improvements.** The nature and general location of, and plans and specifications for, the Improvements are described in the Engineer's Report and maintained on file at the District Manager's Office.

**Section 4. Declaring the Total Estimated Cost of the Improvements.** The total estimated cost of the Improvements is \$7,464,000.00 (the "Estimated Cost").

**Section 5. Declaring the Portion of the Estimated Costs of the Improvements to be Paid by Assessments.** The Assessments will defray approximately \$10,095,000.00, which is the anticipated maximum par value of any bonds and which includes a portion of the Estimated Cost, as well as other financing-related costs, as set forth in the Assessment Report, and which is in addition to interest and collection costs

**Section 6. Declaring the Manner in Which Assessments are to be Paid.** The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached hereto and made a part hereof as Exhibit "B", as may be modified by supplemental assessment resolutions. The Assessment Report is also available at the District Manager's Office.

**Section 7. Designating The Lands Upon Which The Special Assessments Shall Be Levied.** The Assessments shall be levied on certain lots and lands within the District as described in the Assessment Report and as further designated by the assessment plat hereinafter provided for.

**Section 8. Assessment Plat.** Pursuant to Section 170.04, Florida Statutes, there is on file at the District Manager's Office, a preliminary assessment plat showing the area to be assessed, with the plans and specifications describing the Improvements and the Estimated Cost, all of which shall be open to inspection by the public.

**Section 9. Preliminary Assessment Roll.** Pursuant to Section 170.06, Florida Statutes, the District Manager has caused to be made a preliminary assessment roll in accordance with the method of levying the Assessment described, which is described in Section 5.7 of the Assessment Report and which shows the lots and lands to be assessed, the amount of benefit to and the Assessments against each lot or parcel of land and the number of annual installments into which such Assessment may be divided. The assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

**Section 10. Payment of Assessments.** Commencing with the year in which the Assessments are certified for collection and subsequent to any capitalized interest period, the Assessments shall be paid in not more than (30) thirty yearly installments (not counting any capitalized interest period), which installments shall include principal and interest as calculated in accordance with the Assessment Report. The Assessments shall be payable at the same time and in the same manner as are ad-valorem taxes and as prescribed in Chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or the District otherwise determines not to utilize the provisions of Chapter 197, Florida Statutes, the Assessments may be collected as is otherwise permitted by law including, but not limited to, by direct bill. The decision to collect

the 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 11. Resolution to Fix Public Hearing.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments and the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved; and to authorize such notice and publications of same as may be required by Chapter 170, Florida Statutes, or other applicable law.

**Section 12. Publication of Resolution.** The District Manager is hereby directed to cause this resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Lee County, Florida and to provide mailed notices to the owners of the property subject to the proposed Assessments and such other notice as may be required by law or deemed in the best interest of the District.

**Section 13. Severability.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**Section 14. Conflicts.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**Section 15. Effective Date.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of December, 2022.

**RIVER HALL COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

\_\_\_\_\_  
Chesley E. Adams, Jr., Secretary

\_\_\_\_\_  
Kenneth D. Mitchell, Chair

**Exhibits:**

Exhibit “A”: Supplement #2 dated December 1, 2022 to the River Hall Community Development District Engineer’s Report Dated October 25, 2005 and Supplement #1 dated November 15, 2019 and revised July 2, 2020

Exhibit “B”: River Hall Community Development District Master Special Assessment Methodology Report for Assessment Area 4 prepared by Wrathell, Hunt & Associates, LLC dated December 1, 2022

Exhibit “A”: Supplement #2 dated December 1, 2022 to the River Hall Community Development District Engineer’s Report Dated October 25, 2005 and Supplement #1 dated November 15, 2019 and revised July 2, 2020

Exhibit “B”: River Hall Community Development District Master Special Assessment Methodology Report for Assessment Area 4 prepared by Wrathell, Hunt & Associates, LLC dated December 1, 2022

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

**9**

**RESOLUTION NO. 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING TO BE HELD ON JANUARY 5, 2023 AT 3:30 P.M. AT RIVER HALL TOWN HALL CENTER, 3089 RIVER HALL PARKWAY, ALVA, FLORIDA 33920, FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT GENERALLY DESCRIBED AS THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of River Hall Community Development District (the “Board” and the “District”, respectively) has previously adopted Resolution No. 2023-02 entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with Resolution No. 2023-02, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 170, 190 and 197, Florida Statutes to the holding of the aforementioned public hearing have been satisfied, and the roll and related documents are available for public inspection at the offices of the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (“District Manager’s Office”);

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

**Section 1.** There is hereby declared a public hearing to be held on January 5, 2023 at 3:30 p.m., at River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920, for the purpose of hearing comment and objections to the proposed special assessment program for community improvements as identified in the preliminary assessment roll, a copy of which is on file at the District Manager’s Office. Said preliminary assessment roll indicates the areas to be improved, description of the project for which assessment are to be made and the amount expected to be assessed to each benefited piece or parcel of property. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting and submit same to the office of the District Manager at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by email to [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com).

**Section 2.** Notice of said hearing shall be advertised in accordance with Chapters 170, 190 and 197 Florida Statutes, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation published within Lee County (by two publications one week apart with the last publication at least one week prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Manager’s Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

**Section 3.** If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

**Section 4.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**Section 5.** This Resolution shall become effective upon its adoption.



**PASSED AND ADOPTED** this 1<sup>st</sup> day of December, 2022.

**RIVER HALL COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

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Chesley E. Adams, Jr., Secretary

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Kenneth D. Mitchell, Chair

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

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**fmsbonds**  
**Municipal Bond Specialists**

October 31, 2022

River Hall Community Development District  
c/o Wrathell, Hunt and Associates  
2300 Glades Road, Suite # 410W  
Boca Raton, Florida 33431  
Attention: Mr. Chuck Adams

Re: River Hall CDD, Series 2022 Bonds

Dear Mr. Adams:

We are writing to provide you, as the River Hall Community Development District (the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 Disclosure, as set forth in the amended and restated MSRB Notice 2019-20 (November 8, 2019)<sup>1</sup> (the "Notice"). We ask that you provide this letter to the appropriate person at the Issuer.

The Issuer recognizes that FMSbonds, Inc. will serve as the underwriter (the "Underwriter") and not as a financial advisor or municipal advisor, in connection with the issuance of the bonds relating to this financing (herein, the "Bonds"). As part of our services as Underwriter, FMSbonds, Inc. may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. Any such advice, if given, will be provided by FMSbonds, Inc. as Underwriter and not as your financial advisor or municipal advisor in this transaction. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

The specific parameters under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires a broker to deal fairly at all times with both municipal issuers and investors.

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<sup>1</sup> Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters and Underwriters of Municipal Securities (effective March 31, 2021).

- The Underwriter's primary role is to purchase the Bonds in an arm's-length commercial transaction with the Issuer. As such, the Underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to use its best efforts to resell the Bonds with purchases at prices that are fair and reasonable.
- The Bonds may be sold into a trust either at the time of issuance or subsequent to issuance. In such instance FMSbonds, Inc., not in its capacity of Underwriter, may participate in such trust arrangement by performing certain administrative roles. Any compensation paid to FMSbonds, Inc. would not be derived from the proceeds of the Bonds or from the revenues pledged thereunder.

The Underwriter will be compensated in accordance with the terms of a bond purchase contract by and between the Underwriter and Issuer. Payment or receipt of the Underwriter's compensation will be contingent on the closing of the transaction. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an Underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary. The Issuer acknowledges no such recommendation has been made by the Underwriter.

Please note nothing in this letter is an expressed or an implied commitment by us to provide financing or to place or purchase the Bonds. Any such commitment shall only be set forth in a bond purchase contract or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase contract (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMSbonds, Inc. is acting independently in seeking to act as Underwriter in the transaction contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMSbonds, Inc. assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the purchasers or any other brokers in connection with the transactions contemplated herein or otherwise.

If you or any other representative of the Issuer have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with your own financial, municipal, legal,

accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

The MSRB requires that we seek the Issuer's acknowledgement that it has received this letter. We request that the person at the Issuer who has the authority to bind the Issuer (herein, "Authorized Issuer Representative") acknowledge this letter as soon as practicable and by nature of such acknowledgment that such person is not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you in connection with the issuance of the Bonds, and we appreciate the opportunity to assist you in this transaction. Thank you.

FMSbonds, Inc.

By:   
Name: Jon Kessler  
Title: Executive Director

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

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

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Akerman LLP  
50 North Laura Street  
Suite 3100  
Jacksonville, FL 32202-3646  
Peter. L. Dame

October 31, 2022

River Hall Community Development District  
c/o Wrathell, Hunt and Associates  
2300 Glades Road  
Suite # 410W  
Boca Raton, FL 33431  
Attn: Chuck Adams

**Re: River Hall Community Development District – Bond Counsel**

Dear Mr. Adams:

Thank you for the opportunity to present this engagement letter to serve as bond counsel to River Hall Community Development District (the “District”) in connection with the issuance by the District of Special Assessment Revenue Bonds, Series 2023. It is our understanding that the proposed bonds will be issued to fund public infrastructure and other public facilities to benefit the assessable lands in the District. It is our understanding that the bonds will be sold through a public offering with FMSBonds, LLC, as the underwriter. The following is our proposal to serve as bond counsel to the District. This letter sets forth generally our understanding of what legal services we will perform and the basis for our compensation to provide such bond counsel services.

As Bond Counsel we agree to:

Attend as requested all meetings related to the issuance of the Bonds.

Prepare appropriate resolutions authorizing the issuance of the Bonds.

Prepare the supplemental trust indenture, and other documents necessary, related or incidental to the issuance of the Bonds.

Prepare (or review when prepared by others) closing papers necessary in connection with the sale and issuance of the Bonds, including but not limited to, certified copies of all minutes, ordinances, resolutions and orders; certificates such as officer’s seal, incumbency, signatures, no prior pledge, arbitrage and others; and verifications, consents and opinions from accountants, engineers, special consultants and attorneys.

Prepare and file the necessary forms with the Internal Revenue Service (Form 8038-G) and the Florida Division of Bond Finance.

Prepare and deliver at closing a standard, comprehensive approving legal opinion which will, among other things, contain opinions as to the validity and enforceability of the Bonds and the trust indenture, the security for the Bonds and the excludability from gross income of the interest on the Bonds for federal income tax purposes (subject to certain exceptions

generally accepted in the industry). In rendering the tax opinion, we will provide general instructions for compliance with the federal rebate laws.

Supervise and coordinate the closing of the Bonds and render other legal services incidental or required in connection with the matters listed above.

For performing the above-described services for the refunding Bonds our fee would be \$40,000, inclusive of out of pocket costs (other than recording costs, if we record the ancillary documents and notices). All such fees and costs would be payable in full at the time of delivery of such Bonds.

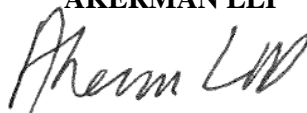
From time to time there may arise matters involving a conflict of interest, which could arise if there is a transaction or a lawsuit involving the District and one of Akerman's other clients. Conflicts will be handled as described on the attached addendum.

The District has the right to terminate our representation for any reason at any time and assign this agreement to another law firm. We reserve the same right to terminate upon giving reasonable notice. Among the reasons which might lead us to conclude that we should terminate our representation are (1) a failure to be forthright, cooperative or supportive of our effort; (2) the misrepresentation of, or failure or refusal to, disclose materials facts to us; (3) the failure or refusal to accept our advice; (4) the discovery of a conflict of interest with another client; or (5) any other reason permitted or required under the rules of professional conduct governing the legal profession. Upon any termination or our representation, we will submit a statement for services rendered and costs incurred to the date of termination, payable in full upon receipt. This statement will be based on the pro rata amount of work done by us to the point of termination to the total work required to be done to close the issue.

We believe that the above provisions outline in reasonable detail our agreement as to this representation. We sincerely appreciate the opportunity to submit this proposal.

Very truly yours,

**AKERMAN LLP**



By: Peter L. Dame, Partner

**ACCEPTED:**  
**River Hall Community Development District**

By: \_\_\_\_\_  
Title: Chairman or District Manager



## **ADDENDUM**

The following terms and conditions are part of the representation letter agreement between Akerman LLP (“Akerman”) and River Hall Community Development District (“District”).

### **Conflicts of Interest**

From time to time there may arise matters involving a conflict of interest, which could arise if there is a transaction or a lawsuit involving the District and one of Akerman’s other clients. Conflicts will be handled as follows:

(a) If there is no on-going representation being provided to the District, the District will not be deemed to be a client of Akerman and no conflicts will be deemed to have arisen. Thus, Akerman could represent other clients in regard to matters involving the District, provided, however, those matters do not relate to the matters on which Akerman has provided representation to the District.

(b) Akerman may immediately terminate its representation of District. In the event of such termination, Akerman will be paid in full for services rendered to that date and, as a result of the termination of said representation, Akerman will be entitled to represent other parties in matters adverse to District, as if subparagraph (a) above was applicable; subject, however, to the condition that said matters do not involve the matters on which Akerman has provided representation to the District.

(c) To the extent a conflict is a “direct conflict” (as defined below), Akerman will meet and discuss the nature of the conflict and see if the matter can be resolved. If the District is unwilling to waive the conflict, Akerman reserves the right under (b) above to terminate its representation of the District. Also, as set forth in subparagraph (a) above, if there is no on-going representation at that time, there will be no direct conflict. A “direct conflict” is a matter in which the District and another Akerman client are actively and directly involved with one another in an adverse way; for example, the District is being sued by another Akerman client seeking recovery of a money judgment. An example of an indirect conflict would be where the District holds a judgment against Company A and one of our lender/clients seeks to foreclose a mortgage which encumbers property owned by Company A. The District would be joined as a necessary party in the foreclosure because it holds a subordinate judgment lien encumbering Company A’s property. That would, as set forth in subparagraph (d) below, be an indirect or incidental conflict.

(d) In regard to “indirect or incidental conflicts”, the District hereby waives any such conflict, and Akerman would be entitled to represent the other client in such matters. Indirect or incidental conflicts would be those transactions which do not involve the District or in which the District no actual monetary relief is sought against District. As set forth in subparagraph (c) above, for example, an incidental or indirect conflict would arise if Akerman represents a lender and in seeking to foreclose a mortgage, the District would be joined as a defendant because it has a second mortgage or a judgment against the owner of the property being foreclosed.

### **Execution of this Letter Constitutes a Waiver**

With respect to any conflict waivers, to the extent the District has agreed to waive any future

conflict as set forth herein, the execution of this letter constitutes a waiver of that conflict. If requested by Akerman, the District will further execute a specific waiver letter.

**AKERMAN LLP**  
**STANDARD TERMS AND CONDITIONS OF ENGAGEMENT**

The following standard terms and conditions of engagement are incorporated in and made a part of the engagement letter for each matter for which Akerman LLP (“Akerman” or “Firm”) is engaged to represent “Client,” as defined in the engagement letter. In the event of any inconsistencies between the terms of the engagement letter and those of these standard terms and conditions of engagement, the terms of the engagement letter will control.

**Additional Terms and Conditions Regarding Scope of Engagement.** The scope of Akerman’s engagement is set forth in the attached engagement letter, including these standard terms and conditions of engagement, and is limited to such description. Any changes or additions to the scope of Akerman’s engagement, which we would be pleased to consider, must be agreed to and memorialized in writing prior to such change or addition taking effect. An attorney-client relationship between Akerman and the Client exists during the times when Akerman is actually performing work for the Client on a particular matter. This engagement letter creates a structure for establishing future engagements and attorney-client relationships on an as-requested basis by the Client and subject to written confirmation of acceptance by Akerman. It does not create an attorney-client relationship absent an actual request by Client for representation in a particular matter and Akerman’s written acceptance of representation in a particular matter. Akerman reserves the right to decline representation in a particular matter. Unless the description of the scope of Akerman’s engagement in the engagement letter states otherwise, Akerman’s engagement does not include responsibility for (1) review of Client’s insurance policies to determine the possibility of coverage for either the matter Akerman is handling or our fees and costs; (2) notification to Client’s insurance carriers about the matter; (3) advice to Client about Client’s disclosure obligations concerning the matter under state or federal securities or tax laws; (4) advice about tax issues that relate to the matter; or (5) other specialized areas of law unrelated to the specific representation which the

Firm has undertaken. (Akerman has very capable attorneys in these areas who would be happy to discuss the terms under which they would undertake such representation). Akerman will not provide business, investment, or accounting advice regarding the matter and we will consider that you have independently obtained such advice or do not consider it necessary or relevant to the representation which we have undertaken. Legal services provided are solely for the benefit of Client unless Akerman and Client otherwise expressly agree in writing. In addition, Client may not assign its claims handled by Akerman without the express prior written agreement of Akerman.

**Exclusion of Owners, Subsidiaries, Officers, Directors, Employees and Other Affiliates.** Akerman’s client for purposes of the Firm’s representation is the Client as identified in the engagement letter for the matter, and not, unless expressly named in the engagement letter, any “Affiliates” of Client. Unless otherwise agreed in writing by Client and Akerman, Client agrees that Akerman’s representation of Client in this matter does not give rise to a lawyer-client relationship between Akerman and any Affiliates of Client. Accordingly, unless otherwise agreed in writing by Client and Akerman, the Firm’s representation of Client in this matter will not give rise to a conflict of interest in the event the Firm represents other clients adverse to a Client Affiliate in other matters. “Affiliates” of Client that are excluded from the meaning of Client include, but are not limited to (1) shareholders or constituent partners, members, or other equity stakeholders, (2) parent, sister, brother and subsidiary companies, (3) joint ventures, limited partnerships, general partnerships, limited liability companies, or other unincorporated entities in which Client may have an ownership interest, (4) officers, (5) directors, (6) employees, or (7) any other party related by family relationship, management position or capacity, contractual, cross-ownership or otherwise. *Should you feel it necessary and appropriate to change the identified client or to include any of the foregoing within the definition of “Client”*

*for a particular matter, please do not hesitate to discuss the matter with us before signing the engagement letter.* The Firm's objective in this policy is to avoid situations where (1) true clients or parties in interest being represented by Akerman find themselves being sued or in an adverse position to another client of Akerman because our records did not properly identify the client, or (2) after undertaking our representation of you (or another client), and investing considerable time and dollars on your behalf, Akerman is forced to withdraw from a representation because of a conflict which could have been identified earlier with accurate client identification at the inception of our attorney-client relationship.

**Information/Client Responsibilities.** Akerman will seek to keep Client informed of the status of matters. However, Client should feel free to contact us at any time with questions and comments.

Client agrees to provide Akerman with all information that Akerman believes is necessary or appropriate to fulfill our professional responsibilities, and cooperate with us in matters such as fact investigation, preparation of pleadings, discovery responses, and required court or decisional-body appearances. Client's responsibilities include the following: abiding by the engagement letter, paying bills on time, and keeping Akerman advised of Client's address, telephone number and whereabouts. Client further agrees that without Akerman's express prior written consent, Client will not use Akerman's name or the fact of its engagement in any form of advertising or solicitation of business.

**Fees and Reimbursable Costs, along with applicable sales or other taxes, will be calculated and assessed for the representation of Client as follows:**

*Fees.* Akerman will bill Client on a monthly basis unless otherwise specified in the engagement letter for a specific matter. Each bill will provide a detailed description and accounting of services rendered during the immediately preceding month. The "services rendered" will be broken

down into two separate components: (1) legal services provided by our attorneys, paralegals and other professionals, and (2) reimbursable costs and expenses incurred by Akerman in connection with its representation of Client. With respect to legal services, Client will be billed on an hourly basis (unless otherwise specified in the engagement letter) at rates which will vary with the nature of the matter, as well as with the experience and skill of the attorney, paralegal or professional rendering the services. Please note that our regular hourly rates are typically adjusted annually and may be adjusted at other times during each year.

The time charges recorded by attorneys are not absolutes to which Akerman adheres without analysis of the time that has been spent. They serve as "benchmarks" which ordinarily are followed. Each month, before bills are submitted, a review is performed to assess the nature of the services performed for the client. In charging for our services, Akerman will consider all the factors outlined in the applicable ethical rules. These include the time and labor required, the novelty and difficulty of the legal issues, the skill required to properly perform the services, the experience, reputation, and ability of those performing the services, any time limitations imposed, the circumstances, the amount involved and the results obtained. In the event that a court or other decisional body (such as an arbitrator) awards attorney's fees in excess of our actual billings, or such is agreed in any settlement or related transaction, it is agreed that, in addition to the amount Client is obligated to pay, Akerman will be entitled to recover the amount of such excess from the opposing party. Additionally, Akerman retains the right to recover its fees from any recovery resulting from its services.

Under certain circumstances, the Client may be entitled to recover its attorney's fees and costs from an adverse party. Because fees and costs awards are totally unpredictable, the Client expressly agrees that it is the Client's obligation under this Agreement to pay all attorney's fees and costs due Akerman, without giving any effect to the recovery of any costs and attorney's fees from any adverse party. In the event Client has paid costs and attorney's fees which are

subsequently recovered from an adverse party, those amounts will be used first to pay all costs and fees due Akerman hereunder, with the balance then being paid to the Client. The amount of the court award of costs and attorney's fees, if any, does not set or limit the attorney's fees due Akerman in any way. The collection of fees from the adverse party is an additional Akerman service, and the Client is expected to pay Akerman a further fee on the same basis as set forth in the Agreement for performing such service. In regard to any amounts which may be recovered for the Client, whether through litigation or otherwise, those amounts will be paid to the trust account of Akerman and will be used to pay all costs and attorney's fees due Akerman hereunder, with the balance then being paid to the Client.

Additionally, if in response to Client's request or by requirement of lawful process Akerman testifies; gathers and/or produces documents; responds to document hold or production requests; or responds to any other requests in connection with possible, threatened or actual proceedings commenced by third parties that relate to Akerman's representation of Client, Client agrees to pay Akerman its reasonable fees and costs incurred.

Although Akerman will use its best efforts to represent Client effectively, Akerman cannot guarantee success and payment of our bills is not contingent upon the outcome of the matter or the results obtained. Please let Akerman know if there are ever any questions concerning our billing or the basis of our charges.

***Reimbursable Costs and Expenses.*** The second component of "services rendered" shown on the bill will be a summary of costs and expenses by category which includes, but is not limited to, expenses such as filing fees, court reporter fees, witness fees, deposition transcripts, court costs, expert charges, audit response letters, long distance telephone, postage, photocopy/scan/print charges, facsimile charges, secretarial and word processing overtime, video conferencing, overnight or special delivery services, research services (such as Westlaw and LEXIS), travel, lodging, meals, and costs related

to the collection and imaging of records. Such expenses will be itemized on Akerman's statements. Certain cost bills may be forwarded to Client for payment directly to the vendor. Due to delays in Akerman's receipt of bills for costs and expenses from third party vendors, Akerman's billing of Client may be delayed. In addition, if substantial costs are to be advanced in connection with the matter, it is Akerman's practice to obtain a retainer to cover such costs or to have them billed directly to Client for payment. Billing for certain cost items may include a surcharge. Others are billed at the amounts actually charged to Akerman.

**Employment of Additional Professionals.** If Akerman deems it necessary to employ additional professionals with specialized skills and, after consultation with the Client, the Client deems it appropriate to do so, additional professionals may be employed by Akerman. In such event, where appropriate and subject to Client approval, Akerman will employ such professionals in the name of the Client. Notwithstanding the form of employment of the professional and regardless of whether the professional's invoice is addressed to Akerman or to the Client, Client is obligated to pay the fees of the professional in full, upon the rendering of a statement. Akerman reserves the right to request and obtain an additional retainer to defray the fees and expenses of professionals employed in connection with Client's matter. All fees and expenses of professionals shall be subject to the security provisions, interest provisions and other applicable provisions of this engagement letter.

**Advice about Possible Outcomes.** From time to time, either at the outset or during the course of our representation, we may express opinions or beliefs concerning the matter or various courses of action and the results that might be anticipated. Any such statement made by any lawyer of the Firm is an expression of opinion only, based on information available to us at the time, and should not be construed as a promise or guarantee.

**Right to Separate Counsel.** Client acknowledges having had the opportunity to seek the advice of separate counsel with respect to this engagement letter.

**Electronic Communications.** The use of electronic communications (“EC”) (such as email) can be an efficient means of communication, and Akerman often uses it to communicate with clients. Some clients also use instant messaging as a means of communication. However, these electronic communications can be delayed or blocked (such as by anti-spam software) or otherwise not transmitted. Client must not assume that an email or instant message sent to Akerman was actually opened and read unless Client receives a non-automated reply message indicating that Akerman has read Client’s message. Akerman may send documents or other information that is covered by the attorney-client or work product privileges using external EC. Client understands that EC is not an absolutely secure method of communication. Client’s execution of the engagement letter will serve to acknowledge and accept the risk and authorize Akerman to use EC means to communicate with Client or others necessary to effectively represent the Client. If there are certain documents with respect to which the Client wishes to maintain absolute confidentiality, the Client must advise Akerman in writing not to send them via EC, and Akerman will comply with Client’s request.

**Trust account.** Under applicable law, interest on attorneys’ trust accounts for clients may be payable to a state fund for legal services to the indigent, unless clients specifically elect separate trust accounts. If Client desires Client’s deposit to be placed in a trust account with interest payable to Client, please so advise. Client will reimburse Akerman for the costs of such account, and Akerman will provide Client with an Advance Deposit Form where Akerman will need Client’s taxpayer identification number on the signed W-9 Form. Akerman’s trust accounts are held in approved financial institutions, and bear interest at the bank’s rates for this type of account. The bank, however, is subject to change at Akerman’s discretion.

**Payment; Security for Payment.** Unless otherwise specifically agreed in the engagement letter, Akerman expects payment from Client upon receipt of the bill. Prompt and full payment for Akerman’s services is vital to Akerman’s

ability to efficiently provide legal services to all clients. By executing the engagement letter, Client agrees to pay Akerman’s invoice upon receipt of the bill, unless otherwise specified in the letter. A failure to question or object to any charges within thirty (30) days after receipt of a statement will constitute Client’s agreement to the statement as presented. Akerman reserves the right, in appropriate cases, to request security, including a retainer deposit, for fees and expenses. Security for fees and expenses and the determination of what will constitute acceptable collateral or who will personally guaranty payment, will be made by Akerman after consultation with the Client. In addition, applicable law may provide attorneys with liens upon materials coming into their possession to secure the payment of their fees. This retaining lien, as well as appropriate charging liens, may be asserted by Akerman in appropriate circumstances. In the event of any proceedings to enforce the provisions of this engagement letter, or otherwise between Akerman and the Client, the prevailing party shall be entitled to recover its reasonable attorneys’ fees and court expenses from the other party.

**Interest on Overdue Accounts.** Client understands and agrees that if payment is not made within thirty (30) days of the bill date, an interest charge may be added to the outstanding balance in accordance with the laws of the state that governs this agreement. Akerman also reserves the right to discontinue services if Akerman’s bills are not paid in a timely manner, and to seek payment for all past services rendered.

**Term of Engagement.** The effective date of Akerman’s agreement to provide services is the date on which we first performed services. The date at the beginning of the engagement letter is for reference only. Either Akerman or Client may terminate the engagement at any time for any reason by written notice, subject, on Akerman’s part, to applicable rules of professional conduct. If Client so requests, Akerman will suggest possible successor counsel. If permission for withdrawal is required by a court, we will promptly apply for such permission, in accordance with local court rules, and Client

agrees to engage successor counsel to represent Client.

**Termination.** Absent express notice of termination, Akerman's representation of Client will conclude with respect to any particular matter for which Akerman has been engaged upon completion of Akerman's work on such matter. The Firm's attorney-client relationship for such matter will terminate at such time. Such termination or withdrawal will not relieve Client of its obligation to pay for services rendered through the termination or withdrawal date, including work in progress and incomplete at the time of termination or withdrawal, and for all expenses incurred on behalf of Client through the termination or withdrawal date.

**Post-Engagement Matters.** Client has engaged Akerman to provide legal services in connection with a specific matter as described in the engagement letter. After completion of the matter, changes may occur in the applicable laws or regulations that could have an impact on the Client's future rights and liabilities. Unless Client engages Akerman to provide additional advice on issues arising from the matter, Akerman has no continuing obligation to advise Client with respect to future developments.

**Firm Marketing.** Akerman reserves the right to publish the name of Client in legal directories, as well as in Akerman's brochures, web site, deal lists and other marketing materials, which may describe the types of services Akerman provides and the transactions and litigations that Akerman has handled. Akerman also may provide the name, address and telephone number of Client to prospective clients for use as a reference for Akerman. Any such disclosures are subject in all cases to Akerman's obligation to maintain the confidences of Akerman's clients. Client should advise us in writing if it desires that Akerman not publish any information about it in any legal directory, brochure, web site or other marketing materials, and/or that Akerman not provide Client's name, address or telephone number to prospective clients.

**Internal Review.** In the course of our representation of Client, it may be necessary for

Akerman lawyers to analyze or address their professional duties or responsibilities or those of Akerman, and to consult with Akerman's General Counsel or other lawyers in doing so. To the extent Akerman is addressing its duties, obligations or responsibilities to Client in those consultations, it is possible that a conflict of interest might be deemed to exist as between Akerman and Client. As a condition of this engagement, Client consents to such consultations occurring and waives any conflict of interest that might be deemed to arise out of any such consultations and any resulting communications. Client further agrees that these consultations and any resulting communications are protected from disclosure to Client and others by Akerman's attorney-client privilege. Of course, nothing in the foregoing shall diminish or otherwise affect Akerman's obligation to keep Client informed of material developments in Akerman's representation of Client, including any conclusions arising out of such consultations to the extent that they affect Client's interests.

**Responses to Audit Letters.** If Client engages an accountant to audit Client's financial statements, it is likely the accountant will request, during the audit, that Akerman provide a written description of all pending or threatened claims for lawsuits to which Akerman has given substantive attention on Client's behalf. This request is typically a standardized letter provided by the accountant which Client is requested to send to Akerman. Akerman will typically charge Client for providing the response to the audit letter. Client agrees to pay such costs related to the response to the audit letter.

**Conclusion of Representation and Disposition of Client Files.** Akerman is not obligated to keep files/records related to a matter after that matter is finished unless required to do so by operation of law. Upon conclusion of Client's representation, subject to the payment provisions of applicable rules of professional conduct, Akerman will return to Client the Client's original papers, hard copy/electronic documents and/or other property that Client provided to the Firm during the engagement. Client agrees to accept the return of such documents and/or property. If Client so requests, Akerman will also

provide to Client, at Client's expense, copies or originals of Client's file. Akerman and Client agree that lawyer work product (for example, drafts, notes, internal memoranda, work files, etc.) are the property of Akerman. Akerman reserves the right to make, at Client's expense, copies of all other documents generated or received by Akerman in the course of Akerman's representation of Client. All such documents retained by Akerman, including client files (including any original documents and/or property that we attempted unsuccessfully to return to you) and Akerman files, will be transferred to the person responsible for administering our records retention program. For various reasons, including the minimization of unnecessary storage expenses, Akerman reserves the right to destroy or otherwise dispose of any documents or other materials retained by us thirty (30) days after providing notice of intention to destroy them (unless Client requests those materials within thirty (30) days of notification) or after ten years from the date the matter is completed.

**Consent to Representation of Law Firms.**

Akerman represents other law firms in various matters. During the time we are representing Client, we may represent other law firms in matters unrelated to this matter, including the representation of other law firms that represent present or future parties in disputes or transactions adverse to Client. When Akerman represents other law firms in matters unrelated to Client's matter(s), we do not believe that such representations create a material limitation on Akerman's representation of the Client. (A material limitation arises if there is a significant risk that a lawyer's ability to consider, recommend, or carry out an appropriate course of action for a client will be materially limited as a result of the other responsibilities or interests of

the lawyer or of other lawyers in the lawyer's firm).

When Akerman represents other law firms in matters unrelated to Client's matter(s), we do not believe that such a significant risk exists in such situations. In addition, we do not believe that the exercise of Akerman's independent judgment as counsel to each party generally will be affected by our representation of Client in its matter(s) and our representation of law firms in unrelated matters.

Client acknowledges that we have disclosed the potential material limitation conflict of interest identified herein, and specifically consents to Akerman's representation of Client and our representation of law firms in unrelated matters including law firms that represent present or future parties in disputes or transactions adverse to Client. Client waives any conflict of interest with respect to those representations.

**Modification in Writing Only; Severability.**

No change to the engagement letter shall be effective unless and until confirmed in writing and signed by the Firm and Client making express reference to the engagement letter. The engagement letter, including these terms and conditions of engagement, embodies the whole agreement of the parties. There are no promises, terms, conditions or obligations other than those contained herein, and the engagement letter shall supersede all previous communications, representations, or other agreements, either oral or written, between the Firm and Client for the engagement. If any provision of the engagement letter is held in whole or in part to be unenforceable for any reason, the remainder of that provision and of the entire engagement letter will be severable and remain in effect.



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

**12**



U.S. Bank Trust Company, National Association  
500 West Cypress Creek Road  
Suite 460  
Fort Lauderdale, Florida 33309

October 31<sup>st</sup>, 2022

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

Re: River Hall Community Development District Revenue Bonds, Series 2022

As requested, we are pleased to offer the following fee structure for the above referenced issue:

Acceptance Fee	\$1,975
Closing Expenses	\$500 (Est., Florida Closing)
Annual Trustee, Paying Agent & Registrar Fee (Calculated at 0.03% of Bonds Outstanding, Min of \$3,750 and Max of \$7,500)	\$3,950 (Est.)
Ongoing Out-of-Pocket Expenses	7.50% of Annual Fees
Trustee Counsel Fee	\$5,750

*Extraordinary Administration Services ("EAS") are duties, responsibilities or activities not expected to be provided by the trustee or agent at the outset of the transaction, not routine or customary, and/or not incurred in the ordinary course of business, and which may require analysis or interpretation. Billing for fees and expenses related to EAS is appropriate in instances where particular inquiries, events or developments are unexpected, even if the possibility of such circumstances could have been identified at the inception of the transaction, or as changes in law, procedures, or the cost of doing business demand. At our option, EAS may be charged on an hourly (time expended multiplied by current hourly rate), flat or special fee basis at such rates or in such amounts in effect at the time of such services, which may be modified by us in our sole discretion from time to time. In addition, all fees and expenses incurred by the trustee or agent, in connection with the trustee's or agent's EAS and ordinary administration services and including without limitation the fees and expenses of legal counsel, financial advisors and other professionals, charges for document amendments and substitutions, tenders, optional redemptions, UCC filings, investment agreements, outside held money market funds, default administration, wire transfers, checks, internal transfers and securities transactions, travel expenses, communication costs, postage (including express mail and overnight delivery charges), copying charges and the like will be payable, at cost, to the trustee or agent. EAS fees are due and payable in addition to annual or ordinary administration fees. Failure to pay for EAS owed to U.S. Bank within 45 days may result in interest being charged on amounts owed to U.S. Bank for extraordinary administration services fees and expenses at the prevailing market rate. This proposal and the fees detailed herein are subject in all aspects to U.S. Bank's review and acceptance of the final financing documents which set forth our duties and responsibilities. Fees are subject to change at our discretion and upon written notice. Fees paid in advance will not be prorated. The fees set forth above and any subsequent modifications thereof are part of your agreement. Finalization of the transaction constitutes agreement to the terms and conditions set forth herein, including agreement to any subsequent changes upon proper written notice. In the event your transaction is not finalized, any related expenses will be billed to the client directly.*

All fees and expenses are payable in advance. Thank you for the opportunity to provide our services to the District and the District's professional team. Please do not hesitate to contact me at 954.938.2475 if you have any questions or need any additional information.

Sincerely,

*Amanda Kumar*

Amanda Kumar  
Vice President

**IMPORTANT INFORMATION ABOUT PROCEDURES FOR OPENING A NEW ACCOUNT:**

To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a Trust or other legal entity we will ask for documentation to verify its formation and existence as a legal entity. We may also ask to see financial statements, licenses, identification and other relevant documentation from individuals claiming authority to represent the entity.

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

**13**

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE GENERAL FUND PORTION OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, on September 9, 2021, the Board of Supervisors (hereinafter referred to as the “Board”) of the River Hall Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2021/2022; and

**WHEREAS**, the Board desires to amend the General Fund portion of the budget previously approved for Fiscal Year 2022.

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

Section 1. The Fiscal Year 2021/2022 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2022 Financial Statements and Audit Report of the District.

**PASSED AND ADOPTED** this 1st day of December, 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"**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
AMENDED BUDGET GENERAL FUND  
FISCAL YEAR 2022**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET GENERAL FUND  
FISCAL YEAR 2022**

	Actual thru 9/30/2022	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
<b>REVENUES</b>					
Assessment levy: on-roll: net	\$ 593,670	\$ 584,451	\$ (9,219)	\$ 9,219	\$ 593,670
Assessment levy: off-roll	130,870	130,870	-	-	130,870
Interest and miscellaneous	45	500	455	(455)	45
Total revenues	<u>724,585</u>	<u>715,821</u>	<u>(8,764)</u>	<u>8,764</u>	<u>724,585</u>
<b>EXPENDITURES</b>					
<i>Legislative</i>					
Supervisor	12,000	12,000	-	-	12,000
<i>Financial &amp; administrative</i>					
District management	45,000	45,000	-	-	45,000
District engineer	35,013	25,000	(10,013)	10,013	35,013
Trustee	12,094	7,100	(4,994)	9,994	17,094
Tax collector/property appraiser	5,436	5,653	217	(217)	5,436
Assessment roll prep	4,500	4,500	-	-	4,500
Auditing services	3,390	3,300	(90)	90	3,390
Arbitrage rebate calculation	-	650	650	(650)	-
Public officials liability insurance	3,303	3,600	297	(297)	3,303
Legal advertising	2,592	1,100	(1,492)	1,492	2,592
Bank fees	239	350	111	(111)	239
Dues, licenses & fees	175	175	-	-	175
Postage	1,823	1,300	(523)	523	1,823
ADA website compliance	210	210	-	-	210
Website maintenance	705	705	-	-	705
<i>Legal counsel</i>					
District counsel	17,876	12,000	(5,876)	10,876	22,876
<i>Electric utility services</i>					
Utility services	11,737	9,000	(2,737)	3,737	12,737
Street lights	1,576	2,000	424	(424)	1,576
<i>Stormwater control</i>					
Fountain service repairs & maintenance	53	6,000	5,947	(5,947)	53
Aquatic maintenance	160,487	160,000	(487)	487	160,487
Mitigation/wetland area monitoring	1,511	-	(1,511)	1,511	1,511
Lake/pond bank maintenance	265	5,000	4,735	(4,735)	265
Stormwater system maintenance	21,660	40,000	18,340	(18,340)	21,660

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
AMENDED BUDGET GENERAL FUND  
FISCAL YEAR 2022**

	Actual thru 9/30/2022	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
<i>Other physical environment</i>					
General liability insurance	6,866	4,400	(2,466)	2,466	6,866
Property insurance	8,179	8,500	321	(321)	8,179
Entry & walls maintenance	8,135	5,000	(3,135)	3,135	8,135
Landscape maintenance	202,037	195,000	(7,037)	12,037	207,037
Irrigation repairs & maintenance	2,870	2,500	(370)	370	2,870
Landscape replacement plants, shrubs, tr	6,128	20,000	13,872	-	20,000
Annual mulching	6,452	9,000	2,548	(2,548)	6,452
Holiday decorations	11,000	12,000	1,000	(1,000)	11,000
Clock tower maintenance	-	1,750	1,750	(1,750)	-
Ornamental lighting & maintenance	-	1,000	1,000	(1,000)	-
<i>Road &amp; street facilities</i>					
Street/parking lot sweeping	650	750	100	(100)	650
Street light/decorative light maintenance	1,451	4,000	2,549	(2,549)	1,451
Roadway repair & maintenance	3,140	2,500	(640)	640	3,140
Sidewalk repair & maintenance	1,450	1,500	50	(50)	1,450
Street sign repair & replacement	-	1,500	1,500	(1,500)	-
<i>Contingency</i>					
Miscellaneous contingency	-	50	50	4,950	5,000
Total expenditures	<u>600,003</u>	<u>614,093</u>	<u>14,090</u>	<u>20,782</u>	<u>634,875</u>
Excess/(deficiency) of revenues over/(under) expenditures	124,582	101,728	(22,854)	(12,018)	89,710
<b>OTHER FINANCING SOURCES/(USES)</b>					
Transfer in	26,338	-	(26,338)	26,338	26,338
Total other financing sources	<u>26,338</u>	<u>-</u>	<u>(26,338)</u>	<u>26,338</u>	<u>26,338</u>
Net change in fund balances	150,920	101,728	(49,192)	14,320	116,048
Fund balances - beginning	693,248	673,643	(19,605)	19,605	693,248
Assigned					
Operating capital	145,000	145,000	-	-	145,000
Disaster recovery	250,000	250,000	-	-	250,000
Unassigned	449,168	380,371	(68,797)	33,925	414,296
Fund balances - ending	<u>\$ 844,168</u>	<u>\$ 775,371</u>	<u>\$ (68,797)</u>	<u>\$ 33,925</u>	<u>\$ 809,296</u>



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

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
OCTOBER 31, 2022**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
OCTOBER 31, 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	\$ 807,637	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 807,637
Investments							
SBA	5,335	-	-	-	-	-	5,335
Reserve A-1	-	-	206,925	75,400	-	-	282,325
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	146,064	143,373	-	-	289,437
Revenue A-2	-	-	-	160,926	-	-	160,926
Prepayment A-1	-	-	-	65	-	-	65
Construction	-	-	-	-	-	225,673	225,673
Due from debt service fund	2	-	-	-	-	-	2
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Total assets	<u>\$ 814,596</u>	<u>\$ 8</u>	<u>\$ 352,989</u>	<u>\$ 792,314</u>	<u>\$ -</u>	<u>\$ 225,673</u>	<u>\$ 2,185,580</u>
<b>LIABILITIES AND FUND BALANCES</b>							
Liabilities:							
Accounts payable	\$ 1,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,730
Due to general fund	-	-	-	2	-	-	2
Due to debt service fund 2011	-	-	-	-	8	-	8
Total liabilities	<u>1,730</u>	<u>-</u>	<u>-</u>	<u>2</u>	<u>8</u>	<u>-</u>	<u>1,740</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	352,989	792,312	-	-	1,145,309
Capital projects	-	-	-	-	(8)	225,673	225,665
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	416,244	-	-	-	-	-	416,244
Total fund balances	<u>812,866</u>	<u>8</u>	<u>352,989</u>	<u>792,312</u>	<u>(8)</u>	<u>225,673</u>	<u>2,183,840</u>
Total liabilities and fund balances	<u>\$ 814,596</u>	<u>\$ 8</u>	<u>\$ 352,989</u>	<u>\$ 792,314</u>	<u>\$ -</u>	<u>\$ 225,673</u>	<u>\$ 2,185,580</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ -	\$ -	584,451	0%
Assessment levy: off-roll	-	-	130,870	0%
Miscellaneous hog program shared cost	-	-	16,500	0%
Interest and miscellaneous	13	13	500	3%
Total revenues	<u>13</u>	<u>13</u>	<u>732,321</u>	0%
<b>EXPENDITURES</b>				
Legislative				
Supervisor	-	-	12,000	0%
<i>Financial &amp; administrative</i>				
District management	3,750	3,750	45,000	8%
District engineer	-	-	25,000	0%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	-	5,653	0%
Assessment roll prep	375	375	4,500	8%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	12,621	12,621	12,500	101%
Legal advertising	-	-	1,100	0%
Bank fees	-	-	350	0%
Dues, licenses & fees	175	175	175	100%
Postage	-	-	1,300	0%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	-	-	14,000	0%
<i>Electric utility services</i>				
Utility services	-	-	11,000	0%
Street lights	-	-	2,000	0%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	-	-	152,465	0%
Hog removal	-	-	19,800	0%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	-	40,000	0%

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	4,490	4,490	5,000	90%
Property insurance	9,018	9,018	10,000	90%
Entry & walls maintenance	-	-	5,000	0%
Landscape maintenance	-	-	195,000	0%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	9,000	0%
Holiday decorations	-	-	12,000	0%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	-	-	750	0%
Street light/decorative light maintenance	-	-	3,500	0%
Roadway repair & maintenance	-	-	1,500	0%
Sidewalk repair & maintenance	-	-	2,500	0%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>30,429</u>	<u>30,429</u>	<u>650,858</u>	5%
Excess/(deficiency) of revenues over/(under) expenditures	(30,416)	(30,416)	81,463	
Fund balances - beginning	843,282	843,282	785,490	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	417,866	417,866	471,953	
Fund balances - ending	<u>\$ 812,866</u>	<u>\$ 812,866</u>	<u>\$ 866,953</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2011  
FOR THE PERIOD ENDED OCTOBER 31, 2022**

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

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020A  
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ -	\$ 414,720	0%
Interest	575	575	-	N/A
Total revenues	<u>575</u>	<u>575</u>	<u>414,720</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	150,000	0%
Interest	-	-	264,600	0%
Total debt service	<u>-</u>	<u>-</u>	<u>414,600</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	575	575	120	
Fund balances - beginning	352,414	352,414	342,380	
Fund balances - ending	<u>\$ 352,989</u>	<u>\$ 352,989</u>	<u>\$ 342,500</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ -	\$ -	\$ 1,461,048	0%
Special assessment: off-roll	-	-	118,652	0%
Interest	1,256	1,256	-	N/A
Total revenues	<u>1,256</u>	<u>1,256</u>	<u>1,579,700</u>	0%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	-	500,000	0%
Principal (A-2)	-	-	550,000	0%
Interest (A-1)	-	-	257,400	0%
Interest (A-2)	-	-	282,000	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>1,589,400</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	1,256	1,256	(9,700)	
Fund balances - beginning	791,056	791,056	778,544	
Fund balances - ending	<u>\$ 792,312</u>	<u>\$ 792,312</u>	<u>\$ 768,844</u>	



**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2011  
FOR THE PERIOD ENDED OCTOBER 31, 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	 - -	 - -
 Fund balances - beginning	 (8)	 (8)
Fund balances - ending	<u>\$ (8)</u>	<u>\$ (8)</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND SERIES 2020A  
FOR THE PERIOD ENDED OCTOBER 31, 2022**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 368	\$ 368
Total revenues	368	368
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	368	368
Fund balances - beginning	225,305	225,305
Fund balances - ending	\$ 225,673	\$ 225,673

## River Hall Community Development District Check Detail October 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>10/05/2022</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-1,208.04</b>
Bill	02979-06091 092022	09/30/2022		531.437 · Street Lig...	-153.98	153.98
Bill	82155-24268 092022	09/30/2022		531.431 · Utility Ser...	-1,054.06	1,054.06
TOTAL					-1,208.04	1,208.04
<b>Bill Pmt -Check</b>	<b>2560</b>	<b>10/05/2022</b>	<b>COLEMAN, YOVA...</b>	<b>101.001 · Suntrust-...</b>		<b>-945.00</b>
Bill	16581-001M 29	09/30/2022		514.100 · Legal Fee...	-945.00	945.00
TOTAL					-945.00	945.00
<b>Bill Pmt -Check</b>	<b>2561</b>	<b>10/05/2022</b>	<b>EGIS INSURANCE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-26,129.00</b>
Bill	17081	10/01/2022		519.450 · Insurance	-26,129.00	26,129.00
TOTAL					-26,129.00	26,129.00
<b>Bill Pmt -Check</b>	<b>2562</b>	<b>10/05/2022</b>	<b>FEDEX</b>	<b>101.001 · Suntrust-...</b>		<b>-24.87</b>
Bill	7-875-32826	09/30/2022		519.410 · Postage	-7.40	7.40
Bill	7-853-46674	09/30/2022		519.410 · Postage	-17.47	17.47
TOTAL					-24.87	24.87
<b>Bill Pmt -Check</b>	<b>2563</b>	<b>10/05/2022</b>	<b>FL GIS SOLUTION...</b>	<b>101.001 · Suntrust-...</b>		<b>-300.00</b>
Bill	1061	09/30/2022		519.320 · Engineeri...	-300.00	300.00
TOTAL					-300.00	300.00
<b>Bill Pmt -Check</b>	<b>2564</b>	<b>10/05/2022</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-15,877.50</b>
Bill	30416	09/30/2022		539.465 · Irrigation ...	-527.50	527.50
Bill	30426	09/30/2022		539.464 · Landscap...	-15,350.00	15,350.00
TOTAL					-15,877.50	15,877.50
<b>Bill Pmt -Check</b>	<b>2565</b>	<b>10/05/2022</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust-...</b>		<b>-1,486.81</b>
Bill	89121	09/30/2022		519.320 · Engineeri...	-1,486.81	1,486.81

## River Hall Community Development District Check Detail October 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-1,486.81	1,486.81
<b>Bill Pmt -Check</b>	<b>2566</b>	<b>10/05/2022</b>	<b>SAFEGUARD BUSI...</b>	<b>101.001 · Suntrust-...</b>		<b>-238.64</b>
Bill	035122060	09/30/2022		513.490 · Bank Fees	-238.64	238.64
TOTAL					-238.64	238.64
<b>Bill Pmt -Check</b>	<b>2567</b>	<b>10/05/2022</b>	<b>SOLITUDE LAKE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-12,705.49</b>
Bill	PSI-12320	09/30/2022		538.461 · Aquatic M...	-53.50	53.50
Bill	PSI-08819	09/30/2022		538.461 · Aquatic M...	-5,193.99	5,193.99
Bill	PSI-11639	09/30/2022		538.461 · Aquatic M...	-7,458.00	7,458.00
TOTAL					-12,705.49	12,705.49
<b>Bill Pmt -Check</b>	<b>2568</b>	<b>10/05/2022</b>	<b>SWINE SOLUTIONS</b>	<b>101.001 · Suntrust-...</b>		<b>-1,650.00</b>
Bill	373	09/30/2022		538.461 · Aquatic M...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
<b>Bill Pmt -Check</b>	<b>2569</b>	<b>10/05/2022</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,125.00</b>
Bill	2021-1804	09/30/2022		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
<b>Bill Pmt -Check</b>	<b>2570</b>	<b>10/20/2022</b>	<b>DEPARTMENT OF ...</b>	<b>101.001 · Suntrust-...</b>		<b>-175.00</b>
Bill	86830	10/19/2022		519.540 · Annual Di...	-175.00	175.00
TOTAL					-175.00	175.00
<b>Bill Pmt -Check</b>	<b>2571</b>	<b>10/20/2022</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-14,286.00</b>
Bill	30574	09/30/2022		539.464 · Landscap...	-14,286.00	14,286.00
TOTAL					-14,286.00	14,286.00
<b>Bill Pmt -Check</b>	<b>2572</b>	<b>10/20/2022</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust-...</b>		<b>-2,602.50</b>

## River Hall Community Development District Check Detail October 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	89383	09/30/2022		519.320 · Engineeri...	-2,602.50	2,602.50
TOTAL					-2,602.50	2,602.50
<b>Bill Pmt -Check</b>	<b>2573</b>	<b>10/20/2022</b>	<b>US BANK</b>	<b>101.001 · Suntrust...</b>		<b>-12,093.75</b>
Bill	6672475	09/30/2022		513.313 · Trustee F...	-8,062.50	8,062.50
Bill	6672770	09/30/2022		513.313 · Trustee F...	-4,031.25	4,031.25
TOTAL					-12,093.75	12,093.75
<b>Bill Pmt -Check</b>	<b>2574</b>	<b>10/20/2022</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust...</b>		<b>-4,125.00</b>
Bill	2021-1953	10/19/2022		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
<b>Check</b>	<b>2575</b>	<b>10/27/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust...</b>		<b>-20,405.55</b>
				207.201 · Due to D...	-20,405.55	20,405.55
TOTAL					-20,405.55	20,405.55
<b>Check</b>	<b>2576</b>	<b>10/27/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust...</b>		<b>-76.37</b>
				207.203 · Due to D...	-76.37	76.37
TOTAL					-76.37	76.37
<b>Check</b>	<b>2577</b>	<b>10/27/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust...</b>		<b>-138.96</b>
				207.204 · Due to Se...	-138.96	138.96
TOTAL					-138.96	138.96
<b>Check</b>	<b>2578</b>	<b>10/27/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust...</b>		<b>-130.09</b>
				207.205 · Due to Se...	-130.09	130.09
TOTAL					-130.09	130.09



531.437  
001

**Electric Bill Statement**

**For:** Aug 19, 2022 to Sep 20, 2022 (32 days)

**Statement Date:** Sep 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**

**\$153.98**

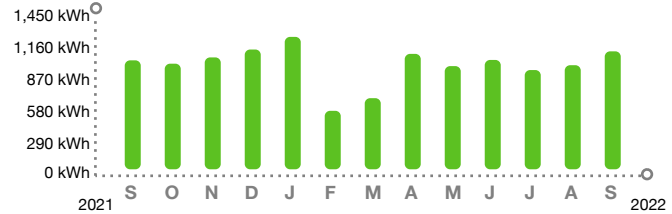
TOTAL AMOUNT YOU OWE

**Oct 11, 2022**

NEW CHARGES DUE BY

Pay \$131.31 instead of \$153.98 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 \$131.31 by your due date instead of \$153.98. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)  
Payment received after December 09, 2022 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	137.39
Payments received	-137.39
Balance before new charges	0.00
Total new charges	153.98
<b>Total amount you owe</b>	<b>\$153.98</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 13131 5314029790609108935100000

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	\$153.98	Oct 11, 2022	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



### BILL DETAILS

Amount of your last bill	137.39
Payment received - Thank you	-137.39
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$87.24
Fuel: (\$0.038060 per kWh)	\$44.38
Electric service amount	143.53
Gross rec. tax/Regulatory fee	3.79
Franchise charge	6.66
Taxes and charges	10.45
Total new charges	\$153.98
<b>Total amount you owe</b>	<b>\$153.98</b>

### METER SUMMARY

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	10832		09666		1166

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 20, 2022	Aug 19, 2022	Sep 21, 2021
kWh Used	1166	1029	1077
Service days	32	30	32
kWh/day	36	34	33
Amount	\$153.98	\$137.39	\$119.95

### KEEP IN MIND

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

The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### 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:** Aug 19, 2022 to Sep 20, 2022 (32 days)

**Statement Date:** Sep 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**

**\$1,054.06**

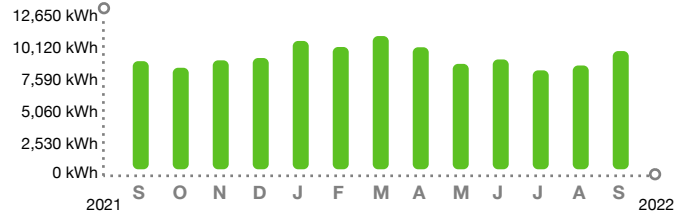
TOTAL AMOUNT YOU OWE

**Oct 11, 2022**

NEW CHARGES DUE BY

Pay \$978.11 instead of \$1,054.06 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	968.19
Payments received	-968.19
Balance before new charges	0.00
Total new charges	1,054.06
<b>Total amount you owe</b>	<b>\$1,054.06</b>

(See page 2 for bill details.)

**KEEP IN MIND**

Enroll now in FPL Budget Billing when you pay \$978.11 by your due date instead of \$1,054.06. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)  
Payment received after December 09, 2022 is considered LATE; a late payment charge of 1% will apply.

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 97811 5314821552426816045010000

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	\$1,054.06	Oct 11, 2022	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED





### BILL DETAILS

Amount of your last bill	968.19
Payment received - Thank you	-968.19
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$268.05
Fuel: (\$0.038060 per kWh)	\$388.06
Demand: (\$11.93 per KW)	\$298.25
Electric service amount	982.53
Gross rec. tax/Regulatory fee	25.92
Franchise charge	45.61
Taxes and charges	71.53
Total new charges	\$1,054.06

**Total amount you owe \$1,054.06**

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	73313		63117		10196
	20.67				
Actual demand					21
Contract demand					25

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 20, 2022	Aug 19, 2022	Sep 21, 2021
kWh Used	10196	8952	9325
Service days	32	30	32
kWh/day	318	298	291
Amount	\$1,054.06	\$968.19	\$778.12

### KEEP IN MIND

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

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[Download now >](#)

### Save energy and money

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[Start saving >](#)

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[Learn more >](#)

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

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

Page: 1  
 September 12, 2022  
 File No: 16581-001M  
 Statement No: 29

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

514.100  
 001

Attn: Debbie Tudor

Gen Rep

Previous Balance \$1,973.32

Fees

08/04/2022	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	560.00
08/05/2022	GLU	Review email correspondence from Supervisor Asfour regarding Portico fence; Review email correspondence from Shane Willis	70.00
	GLU	Review multiple email correspondence from Supervisor Asfour regarding berm situation; Exchange email correspondence with Supervisor Asfour; Initial review of back-up	105.00
08/24/2022	GLU	Review and respond to email correspondence from Cleo Adams on preserve trimming; Brief review of question	140.00
	GLU	Review and respond to email correspondence from Debbie Tudor on agenda	70.00
		Professional Fees through 09/12/2022	945.00
		Total Current Work	945.00

Payments

Total Payments Through 09/12/2022 -700.00

Balance Due (includes previous balance, if any) \$2,218.32

# INVOICE



519.450  
001

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

<b>Customer</b>	River Hall Community Development District
<b>Acct #</b>	502
<b>Date</b>	09/19/2022
<b>Customer Service</b>	Michelle Thomas
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 26,129.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#17081
100122638	

Thank You

Please detach and return with payment



Customer: River Hall Community Development District

Invoice	Effective	Transaction	Description	Amount
17081	10/01/2022	Renew policy	Policy #100122638 10/01/2022-10/01/2023 Florida Insurance Alliance  Package - Renew policy Due Date: 9/19/2022	26,129.00

<b>Total</b>
\$ 26,129.00

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	09/19/2022



<b>Invoice Number</b> 7-853-46674	<b>Invoice Date</b> Aug 15, 2022	<b>Account Number</b> 7563-0251-5
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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	\$17.47
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$17.47</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.

<b>Invoice Number</b> 7-853-46674	<b>Invoice Amount</b> USD \$17.47	<b>Account Number</b> 7563-0251-5
--------------------------------------	--------------------------------------	--------------------------------------

**Remittance Advice**

**Your payment is due by Sep 29, 2022**

78534667410000017475756302515900000000000000000000174750



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> 7-853-46674	<b>Invoice Date</b> Aug 15, 2022	<b>Account Number</b> 7563-0251-5	Page 2 of 3
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## FedEx Express Shipment Summary By Payor Type

### FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	2	4.0	16.33	1.14			17.47
<b>Total FedEx Express</b>	<b>2</b>	<b>4.0</b>	<b>\$16.33</b>	<b>\$1.14</b>			<b>\$17.47</b>

**TOTAL THIS INVOICE USD \$17.47**

## FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Aug 05, 2022	<b>Cust. Ref.:</b> River Hall Meeting File	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.00% to this shipment.  
 Distance Based Pricing, Zone 2  
 Package sent from: 34104 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>Sender</b>	<b>Recipient</b>	
Automation	INET	cleo adams	Daphne Gillyard	
Tracking ID	777537448912	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates	
Service Type	FedEx Standard Overnight	9220 Bonita Beach Road	2300 Glades Road	
Package Type	Customer Packaging	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
Zone	02			
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs			
Delivered	Aug 08, 2022 09:50			
Svc Area	A1	Transportation Charge		7.32
Signed by	G.DAPHNE	Fuel Surcharge		0.51
FedEx Use	000000000/158117/_	<b>Total Charge</b>	<b>USD</b>	<b>\$7.83</b>

### FedEx® Billing Online

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



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-853-46674	Aug 15, 2022	7563-0251-5	3 of 3

**Ship Date:** Aug 11, 2022      **Cust. Ref.:** River Hall check      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.25% to this shipment.  
Distance Based Pricing, Zone 7

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
<b>Tracking ID</b>	777512517165	Chloe Hiteshew	U.S Bank, N.A.-CDD
<b>Service Type</b>	FedEx Standard Overnight	WHA	Lockbox Services-12-2657
<b>Package Type</b>	FedEx Envelope	2300 Glades Rd	EP-MN-01LB
<b>Zone</b>	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
<b>Packages</b>	1		
<b>Rated Weight</b>	N/A		
<b>Delivered</b>	Aug 12, 2022 09:15		
<b>Svc Area</b>	A1	<b>Transportation Charge</b>	9.01
<b>Signed by</b>	M.VANG	<b>Fuel Surcharge</b>	0.63
<b>FedEx Use</b>	000000000/60454/_	<b>Total Charge</b>	<b>USD \$9.64</b>
<b>Third Party Subtotal</b>			<b>USD \$17.47</b>
<b>Total FedEx Express</b>			<b>USD \$17.47</b>



<b>Invoice Number</b> 7-875-32826	<b>Invoice Date</b> Sep 05, 2022	<b>Account Number</b> 7563-0251-5
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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	\$7.40
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$7.40</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.

<b>Invoice Number</b> 7-875-32826	<b>Invoice Amount</b> USD \$7.40	<b>Account Number</b> 7563-0251-5
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**Remittance Advice**

**Your payment is due by Oct 20, 2022**

78753282670000007401756302515900000000000000000074010



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> 7-875-32826	<b>Invoice Date</b> Sep 05, 2022	<b>Account Number</b> 7563-0251-5	Page 2 of 2
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## FedEx Express Shipment Summary By Payor Type

### FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	3.0	6.92	0.48			7.40
<b>Total FedEx Express</b>	<b>1</b>	<b>3.0</b>	<b>\$6.92</b>	<b>\$0.48</b>			<b>\$7.40</b>

**TOTAL THIS INVOICE USD \$7.40**

### FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Sep 01, 2022	<b>Cust. Ref.:</b> River Hall Mtg File	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% 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>Sender</b>	<b>Recipient</b>	
Automation	INET			
Tracking ID	777784272772	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	3.0 lbs, 1.4 kgs			
Delivered	Sep 02, 2022 12:18			
Svc Area	A1	Transportation Charge		6.92
Signed by	G.DAPHNE	Fuel Surcharge		0.48
FedEx Use	000000000/158117/_	<b>Total Charge</b>	<b>USD</b>	<b>\$7.40</b>
			<b>Third Party Subtotal</b>	<b>USD \$7.40</b>
			<b>Total FedEx Express</b>	<b>USD \$7.40</b>

### FedEx® Billing Online

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



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

# Invoice 1061



<b>BILL TO</b> Chuck Adams River Hall Community Development District 9220 Bonita Beach Rd Suite 214 Bonita Springs, FL 34135	519.320 001	<b>DATE</b> 09/01/2022	<b>PLEASE PAY</b> <b>\$300.00</b>	<b>DUE DATE</b> 09/16/2022
--	----------------	---------------------------	--------------------------------------	-------------------------------

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/06/2022	GIS Services	FDEP Request - CDD Lakes	1.50	100.00	150.00
08/15/2022	GIS Services	FDEP Request - CDD Lakes	1.50	100.00	150.00

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

**TOTAL DUE** **\$300.00**

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

THANK YOU.

*SW*

**ENGINEERING**  
**9.5.22**

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

# Invoice 30416



<b>BILL TO</b> River Hall CDD c/o Wrathell, Hart, Hunt & Associates, LLC 9220 Bonita Beach Rd., #214 Bonita Springs, FL 34135	539.465 001	<b>DATE</b> 08/30/2022	<b>PLEASE PAY</b> <b>\$527.50</b>	<b>DUE DATE</b> 09/29/2022
--	----------------	---------------------------	--------------------------------------	-------------------------------

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following irrigation repairs done on 8/3/22 and 8/15/22:	
Replace 14 - 6" Pop-up Sprinklers.	308.00
Replace 20 - Spray Nozzles.	70.00
Replace 1 - 4" Rotor Sprinkler.	25.00
Replace 3 - 6" Rotor Sprinklers.	112.50
Replace 3 - Barbed Elbow.	12.00

TOTAL DUE **\$527.50**

THANK YOU.

**IRRIGATION REPAIRS  
AND MAINTENANCE  
9.5.22**

*SW*

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

# Invoice 30426



<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> 08/31/2022	<b>PLEASE PAY</b> <b>\$15,350.00</b>	<b>DUE DATE</b> 09/30/2022
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DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for August 2022	15,350.00

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

THANK YOU.

**LANDSCAPE MAINTENANCE**  
**9.5.22**

*SW*



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

519.320  
 001

September 12, 2022  
**Invoice No. 89121**  
 Project No. 2015012

**River Hall CDD**

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

General Services - Requisition from Developer, forward a request to developer for easement over proposed drainage improvements for canal crossing, Attend Board meeting, cor with Lykins signs for no parking signs, prepare exhibit, prepare draft of annual NPDES report.

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

	Hours	Rate	Amount
Z-General Services			
Engineer VI	9.25	155.00	\$1,433.75
<b>Subtotal</b>	<b>9.25</b>		<b>\$1,433.75</b>
Z-1-Construction Fund			
Technician IV	.75	70.00	\$52.50
<b>Subtotal</b>	<b>.75</b>		<b>\$52.50</b>
	<b>10.00</b>		<b>\$1,486.25</b>

**Reimbursable**

	Amount
Copies: In-house color	\$0.56
<b>Total Reimbursable</b>	<b>\$0.56</b>

**Total Amount Due This Invoice** **\$1,486.81**

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

**Outstanding Invoices**

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
88923	8/15/2022	\$1,740.73	\$0.00	\$0.00	\$0.00	\$1,740.73
<b>Total Prior Billing</b>		<b>\$1,740.73</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,740.73</b>



FRED SEARL  
334 EAST LAKE ROAD #214  
PALM HARBOR, FL 34685

# Invoice

**INVOICE TERM:** NET 30  
**LATE CHARGE:** 11/2% per Month or Maximum Allowable Rate  
Minimum of \$.50 Per Month  
**FEDERAL TAX ID:** 23-1689322

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RIVER HALL COMM DEV DISTRICT  
C/O WRATHELL HUNT-ATTN: ROUYI  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

513.490  
001

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RIVER HALL COMM DEV DISTRICT  
C/O WRATHELL HUNT-ATTN: ROUYI  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

00V9-09						R01FLT		CD298C		LUCY		035122060		09/23/2022		
500	SFSL1MRB1	LASER L1 CHECK 1PT RBLUE MRBL TRUIST **4658										211.16				
500	CK7S08111MRB1P	EZSHIELD PREMIUM SERVICE														
	EZSPREM															
											SUBTOTAL		211.16			
											SHIPPING & PROCESSING		27.48			
											TOTAL		238.64			
SAFEGUARD MESSAGE: This order was processed with Safeguard Secure SM - Doing more to reduce your risk of fraud.															\$238.64	

**TO ENSURE PROPER CREDIT, RETURN THIS STUB WITH YOUR REMITTANCE.**



For Inquires call:  
FRED SEARL  
(866)888-0990

INVOICE NUMBER		DUE DATE	
35122060		10/23/2022	
CUSTOMER NUMBER		AMOUNT DUE	
R01FLT		\$238.64	

SAFEGUARD BUSINESS SYSTEMS  
PO BOX 645624  
CINCINNATI OH 45264-5624

Pay online at [gosafeguardpayment.com](https://gosafeguardpayment.com)  
to authorize payment via a debit to your  
checking account for no fee,  
or credit card for a nominal fee.

R01FLT 35122060 000023864 2



# INVOICE

Page: 1

Invoice Number: PSI-08819  
 Invoice Date: 9/26/2022

wetland maintenance

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

538.461  
 001

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

Tax Ident. Type Legal Entity

Customer ID R0194

Ship Via

P.O. Number

Ship Date 9/26/2022

P.O. Date 9/26/2022

Due Date 10/26/2022

Our Order No.

Terms Net 30

SalesPerson Jeff Moding

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
River Hall CDD Wetlands All Every Month from 5/1/2022 to 5/31/2022 Every Month from 11/1/2021 to 11/30/2021 Annual Maintenance		1	1	5,193.99	5,193.99

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 5,193.99

**Subtotal: 5,193.99**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 5,193.99**



# INVOICE

Page: 1

Invoice Number: PSI-11639  
 Invoice Date: 9/27/2022

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

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

538.461  
 001

Tax Ident. Type Legal Entity

Customer ID R0194

Ship Via

P.O. Number

Ship Date 9/27/2022

P.O. Date 9/27/2022

Due Date 10/27/2022

Our Order No.

Terms Net 30

SalesPerson Jeff Moding

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	7,458.00	7,458.00
Every Month from 5/1/2022 to 9/30/2022					
Every 7 Days from 10/1/2021 to 9/30/2022					
Every Year from 4/1/2022 to 4/30/2022					
Every Year from 2/1/2022 to 2/28/2022					
Every Year from 10/1/2021 to 10/31/2021					
River Hall - lakes 1-62					
River Hall - lakes 1-62					
River Hall - lakes 1-62					
River Hall - lakes 1-62					
River Hall - lakes 1-62					

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 7,458.00

**Subtotal: 7,458.00**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 7,458.00**



# INVOICE

Page: 1

Invoice Number: PSI-12320  
 Invoice Date: 9/27/2022

fountain mainenance

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

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

538.461  
 001

Tax Ident. Type Legal Entity

Customer ID R0194

Ship Via

P.O. Number

Ship Date 9/27/2022

P.O. Date 9/27/2022

Due Date 10/27/2022

Our Order No.

Terms Net 30

SalesPerson Jeff Moding

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance Every Month from 10/1/2021 to 10/31/2021 Every Month from 4/1/2022 to 4/30/2022 East Fountain West Fountain		1	1	53.50	53.50

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 53.50

**Subtotal: 53.50**  
 Invoice Discount: 0.00  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total: 53.50**



# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
9/1/2022	2021-1804

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

**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 373  
DATE 09/24/2022  
TERMS Net 30  
DUE DATE 10/24/2022

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

BALANCE DUE **\$1,650.00**

*SW*

**AQUATIC MAINTENANCE  
9.26.22**

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2022/2023 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86830			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

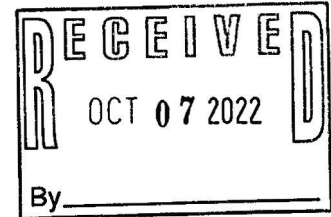
**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**River Hall Community Development District**  
 Mr. Craig Wrathell  
 Wrathell, Hunt, and Associates, LLC  
 2300 Glades Road, Suite 410W  
 Boca Raton, FL 33431

- 2. Telephone: (561) 571-0010
- 3. Fax: (561) 571-0013
- 4. Email: WrathellC@whhassociates.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: riverhallcdd.org
- 8. County(ies): Lee
- 9. Function(s): Community Development
- 10. Boundary Map on File: 05/27/2005
- 11. Creation Document on File: 05/27/2005
- 12. Date Established: 04/21/2005
- 13. Creation Method: Rule of the Governor and Cabinet
- 14. Local Governing Authority: Lee County
- 15. Creation Document(s): Rule 42YY-1.001 - 1.003, Florida Administrative Code
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 10/21/2021



I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *C. Wrathell* Date \_\_\_\_\_

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

- 1. \_\_\_ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
- 2. \_\_\_ This special district is in compliance with the reporting requirements of the Department of Financial Services.
- 3. \_\_\_ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

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

# Invoice 30574

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 09/30/2022	PLEASE PAY <b>\$14,286.00</b>	DUE DATE 10/30/2022
--------------------	----------------------------------	------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for September 2022	14,286.00

TOTAL DUE **\$14,286.00**

THANK YOU.

*SW*

LANDSCAPE MAINTENANCE  
10.17.22



October 11, 2022  
**Invoice No. 89383**  
 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 September 1, 2022 to September 30, 2022**

General Services - Attend Board Meeting, Site visit to remove flags from signs, Cor. with Lykins signs for additional signs per board meeting, Prepare site exhibit for fence along Portico boundary, attend site inspection with Lee County and SFWMD staff after heavy rains over the weekend, attend zoom meeting with FDEP for annual NPDES submittal, Cor with Leigh Simmons for NPDES information.

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

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
X-Additional Services			
Senior Designer	2.00	100.00	\$200.00
<b>Subtotal</b>	<b>2.00</b>		<b>\$200.00</b>
Z-General Services			
Engineer VI	15.50	155.00	\$2,402.50
<b>Subtotal</b>	<b>15.50</b>		<b>\$2,402.50</b>
	<b>17.50</b>		<b>\$2,602.50</b>
<b>Total Amount Due This Invoice</b>			<b>\$2,602.50</b>

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

<b>Outstanding Invoices</b>						
<u>Invoice</u>	<u></u>	<u>0 - 30</u>	<u>31 - 60</u>	<u>61-90</u>	<u>Over 90</u>	<u>Balance</u>
89121	9/12/2022	\$1,486.81	\$0.00	\$0.00	\$0.00	\$1,486.81
<b>Total Prior Billing</b>		<b>\$1,486.81</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,486.81</b>



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave  
St. Paul, MN 55107

Invoice Number: 6672475  
Account Number: 254336000  
Invoice Date: 09/23/2022  
Direct Inquiries To: AMANDA KUMAR  
Phone: 954-938-2475

513.313  
001

RIVER HALL COMMUNITY DEV DISTRICT  
C/O WRATHELL HUNT & ASSOCIATES  
2300 GLADES ROAD STE 410W  
BOCA RATON FL 33431

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REFUNDING REVENUE  
BONDS SERIES 2021A1 AND 2021A2 A1 REVENUE ACCOUNT

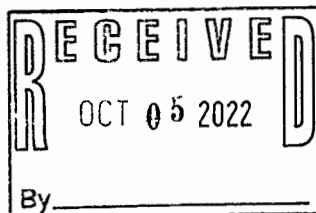
The following is a statement of transactions pertaining to your account. For further information, please review the attached

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$8,062.50

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REFUNDING REVENUE  
BONDS SERIES 2021A1 AND 2021A2 A1 REVENUE  
ACCOUNT

Invoice Number: 6672475  
Account Number: 254336000  
Current Due: \$8,062.50  
Direct Inquiries To: AMANDA KUMAR  
Phone: 954-938-2475

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 254336000  
Invoice # 6672475  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave  
 St. Paul, MN 55107

Invoice Number: 6672475  
 Invoice Date: 09/23/2022  
 Account Number: 254336000  
 Direct Inquiries To: AMANDA KUMAR  
 Phone: 954-938-2475

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
 CAPITAL IMPROVEMENT REFUNDING REVENUE  
 BONDS SERIES 2021A1 AND 2021A2 A1 REVENUE  
 ACCOUNT

Accounts Included	254336000	254336001	254336002	254336003	254336004	254336005
In This Relationship:	254336006	254336007	254336008	254336009	254336010	254336011
	254336012	254336013				

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	7,500.00	100.00%	\$7,500.00
<b>Subtotal Administration Fees - In Advance 09/01/2022 - 08/31/2023</b>				<b>\$7,500.00</b>
Incidental Expenses 09/01/2022 to 08/31/2023	7,500.00	0.075		\$562.50
<b>Subtotal Incidental Expenses</b>				<b>\$562.50</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$8,062.50</b>





MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

6672475



000002047 02 SP 106481561979189 P

RIVER HALL COMMUNITY DEV DISTRICT  
C/O WRATHELL HUNT & ASSOCIATES  
2300 GLADES ROAD STE 410W  
BOCA RATON FL 33431







Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave  
St. Paul, MN 55107

Invoice Number: 6672770  
Account Number: 259531000  
Invoice Date: 09/23/2022  
Direct Inquiries To: AMANDA KUMAR  
Phone: 954-938-2475

RIVER HALL COMMUNITY DEV DISTRICT  
C/O WRATHELL HUNT & ASSOCIATES  
2300 GLADES ROAD STE 410W  
BOCA RATON FL 33431

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS,  
SERIES 2020A (ASSESSMENT AREA 3) REVENUE ACCOUNT

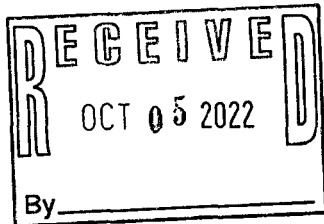
The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,031.25

All invoices are due upon receipt.



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES  
2020A (ASSESSMENT AREA 3) REVENUE ACCOUNT

Invoice Number: 6672770  
Account Number: 259531000  
Current Due: \$4,031.25  
Direct Inquiries To: AMANDA KUMAR  
Phone: 954-938-2475

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 259531000  
Invoice # 6672770  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
 EP-MN-WN3L  
 60 Livingston Ave  
 St. Paul, MN 55107

Invoice Number: 6672770  
 Invoice Date: 09/23/2022  
 Account Number: 259531000  
 Direct Inquiries To: AMANDA KUMAR  
 Phone: 954-938-2475

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
 CAPITAL IMPROVEMENT REVENUE BONDS, SERIES  
 2020A (ASSESSMENT AREA 3) REVENUE ACCOUNT

Accounts Included 259531000 259531001 259531002 259531003 259531004 259531005  
 In This Relationship: 259531006 259531007

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 09/01/2022 - 08/31/2023</b>				<b>\$3,750.00</b>
Incidental Expenses	3,750.00	0.075		\$281.25
<b>Subtotal Incidental Expenses</b>				<b>\$281.25</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,031.25</b>





MK-WI-S300 GCFS  
1555 N Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

6672770



000002159 02 SP 106481561979301 P

RIVER HALL COMMUNITY DEV DISTRICT  
C/O WRATHELL HUNT & ASSOCIATES  
2300 GLADES ROAD STE 410W  
BOCA RATON FL 33431



# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
10/1/2022	2021-1953

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

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

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

**MINUTES**

**DRAFT**

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

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

**Present were:**

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

**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
Sally Shown	Resident
Doug Mitrow	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Developer Update**

Mr. Adams stated the Developer did not have any updates and he was informed that the Developer would like the Board to consider an additional bond issue for Assessment Area

39 #4 (AA#4), which would be a 2022A bond, generally valued at \$7.4 million, though the issuance  
40 amount would be \$3.8 million and \$1.4 million of that would be used to pay off the 2021A2  
41 bonds. Between the costs of issuance, debt service reserve and capitalized interest, the bond  
42 issue would net \$900,000 for the construction of 195 units of a 50' product type.

43 Resident Sally Shown asked why the bond was not paid off at a lower interest rate.

44 Mr. Adams explained that the 2021A2 bond is the short-term bond, which has nothing  
45 to do with the homeowners; whereas, the 2021A1 bond remains in place and homeowners will  
46 continue to make those debt assessment payments as previously set.

47

48 **FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of September 30, 2022**

49

50

51 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2022 and  
52 responded to questions regarding why the trustee and utility services line items were so high.

53 The financials were accepted.

54

55 **FIFTH ORDER OF BUSINESS**

**Approval of September 1, 2022 Regular  
Meeting Minutes**

56

57

58 Mr. Mitchell presented the September 1, 2022 Regular Meeting Minutes. The following  
59 change was made:

60 Line 52: Change "POA" to "HOA"

61

**On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the  
September 1, 2022 Regular Meeting Minutes, as amended, were approved.**

62

63

64

65

66 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

67

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

69 There was no report.

70 Asked if the drainage issue at 16092 Herons View Drive was resolved, Mrs. Adams  
71 replied affirmatively.

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

73 Mr. Urbancic stated the new Supervisors that are elected on November 8, 2022, will  
74 become official as of November 22, 2022. He noted that the next Regular meeting will be in  
75 December.

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

- 77 • **NEXT MEETING DATE: December 1, 2022 at 3:30 P.M.**

- 78 ○ **QUORUM CHECK**

79 All Supervisors confirmed their attendance at the December 1, 2022 meeting.

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

81 Mr. Willis presented the November Field Operations Report and highlighted the  
82 following:

- 83 ➤ The bench was removed.
- 84 ➤ There are FEMA delays on pickup of vegetation debris.
- 85 ➤ Shrubs, trees and plants will be fertilized at the end of the month.
- 86 ➤ Pine straw will be installed on December 8, 2022.

87 Asked about the fence installation project adjacent to Portico, Mr. Willis stated the  
88 permits and the Notice of Commencement (NOC) were submitted to the County and Staff is  
89 awaiting approval before scheduling the installation with the contractor.

90 Mrs. Adams reported the following:

- 91 ➤ Pine straw installations will occur on December 8 and 9, 2022.
- 92 ➤ The palms and hardwood trees will all be trimmed during December.
- 93 ➤ One lake has yet to be turned over to the CDD.
- 94 ➤ The Hurricane Ian debris removal cost was \$4,500.
- 95 ➤ The berm restoration project was placed on hold until the dry season.

96 Discussion ensued regarding lake maintenance, water level in the lake near the 9<sup>th</sup> Tee  
97 box, irrigation repair reimbursement from the fire department, Florida Power & Light (FPL)  
98 easement, Texas Crossing and the water management system.

99

100 **SEVENTH ORDER OF BUSINESS**

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

101



102 A Fort Myers Fire Department representative announced that mosquito traps are being  
103 donated by Mosquito Control and two traps can be provided per home.

104

105 **EIGHTH ORDER OF BUSINESS** **Supervisors' Comments/Requests**

106

107 Mr. Stark stated that there is a broken segment on the fence at River Hall Parkway, a  
108 chain link fence is down on Windsor Way and Lennar is not sodding the rear of the lots nor  
109 tidying the lake bank.

110 Mr. Willis stated he is aware and addressing the fence issues.

111 In response to Mr. Asfour's question, Mr. Adams stated that the construction amount  
112 for the bond previously discussed will be \$1.58 million instead of \$900,000.

113 Mr. Mitchell expressed concern regarding motorists parking on River Hall Parkway and  
114 stated that, if Officer Matthews was present, he would have inquired about the number of  
115 warnings issued and tickets issued to violators. Mr. Willis and Mrs. Adams explained that, after  
116 the hurricane, the Lee County Sheriff's Department canceled all special duties while under a  
117 state of emergency.

118 Discussion ensued regarding ongoing construction by Lennar, a gate conveyance and the  
119 Hampton Lakes HOA.

120 Resident Doug Mitrow reported that a lamppost was knocked over at the median.

121 Mrs. Adams would include this item on her punch list.

122

123 **NINTH ORDER OF BUSINESS** **Adjournment**

124

125

126 **On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the**  
127 **meeting adjourned at 4:12 p.m.**

128

129

130

131

132

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

133  
134  
135  
136  
137  
138

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Secretary/Assistant Secretary

---

Chair/Vice Chair

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

**STAFF**  
**REPORTS**  
**C**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

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

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

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

**STAFF**  
**REPORTS**  
**D**



**Wrathell, Hunt and Associates, LLC**

TO: River Hall CDD Board of Supervisors  
FROM: Shane Willis – Operations Manager  
DATE: December 1, 2022  
SUBJECT: Status Report – Field Operations

---

**Landscape Activities:**

1. FEMA will be by to pick up landscape debris, no exact date at this time.
2. Shrubs, Trees and Palms were fertilized in the month of November
3. Annual pine straw application is scheduled for December 8<sup>th</sup> and 9<sup>th</sup>.
4. Palm Pruning and hardwood trimming have been scheduled to be completed during the month of December.

**Irrigation:** Installation of the hunter irrigation controller including hand programming 78 zones, instillation of the rain sensor and updating outdated decoders was completed in October; and as approved by the Board in June. Total cost \$9,568.00.

**Holiday Decorating:** Staff has reached out to Trimmers for installation date however has not been provided at this time.

**Note:** Bentley Electric has ensured that all of the outlets are functioning properly.

**Damaged Street Lamp:** The street lamp was removed the week of November 21<sup>st</sup>. Staff currently waiting on cost to have replaced. From speaking with our vendor; the double head lamps and fiberglass pole with freight is approximately \$7K and will take approximately twelve weeks for delivery.

**Entry Fountain:** As reported at the November meeting, the East side exit fountain was inoperable. Staff currently waiting for an update from Solitude.

**Swine Solutions:** One trap currently in CE15 and one in Wetland 30. To date the trapper has removed **32** adult hogs and **5** juveniles.

**Pressure Cleaning Projects:** Cleaning of the Sidewalks, Curbs, Decorative Fence, Pillars, Entrance Monument and the Bell Tower were completed the week of November 21<sup>st</sup> Total cost \$12K as approved by the Board September 1<sup>st</sup>.

**Street Sweeping:** This project is scheduled to be completed the first week of December. Total Cost \$728.00.

**Chestnut Grove Lake Bank:** Letters sent to two homeowners on July 26<sup>th</sup>. Both have accepted Gulfscapes proposals and will be having the repairs made. District repairs to the will be scheduled once the homeowner's repairs are completed.

**Berm Restoration Project:** As previously discussed, repairing the berm area adjacent to Wetland #30 will be scheduled during the dry season. Total Cost \$5K.

**Portico Boundary Fence:**

- Agreement with Carter Fence has been executed - Total cost: \$80,950.00
- LDO has been submitted to the County
- Two landscape proposals have been received however both quotes do not match the scope of work requested; currently sourcing others. Approximate cost \$40K.

**Builder Silt Fences:** Ongoing issue, Staff has contacted multiple builders and HOAs about ensuring silt fences are installed properly, as required by the County to protect the District's stormwater system.

**Insects/Midge Flies:** Residents are being directed by a builder to call the CDD for mosquito mitigation treatments according to multiple phone calls Staff has received. Staff has been redirecting the residents to contact Lee County Mosquito Control directly.