

# **RIVER HALL**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**May 4, 2023**

**BOARD OF SUPERVISORS**

**REGULAR**

**MEETING AGENDA**

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

**AGENDA**  
**LETTER**

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

April 27, 2023

Board of Supervisors  
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on May 4, 2023 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*3 minutes per speaker*)
3. Developer Update
4. Presentation of Audited Annual Financial Report for Fiscal Year Ended September 30, 2022, Prepared by Berger, Toombs, Elam, Gaines & Frank
5. Consideration of Resolution 2023-07, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2022
6. Discussion/Consideration of Assignment Agreement for District Owner Property Within the Gates of River Hall
7. Consideration of M.R.I Construction, Inc., Proposal #392 for Fill Dirt in FPL Easement Depressions
8. Consideration of Resolution 2023-08, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
9. Acceptance of Unaudited Financial Statements as of March 31, 2023
10. Approval of April 6, 2023 Public Hearing and Regular Meeting Minutes

11. Staff Reports

- A. District Engineer: *Hole Montes*
- B. District Counsel: *Coleman, Yovanovich & Koester*
- C. District Manager: *Wrathell, Hunt and Associates, LLC*
  - 2,433 Registered Voters in District as of April 15, 2023
  - NEXT MEETING DATE: June 1, 2023 at 3:30 PM
  - QUORUM CHECK

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

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

- 12. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
- 13. Supervisors' Comments/Requests
- 14. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.  
 District Manager

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

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

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

**4**

**River Hall Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2022**

## River Hall Community Development District

## ANNUAL FINANCIAL REPORT

September 30, 2022

TABLE OF CONTENTS

	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS	
Government-wide Financial Statements	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Notes to Financial Statements	17-30
INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	31-32
MANAGEMENT LETTER	33-36
INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	37

## REPORT OF INDEPENDENT AUDITORS

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

### Report on Audit of the Financial Statements

#### *Opinion*

We have audited the financial statements of the governmental activities and each major fund of River Hall Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of River Hall Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### *Responsibilities of Management for the Financial Statements*

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



To the Board of Supervisors  
River Hall Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors  
River Hall Community Development District

***Required Supplementary Information***

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

***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued a report dated March XX, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

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

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

March XX, 2023

**River Hall Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

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

#### **OVERVIEW OF THE FINANCIAL STATEMENTS**

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

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

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

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

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

**River Hall Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

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

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

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

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2022.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$7,034,463 (net position). Unrestricted net position for Governmental Activities was \$854,839. Net position restricted was \$320,582. Net investment in capital assets was \$5,859,042.
- ◆ Governmental activities revenues totaled \$2,758,969 while governmental activities expenses totaled \$1,984,320.

**River Hall Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

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

	<b>Net Position</b>	
	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Current assets	\$ 944,861	\$ 831,074
Restricted assets	1,348,027	3,431,101
Capital assets	<u>30,340,346</u>	<u>28,612,950</u>
<b>Total Assets</b>	<u>32,633,234</u>	<u>32,875,125</u>
Deferred Outflows of Resources	<u>362,294</u>	<u>389,130</u>
Current liabilities	1,604,211	1,418,347
Non-current liabilities	<u>24,356,854</u>	<u>25,586,094</u>
<b>Total Liabilities</b>	<u>25,961,065</u>	<u>27,004,441</u>
Net position - net investment in capital assets	5,859,042	5,534,068
Net position - restricted for debt service	320,582	408,244
Net position - unrestricted	<u>854,839</u>	<u>317,502</u>
<b>Total Net Position</b>	<u>\$ 7,034,463</u>	<u>\$ 6,259,814</u>

The increase in current assets is related to revenues exceeding expenditures in the General Fund in the current year.

The decrease in restricted assets is related to the capital projects activity in the current year.

The increase in capital assets is mainly the result of the construction in progress additions in the current year.

**River Hall Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

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

**Change in Net Position**

	<b>Governmental Activities</b>	
	<b>2022</b>	<b>2021</b>
Program Revenues		
Charges for services	\$ 2,742,995	\$ 2,564,457
Capital grants and contributions	-	28,356
General Revenues		
Miscellaneous revenues	11,558	-
Investment earnings	4,416	658
Total Revenues	<u>2,758,969</u>	<u>2,593,471</u>
Expenses		
General government	145,242	142,008
Physical environment	962,967	919,319
Interest and other charges	876,111	1,358,558
Total Expenses	<u>1,984,320</u>	<u>2,419,885</u>
Change in Net Position	774,649	173,586
Net Position - Beginning of Year	<u>6,259,814</u>	<u>6,086,228</u>
Net Position - End of Year	<u>\$ 7,034,463</u>	<u>\$ 6,259,814</u>

The increase in physical environment is mainly related to the increase in landscape maintenance in the current year.

The decrease in interest and other charges is related to a bond refunding in the prior year.

**River Hall Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets activity as of September 30, 2022 and 2021:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2022</u>	<u>2021</u>
Capital assets not being depreciated:		
Land and improvements	\$ 9,299,800	\$ 9,299,800
Construction in progress	7,951,759	5,717,044
Capital assets being depreciated:		
Infrastructure	13,836,783	13,836,783
Improvements other than buildings	646,872	646,872
Less: Accumulated depreciation	<u>(1,394,868)</u>	<u>(887,549)</u>
Total Capital Assets	<u>\$ 30,340,346</u>	<u>\$ 28,612,950</u>

Capital asset activity during the year was additions to construction in progress of \$2,234,715, and depreciation of \$507,319.

**Debt Management**

Governmental Activities debt includes the following:

- In September 2020, the District issued \$7,410,000 Series 2020A Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2020A Project. As of September 30, 2022, the balance outstanding was \$7,265,000.
- In September 2021, the District issued Capital Improvements Refunding Revenue Bonds, Series 2021A-1, \$9,065,000, and Series 2021A-2, \$9,930,000, to refund the remaining balance of the Series 2011A-1 and 2011A-2 Bonds. As of September 30, 2022, the outstanding balance were series 2021A-1, \$8,575,000 and Series 2021A-2, \$9,400,000.

**River Hall Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2022**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**General Fund Budgetary Highlights**

Actual expenditures for the current fiscal year were less than budgeted amounts primarily because stormwater repair, replacement and contingency costs were less than expected.

The September 30, 2022 budget was amended for engineering, trustee and legal fees that were higher than originally anticipated.

**Economic Factors and Next Year's Budget**

River Hall Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year ended September 30, 2023.

**Request for Information**

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



**River Hall Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2022**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Current Assets:	
Cash and cash equivalents	\$ 925,065
Investments	5,321
Accounts receivable	11,558
Assessments receivable	1,295
Deposits	1,622
Total Current Assets	944,861
Non-current Assets:	
Restricted assets:	
Investments	1,348,027
Capital assets not being depreciated:	
Land improvements	9,299,800
Construction in progress	7,951,759
Capital assets being depreciated:	
Infrastructure	13,836,783
Improvements other than buildings	646,872
Less: accumulated depreciation	(1,394,868)
Total Non-current Assets	31,688,373
Total Assets	32,633,234
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred amount on refunding, net	362,294
 <b>LIABILITIES</b>	
Current Liabilities:	
Accounts payable and accrued expenses	69,273
Bonds payable	1,200,000
Accrued interest payable	334,938
Total Current Liabilities	1,604,211
Non-current liabilities:	
Bonds payable, net	24,356,854
Total Liabilities	25,961,065
 <b>NET POSITION</b>	
Net investment in capital assets	5,859,042
Restricted for:	
Debt service	320,582
Unrestricted	854,839
Total Net Position	\$ 7,034,463

*See accompanying notes.*

**River Hall Community Development District  
STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2022**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues Charges for Services</b>	<b>Net (Expense) Revenues and Changes in Net Position Governmental Activities</b>
Governmental Activities			
General government	\$ (145,242)	\$ 144,701	\$ (541)
Physical environment	(962,967)	579,839	(383,128)
Interest and other charges	(876,111)	2,018,455	1,142,344
<b>Total Governmental Activities</b>	<b>\$ (1,984,320)</b>	<b>\$ 2,742,995</b>	<b>758,675</b>
<b>General revenues:</b>			
Miscellaneous revenue			11,558
Investment earnings			4,416
Total General Revenues			15,974
Change in Net Position			774,649
Net Position - October 1, 2021			6,259,814
Net Position - September 30, 2022			<b>\$ 7,034,463</b>

See accompanying notes.

**River Hall Community Development District**  
**BALANCE SHEET –**  
**GOVERNMENTAL FUNDS**  
**September 30, 2022**

<b>ASSETS</b>	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Cash and cash equivalents	\$ 925,065	\$ -	\$ -	\$ 925,065
Due from other funds	-	20,404	-	20,404
Investments	5,321	-	-	5,321
Accounts receivable	11,558	-	-	11,558
Assessment receivables	950	345	-	1,295
Deposits	1,622	-	-	1,622
Restricted assets:				
Restricted investments	-	1,122,721	225,306	1,348,027
<b>Total Assets</b>	<u><u>\$ 944,516</u></u>	<u><u>\$1,143,470</u></u>	<u><u>\$ 225,306</u></u>	<u><u>\$ 2,313,292</u></u>
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 69,273	\$ -	\$ -	\$ 69,273
Due to other funds	20,404	-	-	20,404
<b>Total Liabilities</b>	<u>89,677</u>	<u>-</u>	<u>-</u>	<u>89,677</u>
 <b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues	11,558	-	-	11,558
 <b>FUND BALANCES</b>				
Nonspendable - deposits	1,622	-	-	1,622
Restricted for:				
Debt service	-	1,143,470	-	1,143,470
Capital projects	-	-	225,306	225,306
Assigned for:				
Operating capital	145,000	-	-	145,000
Disaster recovery	250,000	-	-	250,000
Unassigned	446,659	-	-	446,659
<b>Total Fund Balances</b>	<u>843,281</u>	<u>1,143,470</u>	<u>225,306</u>	<u>2,212,057</u>
 Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u><u>\$ 944,516</u></u>	<u><u>\$1,143,470</u></u>	<u><u>\$ 225,306</u></u>	<u><u>\$ 2,313,292</u></u>

See accompanying notes.

**River Hall Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2022**

Total Governmental Fund Balances	\$ 2,212,057
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land improvements, \$9,299,800, and construction in progress, \$7,951,759, used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	17,251,559
Capital assets being depreciated, infrastructure, \$13,836,783, and improvements other than buildings, \$646,872, net of accumulated depreciation, \$(1,394,868), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	13,088,787
Deferred outflows of resources, deferred amount on refunding net, are not current financial resources and; therefore, are not reported at the fund level.	362,294
Long-term liabilities, bonds payable, \$(25,240,000), net of bond discount, \$20,054, and bond premium, \$(336,908), are not due and payable in the current period and; therefore, are not reported at the fund level.	(25,556,854)
Revenues that available are not recognized at the fund level; however, revenue is recognized when earned at the government-wide level.	11,558
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(334,938)</u>
Net Position of Governmental Activities	<u><u>\$ 7,034,463</u></u>

See accompanying notes.

**River Hall Community Development District  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS  
For the Year Ended September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 724,540	\$ 2,018,455	\$ -	\$ 2,742,995
Investment earnings	45	3,600	771	4,416
Total Revenues	<u>724,585</u>	<u>2,022,055</u>	<u>771</u>	<u>2,747,411</u>
Expenditures				
Current				
General government	145,242	-	-	145,242
Physical environment	455,648	-	-	455,648
Capital outlay	-	-	2,234,715	2,234,715
Debt service				
Principal	-	1,165,000	-	1,165,000
Interest	-	624,782	-	624,782
Other	-	49,450	-	49,450
Total Expenditures	<u>600,890</u>	<u>1,839,232</u>	<u>2,234,715</u>	<u>4,674,837</u>
Revenues over/(under) expenditures	123,695	182,823	(2,233,944)	(1,927,426)
Other Financing Sources/(Uses)				
Transfer in	26,338	-	-	26,338
Transfer out	-	(26,338)	-	(26,338)
Total Other Financing Sources/(Uses)	<u>26,338</u>	<u>(26,338)</u>	<u>-</u>	<u>-</u>
Net change in fund balances	150,033	156,485	(2,233,944)	(1,927,426)
Fund Balances - October 1, 2021	<u>693,248</u>	<u>986,985</u>	<u>2,459,250</u>	<u>4,139,483</u>
Fund Balances - September 30, 2022	<u>\$ 843,281</u>	<u>\$ 1,143,470</u>	<u>\$ 225,306</u>	<u>\$ 2,212,057</u>

See accompanying notes.

**River Hall Community Development District  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2022**

Net Changes in Fund Balances - Total Governmental Funds \$ (1,927,426)

Amounts reported for governmental activities in the Statement of Activities are different because:

Government funds reported capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets is eliminated and capitalized in the Statement of Net Position. This is the amount that capital outlay, \$2,234,715, exceeded depreciation, \$(507,319). 1,727,396

Repayment of long-term liabilities are reported as expenditures in the governmental funds statement but such repayments reduce liabilities in the Statement of Net Position. 1,165,000

The deferred amount on refunding of debt is recognized as an other financing source at the fund level, but at the government-wide level it increases liabilities. This is the amount of the current year interest. (26,836)

Bond discount and premium are recognized as an other financing use in the year the debt was issued at the fund level, however, at the government-wide level they are recognized as a contra liability and amortized over the life of the bond as interest. This is the amount of current year interest. 24,240

Unavailable revenues are recognized as deferred inflows of resources at the fund level; however, revenue is recognized when earned at the government-wide level. This is the current year change. 11,558

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year. (199,283)

Change in Net Position of Governmental Activities \$ 774,649

See accompanying notes.

**River Hall Community Development District  
STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –  
GENERAL FUND**

**For the Year Ended September 30, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 715,321	\$ 724,540	\$724,540	\$ -
Investment earnings	500	45	45	-
Total Revenues	<u>715,821</u>	<u>724,585</u>	<u>724,585</u>	<u>-</u>
Expenditures				
Current				
General government	122,643	154,356	145,242	9,114
Physical environment	491,450	480,519	455,648	24,871
Total Expenditures	<u>614,093</u>	<u>634,875</u>	<u>600,890</u>	<u>33,985</u>
Excess of revenues over/(under) expenditures	<u>101,728</u>	<u>89,710</u>	<u>123,695</u>	<u>33,985</u>
Other Financing Sources/(Uses)				
Transfers in	<u>-</u>	<u>26,338</u>	<u>26,338</u>	<u>-</u>
Net change in fund balances	101,728	116,048	150,033	33,985
Fund Balances - October 1, 2021	<u>673,643</u>	<u>693,248</u>	<u>693,248</u>	<u>-</u>
Fund Balances - September 30, 2022	<u>\$ 775,371</u>	<u>\$ 809,296</u>	<u>\$843,281</u>	<u>\$ 33,985</u>

See accompanying notes.

**River Hall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**1. Reporting Entity**

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

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

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

**2. Measurement Focus and Basis of Accounting**

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

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



**River Hall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

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

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

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

**b. Fund Financial Statements**

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

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

**River Hall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

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

The District has various policies governing the fund balance classifications.

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

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

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

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

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

**River Hall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

**River Hall Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation**

**a. Governmental Major Funds**

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

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

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

**b. Non-current Governmental Assets/Liabilities**

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

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

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

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

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

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

**River Hall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity (Continued)**

**b. Restricted Assets**

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

**c. Capital Assets**

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

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

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

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives. Useful life for assets is estimated at 15 years for infrastructure and 15 – 30 years for improvements other than buildings.

**d. Budgets**

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

**e. Deferred Outflows of Resources**

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

**f. Unamortized Bond Discounts/Premiums**

Bond discounts/premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discounts/premiums are netted against the applicable long-term debt.

**River Hall Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Deferred Outflows of Resources, Liabilities, and Net Position or Equity  
(Continued)**

**g. Net Position**

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

**NOTE B – CASH AND INVESTMENTS**

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$928,608 and the carrying value was \$925,065. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2022, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Government Obligation Fund	36 days*	\$ 1,348,027
Florida PRIME	21 days*	5,321
Total		\$ 1,353,348

\* Weighted average maturity

**River Hall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

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

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

Based on the criteria in the preceding paragraph, the investments in the First American Government Obligation Fund are Level 1 assets.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2022, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

**River Hall Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2022**

**NOTE B – CASH AND INVESTMENTS (CONTINUED)**

Credit Risk (Continued)

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

As of September 30, 2022, the District's investments in the First American Government Obligation Fund and Florida PRIME were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Government Obligation Fund represents 99% of the District's total investments. The investment in Florida PRIME represents less than 1% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

**NOTE C – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2021-2022 fiscal year were levied in October 2021. All assessments are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

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



**River Hall Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE D – CAPITAL ASSETS**

Capital asset activity for the year ended September 30, 2022 was as follows:

	<u>Balance 10/1/2021</u>	<u>Additions</u>	<u>Disposals</u>	<u>Balance 09/30/22</u>
<b><u>Governmental Activities:</u></b>				
<b>Capital assets, not depreciated:</b>				
Land improvements	\$ 9,299,800	\$ -	\$ -	\$ 9,299,800
Construction in progress	5,717,044	2,234,715	-	7,951,759
<b>Total Capital Assets, Not Depreciated</b>	<b><u>15,016,844</u></b>	<b><u>2,234,715</u></b>	<b><u>-</u></b>	<b><u>17,251,559</u></b>
<b>Capital assets, being depreciated:</b>				
Infrastructure	13,836,783	-	-	13,836,783
Improvements other than buildings	646,872	-	-	646,872
Less: accumulated depreciation	(887,549)	(507,319)	-	(1,394,868)
<b>Total Capital Assets Being Depreciated, Net</b>	<b><u>13,596,106</u></b>	<b><u>(507,319)</u></b>	<b><u>-</u></b>	<b><u>13,088,787</u></b>
<b>Governmental Activities Capital Assets</b>	<b><u>\$ 28,612,950</u></b>	<b><u>\$ 1,727,396</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 30,340,346</u></b>

Depreciation of \$507,319 was charged to physical environment.

**NOTE E – INTERFUND ACTIVITY**

Interfund balances as of September 30, 2022, consisted of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>
	<u>General Fund</u>
Debt Service Fund	<u>\$ 20,404</u>

Interfund balances are due to assessments collected in one fund on behalf of another fund not yet remitted at year end.

The interfund transfers for the year ended September 30, 2022, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>
	<u>Debt Service Fund</u>
General Fund	<u>\$ 26,338</u>

Transfers between funds related to excess revenue from prior year bond refunding and issuance.

**River Hall Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE F – LONG-TERM DEBT**

The following is a summary of debt activity for the District for the year ended September 30, 2022:

	Balance 10/1/2021	Additions	Reductions	Balance 9/30/2022
<u>Governmental Activities:</u>				
Bonds payable:				
Series 2020A	\$ 7,410,000	\$ -	\$ (145,000)	\$ 7,265,000
Series 2020A Bond Discount	(20,770)	-	716	(20,054)
Series 2021A-1	9,065,000	-	(490,000)	8,575,000
Series 2021A-2	9,930,000	-	(530,000)	9,400,000
Series 2021 Bond Premium	361,864	-	(24,956)	336,908
	<u>\$ 26,746,094</u>	<u>\$ -</u>	<u>\$ (1,189,240)</u>	<u>\$ 25,556,854</u>
Bonds Payable, Net	<u>\$ 26,746,094</u>	<u>\$ -</u>	<u>\$ (1,189,240)</u>	<u>\$ 25,556,854</u>

District debt is comprised of the following at September 30, 2022:

<p>\$7,410,000 Series 2020A Capital Improvement Revenue Bonds maturing through 2051, at various interest rates between 2.75 and 3.875%, payable May 1 and November 1. Current portion is \$150,000.</p>	<p>\$ 7,265,000</p>
<p>\$9,065,000 Series 2021A-1 and \$9,930,000 Series 2021A-2 Capital Improvement Refunding Revenue Bonds maturing through 2036, interest of 3%, payable May 1 and November 1. Current portions are \$500,000 and \$550,000, respectively.</p>	<p><u>17,975,000</u></p>
<p>Bonds Payable at September 30, 2022</p>	<p><u>\$ 25,240,000</u></p>

**River Hall Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 1,200,000	\$ 803,850	\$ 2,003,850
2024	1,235,000	768,225	2,003,225
2025	1,270,000	731,563	2,001,563
2026	1,305,000	693,850	1,998,850
2027	1,350,000	654,300	2,004,300
2028-2032	7,400,000	2,632,088	10,032,088
2033-2037	7,025,000	1,427,169	8,452,169
2038-2042	1,325,000	760,469	2,085,469
2043-2047	1,600,000	487,088	2,087,088
2048-2051	1,530,000	151,124	1,681,124
Totals	<u>\$ 25,240,000</u>	<u>\$ 9,109,726</u>	<u>\$ 34,349,726</u>

**Summary of Significant Bonds Resolution Terms and Covenants**

Capital Improvement Revenue Bonds, Series 2020A

The Series 2020A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 a price equal to the par amount of the Series 2020A Bonds thereof, together with accrued interest to the date of redemption. The Series 2020A are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**River Hall Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

Depository Funds

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

Reserve Funds – The Series 2020A Reserve Account was funded from the proceeds of the Series 2020A Bonds in an amount equal to 50 percent of the outstanding Series 2020A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2022:

	Reserve Balance	Reserve Requirement
Capital Improvement Revenue Bonds, Series 2020A	\$ 206,925	\$ 206,925

**Capital Improvement Revenue Bonds, Series 2021 A-1 and A-2**

Significant Bond Provisions

The Series 2021A-1 and Series 2021A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 a price equal to the par amount of the Series 2021A-1/2 Bonds thereof, together with accrued interest to the date of redemption. The Series 2021A-1 and Series 2021A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

**River Hall Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2022**

**NOTE F – LONG-TERM DEBT (CONTINUED)**

**Capital Improvement Revenue Bonds, Series 2021 A-1 and A-2**

Depository Funds

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

Reserve Funds – The Series 2021A-1 Reserve Account was funded from the proceeds of the Series 2021A-1 Bonds in an amount equal to 10 percent of the maximum outstanding debt related to the Series 2021A-1 Bonds. The Series 2021A-2 Reserve Account was funded from the proceeds of the Series 2021A-2 Bonds in an amount equal to 50 percent of the maximum outstanding debt related to the Series 2021A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2022:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Refunding Revenue Bonds, Series 2021A-1	\$ 75,460	\$ 75,460
Capital Improvement Refunding Revenue Bonds, Series 2021A-2	\$ 412,550	\$ 412,550

**NOTE G – ECONOMIC DEPENDENCY**

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

**NOTE H – RISK MANAGEMENT**

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

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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of River Hall Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated March XX, 2023.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered River Hall Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of River Hall Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of River Hall Community Development District's internal control.

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors  
River Hall Community Development District

### **Report on Compliance and Other Matters**

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

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

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

March XX, 2023

## MANAGEMENT LETTER

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

### Report on the Financial Statements

We have audited the financial statements of the River Hall Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated March XX, 2023.

### Auditor's Responsibility

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

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated March XX, 2023, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Financial Condition

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



To the Board of Supervisors  
River Hall Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the River Hall Community Development District. It is management's responsibility to monitor the River Hall Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

### Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, River Hall Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 10
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: 0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: The District paid \$81,621 to nonemployee independent contractors.
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District has no construction projects at this time.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The District did amend the original budget, see below.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the River Hall Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District. The General Fund assessment was \$229.43 - \$404.38 and the Debt Service assessment was \$233.78 - \$1,900.48.
- 2) Total special assessments collected was \$2,564,457.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds. The District had outstanding bonds at September 30, 2022 of \$7,265,000 Series 2020A Bonds, maturing in 2051 and \$17,975,000 of Series 2021A-1 and Series 2021A-2 Bonds maturing in 2036.

To the Board of Supervisors  
River Hall Community Development District

	<u>Original Budget</u>	<u>Actual</u>	<u>Variance with Original Budget Positive (Negative)</u>
Revenues			
Special assessments	\$ 715,321	\$ 724,540	\$ 9,219
Investment earnings	500	45	(455)
Total Revenues	<u>715,821</u>	<u>724,585</u>	<u>8,764</u>
Expenditures			
Current			
General government	122,643	145,242	22,599
Physical environment	491,450	455,648	(35,802)
Total Expenditures	<u>614,093</u>	<u>600,890</u>	<u>(13,203)</u>
Excess of revenues over/(under) expenditures	<u>101,728</u>	<u>123,695</u>	<u>(4,439)</u>
Other Financing Sources/(Uses)			
Transfers in	<u>-</u>	<u>26,338</u>	<u>26,338</u>
Net change in fund balances	101,728	150,033	21,899
Fund Balances - October 1, 2021	<u>673,643</u>	<u>693,248</u>	<u>19,605</u>
Fund Balances - September 30, 2022	<u>\$ 775,371</u>	<u>\$ 843,281</u>	<u>\$ 15,166</u>

**Additional Matters**

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

To the Board of Supervisors  
River Hall Community Development District

**Purpose of this Letter**

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

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

March XX, 2023

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

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

We have examined River Hall Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for River Hall Community Development District's compliance with those requirements. Our responsibility is to express an opinion on River Hall Community Development District's compliance based on our examination.

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

In our opinion, River Hall Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

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

March XX, 2023

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

**5**

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE  
ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2022**

**WHEREAS**, the District’s Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District’s Annual Financial Report for Fiscal Year 2022;

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

1. The Annual Financial Report for Fiscal Year 2022, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2022, for the period ending September 30, 2022; and
2. A verified copy of said Annual Financial Report for Fiscal Year 2022 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

**PASSED AND ADOPTED** this 4th day of May, 2023.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

**6**

Tract D-5  
River Hall County Club Ph 1  
INST No2005-153068

00001  
0000

000D6  
0000

000D5  
0000

000B  
0000

0000B  
0010

0000B  
0020

0000B  
0040

0000B  
0030

00F01  
0000

0000A  
00CE

0000B  
0070

WINDSOR WAY

0000B  
0080

0000B  
0090

0000B  
0110

0000B  
0130

0000B  
0140

0000B  
0100

0000B  
0120

0000B  
0150

0000B  
0160

0000B  
0170

0000B  
0190

0000B  
0200

000B5  
0000

0000B  
0180

0000B  
0720

0000B  
0710

0000B  
0700

0000B  
0780

0000B  
0770

0000B  
0760

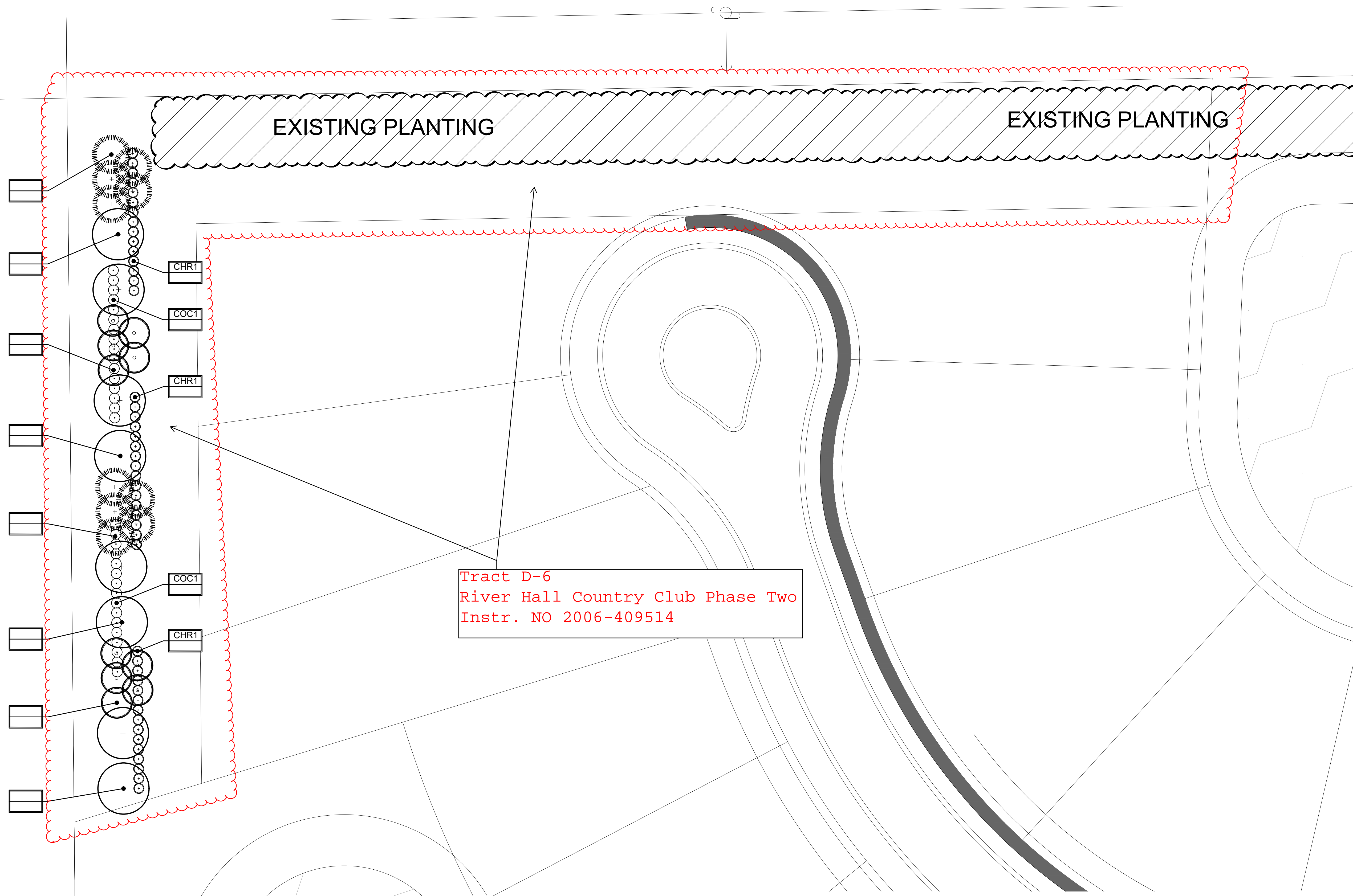
0000B  
0750

0000B  
0740

0000B  
0730

0000A RIVER HALL PKWY  
00CE





Tract D-6  
River Hall Country Club Phase Two  
Instr. NO 2006-409514

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	NATIVE	USDA ZONE	REMARKS
	PE	10	Pinus elliotti 'Densa'	South Florida Slash Pine Tree	14' HT x 5' SPR	2"	Yes	7-11	
	QV1	8	Quercus virginiana	Southern Live Oak Tree	14' HT x 6' SPR	2.5"	Yes	7B-10B	
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	NATIVE	USDA ZONE	REMARKS
	SP1	10	Sabal palmetto	Cabbage Palm	12' Clear Wd		Yes	8B-11	Slick, cut head
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE	USDA ZONE	REMARKS
	CHR1	46	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	48" OA HT	48" O.C.	Yes	10B-11	
	COC1	32	Coccoloba uvifera	Sea Grape	48" OA HT	48" O.C.	Yes	9-11	

NOTICE: ALL DRAWING DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND LA APPROVED SHOP DRAWINGS MUST BE OBTAINED PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.

W. Patrick Telford, ASLA  
Landscape Architect #1481

**OUTSIDE PRODUCTIONS**  
International  
THE ART & SCIENCE OF LANDSCAPE DESIGN  
5641 VILLA ORCHID, SUITE 200, NAPLES, FLORIDA, 34109  
www.outsideprod.com

This plan and design are the property of Outside Productions, Inc. Plans may not be copied or reproduced without the written consent of Outside Productions, Inc.  
JOS Number: 080521

**RIVER HALL PARCEL D - FPL SUBSTATION**  
**BUFFERING LAYOUT**  
PREPARED FOR: PULTE GROUP  
FORT MYERS, LEE COUNTY, FLORIDA

Scale 1"=20'  
NORTH

Date: 06/16/21  
Date: 06/16/21  
Designed By: GD  
Drawn By: GD

**LP1**  
**PLANTING PLAN**

Z:\PROJECTS\2021\06-16-21-10006021-River Hall Parcel D Buffering\Drawings\080521\_LP1-Planting Layout.dwg (8/1/2021 11:13:44 AM) by gpd

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

**7**



# M.R.I Construction Inc.

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

CGC -1507963

Date	Proposal #
3/29/2023	392

### Customer

River Hall CDD  
c/o Hole Montes, Inc.  
6200 Whiskey Creek Drive  
Fort Myers, FL 33919 USA

## Proposal

### Scope of Work

FPL Easment

Description	Cost
-------------	------

This Proposal is for the total cost to bring in 10 to 12 loads of fill dirt to fill in depressions in the FPL Easment, we will also move 2 concrete structure to specified area. This price includes all labor and material and equipment needed to complete this job.	12000.00
--	----------

Any work completed outside the scope of this proposal will result in additional charges. M.R.I Construction, Inc. cannot be held responsible for unforeseen situations or acts of Mother Nature.

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

**Total Cost:** \$12,000.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance. We will not be responsible for any unforeseen incidents when we dewater any System due to unforeseen Things. Also if we incur in cap rock or heavy digging that could not be seen prior to excavating. This proposal does not include replacing any landscaping (grass, trees, shrubs, etc.) unless otherwise noted. All jobsites will be left clean.

Authorized Signature \_\_\_\_\_ Mike Radford President

Signature	_____
Printed Name	_____
Date of Acceptance	_____

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

**8**

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the River Hall Community Development District (“**District**”) prior to June 15, 2023, a proposed operating budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set as follows:

DATE: \_\_\_\_\_

HOUR: \_\_\_\_\_

LOCATION: River Hall Town Hall Center  
3089 River Hall Parkway  
Alva, Florida 33920

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County, Florida at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED this 4TH DAY OF MAY, 2023.**

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2023/2024 Budget

**Exhibit A: Fiscal Year 2023/2024 Budget**

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



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

<b>Description</b>	<b>Page Number(s)</b>
General Fund Budget	1 - 2
Definitions of General Fund Expenditures	3 - 5
Debt Service Fund Budget - Series 2011	6
Debt Service Fund Budget - Series 2020	7
Bond Amortization Tables - Series 2020	8 - 9
Debt Service Fund Budget - Series 2021	10
Bond Amortization Tables - Series 2021	11 - 12
Assessment Summary	13

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

	Fiscal Year 2023			Total Actual & Projected	Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 608,803				\$ 595,050
Allowable discounts (4%)	(24,352)				(23,802)
Assessment levy: on-roll: net	584,451	\$ 461,931	\$ 122,520	\$ 584,451	571,248
Assessment levy: off-roll	130,870	98,153	32,717	130,870	127,565
Miscellaneous Hog Program shared cost	16,500	6,920	9,580	16,500	16,500
Interest and miscellaneous	500	114	386	500	500
Total revenues	<u>732,321</u>	<u>567,118</u>	<u>165,203</u>	<u>732,321</u>	<u>715,813</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Legislative					
Supervisor	12,000	4,600	7,400	12,000	12,000
Financial & Administrative					
District management	45,000	22,500	22,500	45,000	45,000
District engineer	25,000	11,921	13,079	25,000	25,000
Trustee	7,100	-	7,100	7,100	7,100
Tax collector/property appraiser	5,653	3,218	2,435	5,653	5,653
Assessment roll prep	4,500	2,250	2,250	4,500	4,500
Auditing services	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	12,500	12,621	-	12,621	13,000
Legal advertising	1,100	220	880	1,100	1,100
Bank fees	350	168	182	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,300	750	750	1,500	1,500
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Legal counsel					
District counsel	14,000	3,637	7,500	11,137	14,000
Electric utility services					
Utility services	11,000	4,353	6,647	11,000	11,000
Street lights	2,000	816	1,184	2,000	2,000
Stormwater control					
Fountain service repairs & maintenance	6,000	-	2,000	2,000	-
Aquatic maintenance	152,465	38,116	114,349	152,465	152,465
Hog removal	19,800	6,600	13,200	19,800	19,800
Mitigation/wetland area monitoring	-	-	-	-	-
Lake/pond bank maintenance	5,000	-	5,000	5,000	5,000
Stormwater system maintenance	40,000	2,040	25,000	27,040	40,000

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

	Fiscal Year 2023				Proposed Budget FY 2024
	Adopted Budget FY 2023	Actual through 3/31/2023	Projected through 9/30/2023	Total Actual & Projected	
Other physical environment					
General liability insurance	5,000	4,490	510	5,000	5,000
Property insurance	10,000	9,018	982	10,000	10,000
Entry & walls maintenance	5,000	20,525	5,000	25,525	10,000
Landscape maintenance	195,000	88,733	106,267	195,000	195,000
Irrigation repairs & maintenance	12,500	9,568	2,932	12,500	12,500
Landscape replacement plants, shrubs, trees	20,000	-	20,000	20,000	20,000
Annual mulching	9,000	6,553	-	6,553	9,000
Holiday decorations	12,000	11,000	-	11,000	12,000
Bell tower maintenance	1,750	-	500	500	1,750
Ornamental lighting & maintenance	1,000	1,816	816	2,632	2,000
Hurricane clean-up	-	3,330	-	3,330	-
Road & street facilities					
Street/parking lot sweeping	750	728	-	728	750
Street light maintenance	3,500	3,497	1,500	4,997	3,500
Roadway repair & maintenance	1,500	-	1,500	1,500	1,500
Sidewalk repair & maintenance	2,500	-	2,500	2,500	2,500
Street sign repair & replacement	1,500	14,245	-	14,245	1,500
Contingency					
Miscellaneous contingency	50	-	50	50	50
Total expenditures	<u>650,858</u>	<u>288,193</u>	<u>378,173</u>	<u>666,366</u>	<u>651,558</u>
Excess/(deficiency) of revenues over/(under) expenditures	81,463	278,925	(212,970)	65,955	64,255
Fund balance - beginning (unaudited)	785,490	843,282	927,382	843,282	909,237
Assigned					
Operating capital	145,000	145,000	145,000	145,000	145,000
Disaster recovery	250,000	250,000	250,000	250,000	250,000
Unassigned	471,953	532,382	319,412	514,237	578,492
Fund balance - ending (projected)	<u>\$ 866,953</u>	<u>\$ 927,382</u>	<u>\$ 714,412</u>	<u>\$ 909,237</u>	<u>\$ 973,492</u>

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

**EXPENDITURES**

**Professional & administrative**

***Legislative***

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

***Financial & Administrative***

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

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

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

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

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

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

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

Public officials liability insurance 13,000

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

Bank fees 350

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

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

Website maintenance 705

ADA website compliance 210  
 Maintenance of district's website.

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

**EXPENDITURES (continued)**

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

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

**EXPENDITURES (continued)**

Landscape maintenance	195,000
<p>The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of it's landscaping around the main entry lakes, along the SR 80 frontage and within the River Hall Parkway road right of way from SR 80 to the main gatehouse. Also, includes twice a year bush hogging of the FPL easement.</p>	
Irrigation repairs & maintenance	12,500
<p>Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.</p>	
Landscape replacement plants, shrubs, trees	20,000
<p>Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.</p>	
Annual mulching	9,000
<p>Intended to cover the cost of materials only for once a year mulching of landscape areas. Cost of installing is include in maintenance contract.</p>	
Holiday decorations	12,000
<p>Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting at the main entry at SR 80.</p>	
Bell tower maintenance	1,750
<p>Intended to cover the cost of repairs to the clock.</p>	
Ornamental lighting & maintenance	2,000
<p>Intended cover the costs of the up lighting repairs and maintenance within the District's landscape areas.</p>	
<b>Road &amp; street facilities</b>	
Street/parking lot sweeping	750
<p>Intended to cover the costs of hiring a qualified and licensed street sweeping contractor to sweep, collect and remove debris from the River Hall Parkway from SR 80 to the main gatehouse and pressure wash the sidewalks and curbs within the same limits.</p>	
Street light maintenance	3,500
<p>Intended to cover the cost of maintaining the District's street lighting system along River Hall Parkway from SR 80 to the main gatehouse.</p>	
Roadway repair & maintenance	1,500
<p>Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.</p>	
Sidewalk repair & maintenance	2,500
<p>Intended to cover the repairs and maintenance of the sidewalk within the River Hall Parkway right of way from SR80 to the main gatehouse.</p>	
Street sign repair & replacement	1,500
<p>Intended to cover the cost of repair and replacement of the traffic signage within the River Hall Parkway right of way from SR 80 to the main gatehouse.</p>	
<b>Contingency</b>	
Miscellaneous contingency	50
<p>Automated AP routing and other miscellaneous items.</p>	
Total expenditures	<u><u>\$ 651,558</u></u>

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

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

## RIVER HALL

Community Development District

Series 2020A

\$7,410,000

### Debt Service Schedule

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



**RIVER HALL**

Community Development District

Series 2020A

\$7,410,000

**Debt Service Schedule**

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

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

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

## RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

### Debt Service Schedule

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

**RIVER HALL**

Community Development District

Series 2021A-2

\$9,930,000

**Debt Service Schedule**

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

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

		On-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2024			FY 23 Assessment		
			GF	DSF	GF & DSF			
167	ADULT 48	2021A-1	\$ 223.76	\$ 233.75	\$ 457.51	\$ 463.24		
261	ADULT 55	2021A-1	256.02	233.75	489.77	496.32		
142	ADULT 65	2021A-1	302.09	233.75	535.84	543.59		
80	CARRIAGE	2021A-1	198.42	577.36	775.78	780.85		
12	SF 50 Replat	2021A-1	232.98	540.98	773.96	780.85		
10	SF 65 Replat	2021A-1	302.09	621.01	923.10	780.85		
208	SF 55	2021A-1	256.02	906.95	1,162.97	1,169.52		
147	SF 70	2021A-1	325.13	1,168.75	1,493.88	1,502.23		
44	SF 85	2021A-1	394.25	1,481.97	1,876.22	1,886.35		
125	SF 50	2021A-1	232.98	790.07	1,023.05	1,029.01		
85	SF 65	2021A-1	302.09	906.95	1,209.04	1,216.79		
92	VILLA	2021A-2	253.71	805.29	1,059.00	1,065.50		
163	SF 55	2021A-2	256.02	1,162.09	1,418.11	1,424.66		
121	SF 70	2021A-2	325.13	1,499.07	1,824.20	1,832.55		
23	SF 100	2021A-2	394.25	1,900.48	2,294.73	2,304.86		
158	SF 50	2021A-2	232.98	1,013.42	1,246.40	1,252.36		
41	SF 60	2021A-2	279.06	1,162.09	1,441.15	1,448.30		
34	SF 65	2021A-2	302.09	1,162.09	1,464.18	1,471.93		
348	SF 50	2020	232.98	1,241.38	1,474.36	1,480.32		
<b>2,261</b>								

		Off-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2024			FY 23 Assessment		
			GF	DSF	GF & DSF			
36	UNPLAT CARRIAGE	2021A-2	\$ 187.99	\$ 711.23	\$ 899.22	\$ 904.09		
51	UNPLAT SF 85	2021A-2	375.97	1,824.46	2,200.43	2,210.17		
347	UNPLAT SF 50	n/a	221.16	-	221.16	226.89		
<b>434</b>								
<b>Commercial</b>								
15	UNPLAT COMM OFFICE	n/a	\$ 552.90	\$ -	\$ 552.90	\$ 567.23		
30	UNPLAT COMM RETAIL	n/a	552.90	-	552.90	567.23		
<b>45</b>								
<b>2,740</b>								

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

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

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

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

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
<b>ASSETS</b>							
SunTrust	\$1,149,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,149,556
Investments							
SBA	5,435	-	-	-	-	-	5,435
Reserve A-1	-	-	206,925	75,400	-	-	282,325
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	339,243	602,354	-	-	941,597
Revenue A-2	-	-	-	662,419	-	-	662,419
Prepayment A-1	-	-	-	66	-	-	66
Construction	-	-	-	-	-	228,195	228,195
Due from general fund	-	-	4,631	16,292	-	-	20,923
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Hampton lake at river hall HOA	3,687	-	-	-	-	-	3,687
River hall country club HOA	3,687	-	-	-	-	-	3,687
Hampton golf & country club	3,687	-	-	-	-	-	3,687
Cascades at river hall	550	-	-	-	-	-	550
Undeposited funds	6,920	-	-	-	-	-	6,920
Total assets	<u>\$1,175,144</u>	<u>\$ 8</u>	<u>\$ 550,799</u>	<u>\$ 1,769,081</u>	<u>\$ -</u>	<u>\$ 228,195</u>	<u>\$ 3,723,227</u>
<b>LIABILITIES AND FUND BALANCES</b>							
Liabilities:							
Due to Developer	20,404	-	-	-	-	-	20,404
Due to other	97	-	-	-	-	-	97
Due to debt service fund 2020A	4,631	-	-	-	-	-	4,631
Due to debt service fund 2021A1	8,427	-	-	-	-	-	8,427
Due to debt service fund 2021A2	7,865	-	-	-	-	-	7,865
Total liabilities	<u>41,424</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>41,432</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	11,513	-	-	-	-	-	11,513
Total deferred inflows of resources	<u>11,513</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,513</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	550,799	1,769,081	-	-	2,319,888
Capital projects	-	-	-	-	(8)	228,195	228,187
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	725,585	-	-	-	-	-	725,585
Total fund balances	<u>1,122,207</u>	<u>8</u>	<u>550,799</u>	<u>1,769,081</u>	<u>(8)</u>	<u>228,195</u>	<u>3,670,282</u>
Total liabilities and fund balances	<u>\$ 1,175,144</u>	<u>\$ 8</u>	<u>\$ 550,799</u>	<u>\$ 1,769,081</u>	<u>\$ -</u>	<u>\$ 228,195</u>	<u>\$ 3,723,227</u>



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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ 6,528	\$ 461,931	584,451	79%
Assessment levy: off-roll	-	98,153	130,870	75%
Miscellaneous hog program shared cost	6,920	6,920	16,500	42%
Interest and miscellaneous	22	114	500	23%
Total revenues	<u>13,470</u>	<u>567,118</u>	<u>732,321</u>	77%
<b>EXPENDITURES</b>				
<i>Legislative</i>				
Supervisor	1,000	4,600	12,000	38%
<i>Financial &amp; administrative</i>				
District management	3,750	22,500	45,000	50%
District engineer	6,533	11,921	25,000	48%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	3,218	5,653	57%
Assessment roll prep	375	2,250	4,500	50%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	12,621	12,500	101%
Legal advertising	-	220	1,100	20%
Bank fees	166	168	350	48%
Dues, licenses & fees	-	175	175	100%
Postage	-	750	1,300	58%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
<i>Legal counsel</i>				
District counsel	1,275	3,637	14,000	26%
<i>Electric utility services</i>				
Utility services	-	4,353	11,000	40%
Street lights	-	816	2,000	41%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	11,705	38,116	152,465	25%
Hog removal	2,650	6,600	19,800	33%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	2,040	40,000	5%

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

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,490	5,000	90%
Property insurance	-	9,018	10,000	90%
Entry & walls maintenance	-	20,525	5,000	411%
Landscape maintenance	15,350	88,733	195,000	46%
Irrigation repairs & maintenance	-	9,568	12,500	77%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	5,058	6,553	9,000	73%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	1,816	1,000	182%
Hurricane clean-up	-	3,330	-	N/A
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	-	728	750	97%
Street light/decorative light maintenance	-	3,497	3,500	100%
Roadway repair & maintenance	-	-	1,500	0%
Sidewalk repair & maintenance	-	-	2,500	0%
Street sign repair & replacement	-	14,245	1,500	950%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>47,862</u>	<u>288,193</u>	<u>650,858</u>	44%
Excess/(deficiency) of revenues over/(under) expenditures	(34,392)	278,925	81,463	
Fund balances - beginning	1,156,599	843,282	785,490	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	727,207	727,207	471,953	
Fund balances - ending	<u>\$ 1,122,207</u>	<u>\$ 1,122,207</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 MARCH 31, 2023**

	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 MARCH 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 4,631	\$ 325,420	\$ 414,720	78%
Interest	1,462	5,265	-	N/A
Total revenues	<u>6,093</u>	<u>330,685</u>	<u>414,720</u>	80%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	150,000	0%
Interest	-	132,300	264,600	50%
Total debt service	<u>-</u>	<u>132,300</u>	<u>414,600</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	6,093	198,385	120	
Fund balances - beginning	544,706	352,414	342,380	
Fund balances - ending	<u>\$ 550,799</u>	<u>\$ 550,799</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 MARCH 31, 2023**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Special assessment: on-roll	\$ 16,291	\$ 1,144,854	\$ 1,461,048	78%
Special assessment: off-roll	-	88,989	118,652	75%
Interest	4,350	13,807	-	N/A
Total revenues	<u>20,641</u>	<u>1,247,650</u>	<u>1,579,700</u>	79%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	-	500,000	0%
Principal (A-2)	-	-	550,000	0%
Interest (A-1)	-	128,625	257,400	50%
Interest (A-2)	-	141,000	282,000	50%
Total expenditures	<u>-</u>	<u>269,625</u>	<u>1,589,400</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	20,641	978,025	(9,700)	
Fund balances - beginning	<u>1,748,440</u>	<u>791,056</u>	<u>778,544</u>	
Fund balances - ending	<u>\$ 1,769,081</u>	<u>\$ 1,769,081</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 MARCH 31, 2023**

	<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 MARCH 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 2,889
Total revenues	-	2,889
<b>EXPENDITURES</b>	-	-
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	2,889
Fund balances - beginning	228,195	225,306
Fund balances - ending	\$ 228,195	\$ 228,195

## River Hall Community Development District Check Detail March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2644</b>	<b>03/13/2023</b>	<b>COLEMAN, YOVA...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,274.50</b>
Bill	7630-001M 1	03/08/2023		514.100 · Legal Fee...	-644.50	644.50
Bill	16581-001M 34	03/08/2023		514.100 · Legal Fee...	-630.00	630.00
TOTAL					-1,274.50	1,274.50
<b>Bill Pmt -Check</b>	<b>2645</b>	<b>03/13/2023</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-15,350.00</b>
Bill	31424	03/08/2023		539.464 · Landscap...	-15,350.00	15,350.00
TOTAL					-15,350.00	15,350.00
<b>Bill Pmt -Check</b>	<b>2646</b>	<b>03/13/2023</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust-...</b>		<b>-6,532.63</b>
Bill	90353	03/08/2023		519.320 · Engineeri...	-6,532.63	6,532.63
TOTAL					-6,532.63	6,532.63
<b>Bill Pmt -Check</b>	<b>2647</b>	<b>03/13/2023</b>	<b>PREFERRED PINE...</b>	<b>101.001 · Suntrust-...</b>		<b>-5,057.80</b>
Bill	92827	03/08/2023		539.469 · Annual M...	-5,057.80	5,057.80
TOTAL					-5,057.80	5,057.80
<b>Bill Pmt -Check</b>	<b>2648</b>	<b>03/13/2023</b>	<b>SAFEGUARD BUSI...</b>	<b>101.001 · Suntrust-...</b>		<b>-168.31</b>
Bill	90000334829	03/08/2023		513.490 · Bank Fees	-168.31	168.31
TOTAL					-168.31	168.31
<b>Bill Pmt -Check</b>	<b>2649</b>	<b>03/13/2023</b>	<b>SOLITUDE LAKE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-12,704.92</b>
Bill	PSI-48522	03/08/2023		538.461 · Aquatic M...	-12,704.92	12,704.92
TOTAL					-12,704.92	12,704.92
<b>Bill Pmt -Check</b>	<b>2650</b>	<b>03/13/2023</b>	<b>SWINE SOLUTIONS</b>	<b>101.001 · Suntrust-...</b>		<b>-2,650.00</b>
Bill	389	12/28/2022		538.461 · Aquatic M...	-1,000.00	1,650.00
Bill	402	03/08/2023		538.465 · Hog Rem...	-1,650.00	1,650.00
TOTAL					-2,650.00	3,300.00



## River Hall Community Development District Check Detail March 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2651</b>	<b>03/13/2023</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,125.00</b>
Bill	2021-2939	03/08/2023		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>2652</b>	<b>03/13/2023</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-42,052.45</b>
				207.203 · Due to D...	-42,052.45	42,052.45
TOTAL					-42,052.45	42,052.45
<b>Check</b>	<b>2653</b>	<b>03/13/2023</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-76,526.99</b>
				207.204 · Due to Se...	-76,526.99	76,526.99
TOTAL					-76,526.99	76,526.99
<b>Check</b>	<b>2654</b>	<b>03/13/2023</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-71,416.88</b>
				207.205 · Due to Se...	-71,416.88	71,416.88
TOTAL					-71,416.88	71,416.88
<b>Check</b>	<b>2655</b>	<b>03/13/2023</b>	<b>PAUL ASFOUR</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2656</b>	<b>03/13/2023</b>	<b>MICHAEL MORASH</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2657</b>	<b>03/13/2023</b>	<b>KENNETH MITCHE...</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

**River Hall Community Development District**  
**Check Detail**  
March 2023

---

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Check	2658	03/13/2023	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2659	03/13/2023	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

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

River Hall Community Development District  
c/o Paul Asfour  
2300 Glades Road  
Boca Raton FL 33431

Attn: Chuck Adams

General Litigation

Page: 1  
March 07, 2023  
File No: 7630-001M  
Statement No: 1

Fees

			Hours	
02/07/2023	ARF	Review Complaint and claims being made against CDD.	0.30	165.00
02/13/2023	RE	Work on draft Answer and Affirmative Defenses.	0.70	136.50
02/14/2023	MWC	Review River Hall CDD's Answer and determine court required deadlines.	0.20	45.00
	RE	Finalize and efile Answer and Affirmative Defenses to Verified Complaint.	0.40	78.00
	ARF	Review Complaint; work on Answer and Affirmative Defenses.	0.40	220.00
		Professional Fees through 03/07/2023	2.00	644.50
		Total Current Work		644.50
		Balance Due (includes previous balance, if any)		<u>\$644.50</u>

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

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

Page: 1  
March 02, 2023  
File No: 16581-001M  
Statement No: 34

Attn: Debbie Tudor

Gen Rep

Previous Balance \$1,032.50

Fees

01/05/2023	GLU	Review email correspondence from Carl Barraco regarding perimeter improvements; Telephone conference with Carl Barraco; Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting; Follow-up with Supervisor Asfour on document request	525.00
01/19/2023	GLU	Telephone conference with Daphne Gillyard on River Hall agenda	70.00
01/25/2023	GLU	Review and respond to email correspondence from Manager on agenda	35.00
		Professional Fees through 03/02/2023	630.00
		Total Current Work	630.00

Payments

		Total Payments Through 03/02/2023	-1,032.50
		Balance Due (includes previous balance, if any)	<u>\$630.00</u>

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

# Invoice 31424



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

<b>DATE</b> 02/28/2023	<b>PLEASE PAY</b> <b>\$15,350.00</b>	<b>DUE DATE</b> 03/30/2023
---------------------------	---	-------------------------------

<b>DESCRIPTION</b>	<b>AMOUNT</b>
Monthly Landscape Maintenance for February 2023	15,350.00

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

THANK YOU.

**LANDSCAPE MAINTENANCE**



February 24, 2023  
**Invoice No. 90353**  
 Project No. 2015012

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

**River Hall CDD**

**For Services Rendered From January 1, 2023 to January 31, 2023**

General Services - Attend Board Meeting, site visit to review roadway, sidewalk and curbing, update autocad file for new line work from developer, add land transfers from developer to CDD from County records, review plats for recorded easements to CDD. Draw easements from plats recorded to CDD, prepare breakdown of funding to developer, request proposal from Lykins for additional signs. Cor with Lee County on Portico fence

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

	Hours	Rate	Amount
Z-General Services			
Engineer VII	11.25	170.00	\$1,912.50
Engineer III	3.50	115.00	\$402.50
Senior Designer	41.00	100.00	\$4,100.00
Technician IV	1.25	70.00	\$87.50
<b>Subtotal</b>	<b>57.00</b>		<b>\$6,502.50</b>
	<b>57.00</b>		<b>\$6,502.50</b>

**Reimbursable**

	Amount
Mileage	\$30.13
<b>Total Reimbursable</b>	<b>\$30.13</b>

**Total Amount Due This Invoice** **\$6,532.63**

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

Preferred Pine Straw, Inc.  
 26644 State Road 247  
 Branford, FL 32008  
 Ph. (386) 935-2773  
 Fax (386) 935-0061  
 ppsdispatch@windstream.net

# Invoice

Date	Invoice #
1/11/2023	92827

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

Ship To
River Hall CDD 3500 River Hall Pkwy Alva, FL 33920 Shane (239)227-5520

P.O. Number	Terms	Ship	Via	Rep	Vendor
PO#24490	Net 29	1/11/2023	Ken Martin	LZ	

Quantity	Item Code	Description	Price Each	Amount
1,610	Pine Straw-	Baled Pine Straw-	3.00	4,830.00
340	Fuel Charge	Fuel Surcharge	0.67	227.80
		Del 1/12 Trailer # JV53364 River Hall CDD		
<p>12 JAN</p> <p>T. MENA</p> <p><b>ANNUAL MULCHING</b></p>				

Unless specified otherwise in introductory letter, past due invoices are subject to a 1.5% monthly FC (APR 18%) In the event of collection, all attorney fees and court costs will be the responsibility of the delinquent customer. Jurisdiction will be the State of Florida and venue shall be Suwannee County

<b>Total</b>	<i>SW</i>	\$5,057.80
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$5,057.80



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

# INVOICE

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

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

ISSUANCE DATE 3/2/2023  
 DUE DATE 3/31/2023  
 CUSTOMER ID 600125794  
 INVOICE NUMBER 9000334829  
 PO NUMBER

Advisor No: 00V9-09 Cust No: R01FLT Order No: CDRD8W

PRODUCT NUMBER	SHIP DATE	DESCRIPTION	RATE	VOLUME	UOM	DISCOUNT	AMOUNT
DT1000442N	02/28/2023	DEPOSIT TCKT 2PT - OPERATING ACCT Order#:CDRD8W	0.48000	150	EA	0.00	72.00
ES1	02/23/2023	ENDORSEMENT STAMPER- OPERATING ACCT Order#:CDRD8W	57.08000	1	EA	0.00	57.08

PRODUCTS & SERVICES SUBTOTAL	129.08
ORDER DISCOUNTS	0.00
SHIPPING & PROCESSING	39.23
TAX	0.00
INVOICE AMOUNT	168.31
PAYMENTS & ADJUSTMENTS	0.00
<b>AMOUNT DUE (USD)</b>	<b>\$ 168.31</b>

Pay online at gosafeguardpayment.com to authorize payment via a debit to your checking account for no fee, or credit card for a nominal fee. For questions regarding your invoice contact: FRED SEARL 866-888-0990 fsearl@gosafeguard.com

Net 30. Late payments are subject to 1.5% per month. For W9 requests, send an email to W9ComplianceRequestsSafeguardUS@gosafeguard.com

PLEASE DETACH AND REMIT WITH YOUR PAYMENT. MAKE CHECKS PAYABLE TO SAFEGUARD BUSINESS SYSTEMS.

>>>>MAIL YOUR CHECK TO THE \*NEW\* ADDRESS BELOW<<<<<

INVOICE NUMBER 9000334829  
 DUE DATE 3/31/2023  
 CUSTOMER ID 600125794  
**AMOUNT DUE (USD) \$ 168.31**

SAFEGUARD BUSINESS SYSTEMS  
 LOCKBOX 229  
 P.O. BOX 7247  
 PHILADELPHIA, PA 19170-0001

3 9000334829 0600125794 0000016831 9



We guarantee you will be completely satisfied with every Safeguard-brand product you purchase. If you are not completely satisfied once you receive the order, we'll do what it takes to make it right. While Safeguard takes care in the manufacture of such products, it is commercially impossible to detect all errors and imperfections. Therefore, no other warranty is given, and all affirmations, samples or models made or shown are for illustrative purposes only.

THE ABOVE WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. IN NO EVENT WILL SAFEGUARD BE LIABLE FOR ANY INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL OR OTHER DAMAGES OF ANY NATURE OR DESCRIPTION RESULTING FROM ANY USE OR MISUSE OF ANY PRODUCT OR ANY ACT OR OMISSION BY SAFEGUARD, NOR WILL SAFEGUARD BE LIABLE FOR ANY BREACH OF WARRANTY (OR OTHER OBLIGATION BINDING UPON SAFEGUARD) IN AN AMOUNT GREATER THAN THE PURCHASE PRICE OF THE PRODUCT ACTUALLY PAID TO SAFEGUARD.

Title and risk of loss to products shall be deemed to pass to purchaser at point of shipment.

Safeguard conducts business in the state in which the products are shipped and is therefore required to collect appropriate sales and use taxes.

Other terms and conditions may apply. Please visit our website, [GoSafeguard.com](http://GoSafeguard.com), for more details.

©2020 Safeguard Business Systems, Inc. Safeguard and the centurion head are registered trademarks of Safeguard Business Systems, Inc. All other logos are the intellectual property of their respective owners.



Solitude Lake Management, LLC  
 1320 Brookwood Drive  
 Suite H  
 Little Rock, AR 72202

# INVOICE

Page: 1

Invoice Number: PSI-48522, 48550, 48552  
 Invoice Date: 02/01/23

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

Tax Ident. Type Legal Entity

Customer ID R0194

Ship Via

P.O. Number

P.O. Date

Due Date 03/03/23

Our Order No.

Terms Net 30

SalesPerson

Jeff Moding

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Lake Maintenance		1	1	7,458.00	7,458.00
Annual Wetland Maintenance		1	1	5,193.92	5,193.92
Annual Fountain Maintenance		1	1	53.50	53.50

Monthly Service

February

## STORMWATER CONTROL AQUATIC MAINTENANCE

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 12,704.92

*SW*  
**Subtotal:** 12,704.92  
 Invoice Discount: .....  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total:** 12,704.92

**Swine Solutions**

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

**INVOICE**

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

INVOICE 402  
DATE 02/22/2023  
TERMS Net 30  
DUE DATE 03/24/2023

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

BALANCE DUE

**\$1,650.00**

*SW*

**HOG REMOVAL**

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
3/1/2023	2021-2939

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

Description	Amount
Management	3,750.00
Assessment Methodology	375.00
<i>Building client relationships one step at a time ...</i>	
<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 Public Hearing and Regular Meeting on April 6, 2023 at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

**Present were:**

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

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Carl Barraco	Barraco & Associates
Grady Miars (via telephone)	GreenPointe
Anthony Wilson	Resident
Barbara Sangiuliano	Resident
Gary Stilwell	Public

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

Resident Anthony Wilson expressed concern that the speed limit signs at the entrance failed to slow traffic and asked if the Sheriff's portable speed sign can be utilized. Mr. Willis will ask the Resource Officer.

Resident Barbara Sangiuliano discussed ongoing issues with phosphate dust in her swimming pool and on her windows following wind storms. She believes the issue began after a large berm was constructed nearby and, in her opinion, additional construction in the area

42 contributes to the problem. She asked for the berm to be watered to prevent the dirt from  
43 dispersing. Mr. Adams stated that is not a CDD matter, as the CDD has no control over  
44 development. Oversight falls to the Developer or the County. Mr. Barraco stated he is not  
45 aware of a requirement to wet down loose/dry soil during windy/dusty conditions.

46 Mr. Morash noted high phosphate levels in his pool, which was blamed on fertilizer  
47 overspray from the landscapers. Mr. Miars will check with the contractor, as phosphorous  
48 should not be an issue since they generally only dig between 6’ and 8’ but not more than 12’.

49 Ms. Sangiuliano asked to meet with Mr. Adams after the meeting for an explanation of  
50 how assessments were levied on her property. She asked who pays assessments on unsold  
51 property. Mr. Adams stated the Developer pays those assessments. The Assessment  
52 Methodology will be discussed later in the meeting.

53 Mr. Gary Stilwell asked for a completion time frame for the work to be discussed during  
54 the Tenth Order of Business. He asked the Developer to describe the new water use permit that  
55 is being applied for. Mr. Adams stated that is not a CDD matter and Mr. Miars will only discuss  
56 CDD business during his report. Mr. Stilwell asked for information about the amount and type  
57 of fill to be used to restore the breach.

58

**THIRD ORDER OF BUSINESS**

**Developer Update**

59

60 Mr. Miars reported the following:

- 61 ➤ The northern boundary fence, between Portico and Hampton Lakes, was resolved.
- 62 ➤ Permits were received and construction commenced in Parcel K2. Construction is  
63 expected to begin in the other Country Club parcels within the next 30 to 60 days.
- 64 ➤ The permit for the next 195 lots in Hampton Lakes is expected this month.
- 65 ➤ First quarter sales in both Hampton Lakes and the Country Club are up approximately  
66 50% compared to last year in both number of sales and price.

67  
68 Mr. Willis stated Portico Staff needs to complete the permit process so that the CDD’s  
69 Land Development Order (LDO) can be approved. The fence materials are ordered and in Carter  
70 Fence’s storage facility . Mr. Stark stated the matter of the easement with Lennar remains to  
71 be addressed. Mr. Willis estimated it will take two weeks for the fence to be installed. Mr. Stark  
72 noted a public safety issue exists and stated time is of the essence.

73

74 **FOURTH ORDER OF BUSINESS**

**Public Hearing to Consider the Adoption of an Assessment Roll and the Imposition of Special Assessments Relating to the Financing and Securing of Certain Public Improvements**

75  
76  
77  
78  
79  
80 **A. Proof/Affidavit of Publication**

81 **B. Mailed Notice to Property Owner(s)**

82 **C. Supplement #2 to Engineer’s Report**

83 Mr. Barraco presented the signed and sealed version of Supplement #2 to the  
84 Engineer’s Report dated February 2, 2023 and revised April 6, 2023. Language in the Report was  
85 expanded to make it clear that Assessment Area 3 not only includes the 195 new units to the  
86 south but also includes Parcels C, H, Z and K2. The changes are reflected on the following pages:

87 Page 3, Section 1.1: Fourth and Fifth bullet points were revised as noted.

88 Page 4: Second paragraph was revised.

89 Page 7: Graph was changed so the red crosshatch for “Assessment Area 4” depicts the  
90 areas noted.

91 Page 8, Table 2: Unit count for “Assessment Area 4” includes the 195 units in the south  
92 as well as units in the additional parcels noted.

93 Mr. Stark asked if there will be little islands of “Assessment Area 4” within “Assessment  
94 Area 2”. Mr. Barraco replied affirmatively.

95 **D. Fourth Supplemental Special Assessment Methodology Report for Assessment Area 4**

96 Mr. Adams presented the Fourth Supplemental Special Assessment Methodology  
97 Report for Assessment Area 4 dated April 6, 2023, which was similarly adjusted to reflect the  
98 information in the Engineer’s Report. Table 1, on Page 12, includes the number of units in the  
99 Original Development Plan and the Revised Development Plan. The collective labeling of  
100 Hampton Lakes East Parcels C, H, Z and K2 as “Assessment Area 4” will remove confusion.

101 Mr. Adams stated, although the Report is titled Supplemental Special Assessment  
102 Methodology Report, it also serves as a Master Assessment Methodology Report. When  
103 originally presented, there were two Methodologies, one called a Master and one called a  
104 Supplemental. This two-fold Methodology and the noticing sets out the maximum amount of  
105 the planned principal amount and annual assessment levels for each product type within the  
106 collectively referred to “Assessment Area 4”. In the upcoming Resolutions, the amount was  
107 adjusted down to the anticipated issue amount. The maximum shown, for noticing purposes,



108 allows a secondary set of bonds to be issued in the future without having to re-notice. The  
109 remainder of the Report is unchanged since it was presented at the February meeting.

110 **The Public Hearing was opened.**

111 No members of the public spoke.

- 112 • ***Hear testimony from the affected property owners as to the propriety and***  
113 ***advisability of making the improvements and funding them with special***  
114 ***assessments on the property.***

115 Mr. Adams asked Mr. Miars if, as the representative for the primary Landowner that is  
116 affected by these assessments, he has any comments or questions. Mr. Miars stated the  
117 Reports are in good order; he reviewed them and he appreciates all the work behind them.

118 **The Public Hearing was closed.**

- 119 • ***Thereafter, the governing authority shall meet as an equalizing board to hear any and***  
120 ***all complaints as to the special assessments on a basis of justice and right***

121 Mr. Urbancic explained the assessment processes and presented Resolution 2023-05,  
122 within which the Engineer's Report and Assessment Methodology are also adopted.

123 Mr. Morash asked how Paragraph 10, relating to transfers of property, might apply. Mr.  
124 Urbancic stated he does not know if this situation will arise; it would apply in the event that  
125 some portion of real property is conveyed to the County or to a School District, in which case  
126 the property would be removed from the tax rolls.

127 The Board, sitting as the Equalizing Board, made no changes to the assessment levels.

- 128 **E. Consideration of Resolution 2023-05, Making Certain Findings; Authorizing a Capital**  
129 **Improvement Plan; Adopting an Engineer's Report; Providing an Estimated Cost of**  
130 **Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming**  
131 **and Levying Special Assessments; Addressing the Finalization of Special Assessments;**  
132 **Addressing the Payment of Special Assessments and the Method of Collection;**  
133 **Providing for the Allocation of Special Assessments and True-Up Payments;**  
134 **Addressing Government Property, and Making Provisions Relating to the Transfer of**  
135 **Real Property to Units of Local, State and Federal Government; Authorizing the**  
136 **Recording of an Assessment Notice; and Providing for Severability, Conflicts and an**  
137 **Effective Date**

138

139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151

**On MOTION by Mr. Morash and seconded by Mr. Block, with all in favor, Resolution 2023-05, Making Certain Findings; Authorizing a Capital Improvement Plan; Adopting an Engineer’s Report; Providing an Estimated Cost of Improvements; Adopting an Assessment Report; Equalizing, Approving, Confirming and Levying Special Assessments; Addressing the Finalization of Special Assessments; Addressing the Payment of Special Assessments and the Method of Collection; Providing for the Allocation of Special Assessments and True-Up Payments; Addressing Government Property, and Making Provisions Relating to the Transfer of Real Property to Units of Local, State and Federal Government; Authorizing the Recording of an Assessment Notice; and Providing for Severability, Conflicts and an Effective Date, was adopted.**

**FIFTH ORDER OF BUSINESS**

152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185

**Consideration of Resolution 2023-06, Supplementing Its Resolution 2005-18 by Authorizing the Issuance of its River Hall Community Development District Special Assessment Revenue Bonds, Series 2023A (Assessment Area 4) in an Aggregate Principal Amount Not Exceeding \$9,500,000 for the Purpose Acquiring and Constructing Assessable Improvements; Delegating to the Chairman or Vice Chairman of the Board of Supervisors of the District, Subject to Compliance With the Applicable Provisions Hereof, the Authority to Award the Sale of Such Bonds to FMSbonds, Inc. by Executing and Delivering to Such Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of a Fifth Supplemental Trust Indenture; Approving U.S. Bank Trust Company, National Association as the Trustee, Bond Registrar and Paying Agent for Such 2023A Bonds; Making Certain Findings; Approving the Form of Such Bonds; Approving The Form Of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain**

**Officials of the District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Bonds; Providing Certain Other Details With Respect to Said Bonds; and Providing an Effective Date**

186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200  
201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228

Mr. Adams presented Resolution 2023-06, the Delegation Resolution, which accomplishes the following:

- Authorizes issuance of not to exceed \$9,500,000 aggregate principal amount of bonds for Assessment Area 4.
- Authorizes and approves the forms of documents, including the Supplemental Trust Indenture, Bond Purchase Agreement and Preliminary Limited Offering Memorandum and the Continuing Disclosure Agreement, all in substantial form.

**On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, Resolution 2023-06, Supplementing Its Resolution 2005-18 by Authorizing the Issuance of its River Hall Community Development District Special Assessment Revenue Bonds, Series 2023A (Assessment Area 4) in an Aggregate Principal Amount Not Exceeding \$9,500,000 for the Purpose Acquiring and Constructing Assessable Improvements; Delegating to the Chairman or Vice Chairman of the Board of Supervisors of the District, Subject to Compliance With the Applicable Provisions Hereof, the Authority to Award the Sale of Such Bonds to FMSbonds, Inc. by Executing and Delivering to Such Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of a Fifth Supplemental Trust Indenture; Approving U.S. Bank Trust Company, National Association as the Trustee, Bond Registrar and Paying Agent for Such 2023A Bonds; Making Certain Findings; Approving the Form of Such Bonds; Approving The Form Of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the form of the Continuing Disclosure Agreement and Authorizing the Execution Thereof; Authorizing Certain Officials of the District and Others to Take All Actions Required in Connection with the Issuance, Sale and Delivery of Said Bonds; Providing Certain Other Details With Respect to Said Bonds; and Providing an Effective Date, was adopted.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Ancillary Financing Documents (2023A Project)**

Mr. Urbancic presented the following:

- 229 A. Agreement Regarding the Acquisition of Certain Work Product and Infrastructure
- 230 B. Collateral Assignment and Assumption of Development and Contract Rights (2023A
- 231 Project)
- 232 C. Agreement Regarding the Completion of Certain Improvements
- 233 D. Declaration of Consent to Jurisdiction of Community Development District and to
- 234 Imposition of Special Assessments
- 235 E. Lien of Record
- 236 F. Notice of 2023A Assessments
- 237 G. True-Up Agreement

238 Mr. Adams stated the Engineer’s Report and the Assessment Methodology reflect that it  
 239 is planned that the outstanding 2021A-2 Bonds applicable to Assessment Area 4 will be prepaid  
 240 by the Developer prior to issuance of the bonds. He stated the amount is \$1,706,628.29.

241

242 **On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the**  
 243 **Agreement Regarding the Acquisition of Certain Work Product and**  
 244 **Infrastructure, Collateral Assignment and Assumption of Development and**  
 245 **Contract Rights for the 2023A Project, Agreement Regarding the Completion of**  
 246 **Certain Improvements, Declaration of Consent to Jurisdiction of Community**  
 247 **Development District and to Imposition of Special Assessments, Lien of Record,**  
 248 **Notice of 2023A Assessments and True- Up Agreement, all in substantial form,**  
 249 **and authorizing the Chair to execute, were approved.**

250

251

**SEVENTH ORDER OF BUSINESS**

**Consideration of Gulfscapes Landscape  
Management Services, Proposal #4062 for  
Windsor Way Project**

252

253

254

255

256

257

258

259

260

261

262

263

264

Mrs. Adams presented Gulfscapes Landscape Management Services Proposal #4062. A  
 cul-de-sac resident asked the CDD to mulch the area owned by the CDD even though the HOA  
 maintains the area within the turf, including irrigation. The easement buffer along the fence  
 line is not being maintained. The cost to mulch it is not included in the CDD budget.

Mr. Stark stated Mr. Bob Cunningham, of the Country Club HOA, came forward to  
 discuss a handshake agreement that all sod lawns and shrubbery be cared for by the  
 corresponding HOAs and the CDD maintain everything outside of River Hall Parkway. He  
 believes there is a need to develop exhibits that identify each of the properties because small  
 portions of CDD land within the communities are not lakes or preserves assigned to the CDD.

265 Mrs. Adams stated an Assignment Agreement will be needed for the HOA to perform  
 266 maintenance, on behalf of the CDD. While the CDD addressed vegetation on the fence line, this  
 267 proposal is for unbudgeted pine straw requested by the resident. Mr. Stark stated this area and  
 268 the previously addressed mustang boundary are inside the fence lines. In his opinion, the HOA  
 269 should install the pine straw and maintain the area up to the boundary because it is only a few  
 270 feet that the CDD would be caring for. He thinks the large swath of homeowner properties on  
 271 Mustang with plantings comprising the boundary between the CDD and Hickey Creek Road,  
 272 which is irrigated by the CDD, should be turned over to the HOA as part of the transition.

273 Mr. Stark suggested the CDD take over the HOA storm drains.

274 Discussion ensued regarding maps provided by M.R.I. Construction, Inc. (MRI) and Mr.  
 275 Barraco. Mr. Stark believes the map shows that everything except the golf course belongs to  
 276 the CDD. Mr. Krebs stated he assigned the requisitions that he had and asked that additional  
 277 requisitions be given to him so he can update the maps further.

278 **▪ Acceptance of a Bridge Crossing a LAMSID Canal [Hampton Lakes at River Hall South**  
 279 **Canal Crossing]**

280 **This item, previously the Eleventh Order of Business, was presented out of order.**

281 Mr. Barraco presented the following:

- 282 **A. Assignment of Perpetual Canal Crossing Easement Agreement**
- 283 **B. Assignment of Landowner’s Agreement**
- 284 **C. Bill of Sale, Absolute**
- 285 **D. Owner’s Affidavit**

286 The consensus was that the CDD will accept the bridge when construction is complete.

287

288 **On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor,**  
 289 **authorizing Staff to finalize acceptance upon receipt of a completion certified**  
 290 **by Lee County, was approved.**

291

292

293 **EIGHTH ORDER OF BUSINESS**

**Discussion/Consideration: Lykins Signtek, Inc., Quote #95022 for Protected Species Signage**

294

295

296

297 Mrs. Adams presented Lykins Signtek, Inc., Quote #95022.

298 A Board Member objected to the sign and the expenditure. The Board consensus was  
 299 not to replace the damaged sign.

300 Ms. Sangiuliano noted a possible safety issue when landscapers park on River Hall  
301 Parkway and do not put out orange cones. Mrs. Adams asked Ms. Sangiuliano to call the District  
302 Manager about things like this rather than calling contractors directly.

303

**On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, not replacing the sign, was approved.**

304  
305

306  
307

**NINTH ORDER OF BUSINESS**

**Consideration of Southern Striping Solutions, LLC/Collier Paving & Concrete, Proposal #23-145 for Inspection 2023 of Asphalt, Concrete and Signage**

308  
309  
310  
311  
312

313 Mr. Krebs discussed the process of surveying work to be done and presented Southern  
314 Striping Solutions, LLC/Collier Paving & Concrete Proposal #23-145.

315 Discussion ensued regarding damage to roads, ongoing construction and potential trip  
316 hazards. The consensus was to request a quote limited to addressing blacktop, valley gutters  
317 and trip hazards, with the proposal price to be reduced proportionately at Mr. Krebs' direction.

318

**On MOTION by Mr. Morash and seconded by Mr. Block, with all in favor, Southern Striping Solutions, LLC/Collier Paving & Concrete Proposal #23-145 for 2023 Inspection of Asphalt, Concrete and Signage, as amended per the District Engineer's recommendations, was approved.**

319  
320  
321  
322

323  
324

**TENTH ORDER OF BUSINESS**

**Consideration of M.R.I Construction, Inc., Proposal #392 for Fill Dirt in FPL Easement Depressions**

325  
326  
327  
328

329 Mr. Krebs presented MRI Proposal #392. While the original estimate was \$10,000, two  
330 concrete barriers must be moved to help prevent erosion and vehicular traffic.

331 Discussion ensued regarding the cost, which exceeded the approved amount by \$2,000,  
332 and the need for fill. Mr. Miars suggested MRI contact Robert regarding free fill that he will  
333 supply. Mr. Krebs will obtain a revised quote.

334

**ELEVENTH ORDER OF BUSINESS**

**Acceptance of a Bridge Crossing a LAMSID Canal [Hampton Lakes at River Hall South Canal Crossing]**

335  
336  
337  
338

- 339 A. Assignment of Perpetual Canal Crossing Easement Agreement
- 340 B. Assignment of Landowner’s Agreement
- 341 C. Bill of Sale, Absolute
- 342 D. Owner’s Affidavit

343 This item was presented following the Seventh Order of Business.

344

345 **TWELFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 346 **Statements as of February 28, 2023**

347

348 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2023.

349 The “Due from capital projects fund” line item with a remaining balance of \$8 will be  
 350 refunded and will cancel out the \$8 “Due to debt service fund 2011”.

351 Mrs. Adams stated “Holiday decorations” are at 107% due to an \$1,800 expenditure  
 352 miscoded from Bentley Electric for streetlight repairs; the expense will be re-coded.

353

354 **On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the**  
 355 **Unaudited Financial Statements as of February 28, 2023, were accepted.**

356

357

358 **THIRTEENTH ORDER OF BUSINESS** **Approval of March 2, 2023 Regular**  
 359 **Meeting Minutes**

360

361 Mr. Mitchell presented the March 2, 2023 Regular Meeting Minutes. The following  
 362 changes were made:

363 Line 35: Change “Minor” to “Miars”

364 Line 130: Change “Mitchell” to “Willis”

365

366 **On MOTION by Mr. Block and seconded by Mr. Morash, with all in favor, the**  
 367 **March 2, 2023 Regular Meeting Minutes, as amended, were approved.**

368

369

370 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

371

- 372 A. District Engineer: *Hole Montes*

373 There was no report.

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

375 There was no report.

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

- 377 • NEXT MEETING DATE: May 4, 2023 at 3:30 P.M.

- 378 ○ QUORUM CHECK

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

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

- 381 ➤ 12 hogs were removed in a single night, including several juveniles.
- 382 ➤ Complaints were received about residents lining up on Hampton Boulevard since they
- 383 can no longer park on River Hall Parkway.

384 Mrs. Adams reported the following:

- 385 ➤ The landscape contract expires on September 30, 2023. Sealed bids will be requested.
- 386 ➤ The lake and wetland contract’s first year expires on September 30, 2023. Bids will be
- 387 requested, as the current contractor is not meeting expectations.

388 Mr. Miars recommended Sitex Aquatics.

389

390 **FIFTEENTH ORDER OF BUSINESS**

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

391

392

393 Mr. Stilwell asked who owns the wells that pump water in the lakes. Mr. Adams stated

394 they are owned by the irrigation entity that GreenPointe created. Mr. Stilwell expressed

395 concern about phosphates affecting lake water quality and the pumps. Mr. Willis stated the

396 lake water quality is tested periodically and there has never been an issue with phosphates.

397

398 **SIXTEENTH ORDER OF BUSINESS**

**Supervisors’ Comments/Requests**

399

400 Mr. Stark stated that a PowerPoint was distributed to the Board Members regarding

401 cameras at the gate for the south bridge at Hampton Lakes. A 200’ berm will block residents’

402 view of the gate so a request was submitted to meet with RAMCO to explore technology

403 solutions to address breaches at the maintenance gates. Mr. Miars will address the issue.

404

405 **SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

406

407

408 **On MOTION by Mr. Morash and seconded by Mr. Block, with all in favor, the**

409 **meeting adjourned at 4:40 p.m.**



410  
411  
412  
413  
414  
415

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

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

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

# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2023

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2023</b>
Babcock Ranch	0
Bay Creek	790
Bayside Improvement	3,043
Beach Road Golf Estates	1,302
Brooks I of Bonita Springs	2,240
Brooks II of Bonita Springs	1,516
Coral Bay	0
East Bonita Beach	485
Mediterra	451
Parklands Lee	565
Parklands West	599
River Hall	2,433
River Ridge	1,482
Savanna Lakes	0
Stonewater	76
Stoneybrook	1,776
University Square	0
University Village	0
Verandah East	917
Verandah West	977
Waterford Landing	1,529
WildBlue	721

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329  
Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**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 <b>CANCELED</b></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: May 4, 2023  
SUBJECT: Status Report – Field Operations

---

**Landscape Activities:**

1. Mowing weekly started on March 1
2. Fertilizing all turf in the month of May with 14-4-14
3. Weeds in turf sprayed monthly
4. Weeds in plant beds are being removed each week
5. Insect control on turf and plants sprayed as needed
6. Shrubs, ground cover will be fertilized in May
7. Palms will be fertilized in May
8. Late summer pruning of shrubs will be completed by June 30
9. Drainage and lake banks will be mowed monthly in the months of May thru Sept

**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. Head lamps are in; pole & installation is expected by the end of April.

**Control Structure Gate:** Staff was informed 4/18/23 about a missing grate on a control structure at lake 2-7, proposal received and approved on 4/25/23. Gulfscapes placed plywood over the structure as a safety measure until the new gate is installed. Total cost \$989.00.

**No Parking Signs:** Notified by the Sheriff's Department on 2.17.23 that the "No Parking Sign" would need to include "No Standing" language. District Engineer is having the changes made.

**Swine Solutions:** One trap currently in CE15 and one in Wetland 30. To date the trapper has removed **40** adult hogs and **13** juveniles.

**Berm Restoration Project:** As previously discussed, repairing the berm area adjacent to Wetland #30 will be scheduled during the dry season. Project completed 4/21/23.

**Portico Boundary Fence:**

Agreement with Carter Fence has been executed - Total cost: \$80,950.00

- LDO approved and submitted to vendor on 4/25/23. Carter Fence submitted for permit on 4/25/23.
- Sourcing new landscape proposals for installing clusia hedge.