

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT

July 1, 2021

BOARD OF SUPERVISORS

REGULAR MEETING

AGENDA

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

June 24, 2021

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 July 1, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (3 minutes per speaker)
3. Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4 (*Term Expires November 2022*)
 - A. Daniel J. Block
 - B. Michael Hagen
 - C. Robert H. Lorenzen
 - D. Joseph T. Lundquist
 - E. Haylee Loryn Malagon
4. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict

5. Consideration of Resolution 2021-04, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the River Hall Community Development District, and Providing for an Effective Date
6. Presentation by FMSbonds – Proposed Refinancing of Series 2011 Bonds
7. Presentation of Annual Financial Report for the Fiscal Year Ended September 30, 2020, Prepared by Berger, Toombs, Elam, Gaines & Frank
8. Consideration of Resolution 2021-07, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2020
9. Developer Update: Development and Master Association Activities
10. Continued Discussion: Legislative Updates Regarding Advertising Rules
11. Continued Discussion: Hog Removal
12. Acceptance of Unaudited Financial Statements as of May 31, 2021
13. Approval of June 3, 2021 Regular Meeting Minutes
14. Staff Reports
 - A. District Engineer: *Hole Montes*
 - Update: Stop Sign at Hampton Lakes
 - Lykins Signtek Estimate #40922
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: August 5, 2021 at 3:30 P.M.
 - QUORUM CHECK

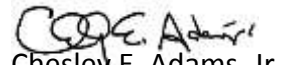
Paul Asfour	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Michael Morash	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Kenneth Mitchell	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
Robert Stark	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
 - D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
 - Monthly Status Report – Field Operations

- Update – Carter Fence Installation

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

CONFERENCE ID: 8593810#

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3A

CONTACT

15747 Angelica Drive
Alva, FL 33920
Block.dan@sbcglobal.net
937-673-1195

DANIEL J BLOCK

June 5, 2021

Community Development District

RE: Seat 4 for the CDD Board of Supervisors

Throughout my career, I have contributed to impacting business outcomes through effective organization, prioritization, and execution of key projects. My skills and qualifications are an ideal match to the Seat 4 for the CDD Board of Supervisors requirements and will bring immediate value to Community Development District goals.

Previously, in my Quality Manager role, I exercised a calculated and methodical approach to problem solving. I am independently motivated, yet I appreciate team efforts and collaborate productively within groups. Additionally, I am knowledgeable in Contracting and Budgeting with proficiency in Problem Solving.

Because my professional goals align with Community Development District's mission and values, this opportunity is especially exciting. I believe my communication, management and critical thinking abilities will support and drive your continued organizational success.

To demonstrate the scope of my career history and professional competencies, please take a moment to review my attached resume. I appreciate your evaluation of my credentials and subsequent response.

Sincerely,
Daniel J Block

DANIEL J. BLOCK

15747 Angelica Drive
Alva, FL 33920
(937)673-1195
block.dan@sbcglobal.net

PROFESSIONAL EXPERIENCE

INTELLIGRATED, Columbus, Ohio

Quality & Shipping Manager, October 2008 – January 2009

Manages a staff of 3 for the quality and shipping of a high speed conveyor manufacturing plant.

- Actively participated in coordinating rectifying incoming parts quality issues with suppliers and the plant floor personnel.
- Provide direction, supervision and motivation to a team of employees to accomplish common team and corporate objectives.
- Manages a corporate imposed budget with personal performance measurements related to meeting financial goals and ensuring costs were appropriately recovered from supplier issues.
- Wrote quality standard practices and procedures to ensure work standardization throughout the plant production floor.
- Successfully wrote and published ISO 9002 standards for the entire plant and passed the initial inspection to become ISO certified.

GENERAL MOTORS CORPORATION, Dayton, Ohio

Quality Reliability General Supervisor, August 2002 –2008

Manages a staff of 13 personnel in support of production operations of a vehicle assembly plant across three shifts to ensure quality parts get to operators for assembly into mid size Sport Utility Vehicles.

- Actively participated in coordinating between the vehicle assembly plant and third party suppliers to resolve design and quality issues that impacted vehicle quality and consumer warranties.
- Provide direction, supervision and motivation to a team of employees to accomplish common team and corporate objectives.
- Manages a corporate imposed budget with personal performance measurements related to meeting financial goals and ensuring costs were appropriately recovered from supplier issues.
- Analyze and resolve real time issues impacting daily production schedules.
- Coordinate key personnel and associated responsibilities to ensure scheduled production completion with quality products produced.
- Drive daily production quality standards to comply with overall company quality performance in accordance with corporate policies and procedures related to personnel, quality manufacturing practices and costs.
- Manages personnel's overtime on a daily basis to ensure proper coverage is maintained with the production floor while at the same time not exceeding the goal.
- Manages the proper implementation of ISO 9002 on a daily basis.
- Responsible for all troubleshooting of production problems relating to both parts and processes.
- Manages all temporary and permanent changes to parts as well as ensuring the parts are tested thoroughly before approving their use.
- Assembly plant point of contact for all engineering changes, trials, parts approvals, and process changes.

- Presents and reports on progress, problems and steps to resolution to plant management on a daily basis.

Process Control Manager, August 99 – August 2002

Led and regulated the implementation of General Motors production problem solving and quality processes.

- Integrated process engineering and tooling methodologies.
- Coordinated manufacturing and quality data and goals to assist Assembly Plants in achieving the corporate driven quality initiatives.
- Coordinated and trained over 1000 personnel in ISO 9002 documentation and procedures.
- Individually responsible for the design, coordination, training and implementation of the Common Quality Information System for the GMT 360 in the Trim Production Department.
- Trained over 600 personnel on the General Motors Global Manufacturing System implemented for the first time at Moraine Assembly.
- Responsible for coordinating production process changes to cut costs and improve the quality of the vehicle produced.
- Responsible for ISO 9002 coordination, compliance audits, document control, and internal audits.
- Continuously provided liaison between production management, information systems support, and plant management.
- Responsible for problem solving and tracking of quality issues involving mechanical or paint failures on interior or exterior of the vehicle through the production process.

UNITED STATES AIR FORCE

Air Force Institute of Technology, Dayton, OH

Chief, Environmental Restoration, February 1996 – August 1999

Developed, managed and taught environmental restoration courses for environmental specialists throughout the Air Force with a budget of \$100,000.

- Led environmental compliance review of base's storage tank program, identifying twelve deficiencies and proposed corrective action preempting potential fines of \$300,000
- Developed and presented two Commanders' Environmental Management Seminars for Kadena Air Base, Japan and saved over \$125,000 in travel costs
- Restructured and reorganized two environmental restoration courses to meet the needs of new managers lowering travel costs by 37 percent
- Facilitated four different working groups tasked with updating diverse course content for students ranging from contractor technical representatives to environmental flight chiefs and civil engineering squadron commanders
- Acted as the facilitator for review of numerous courses to ensure proper material is being presented to personnel.

Aeronautical Systems Center, Dayton OH

Chief, AF Plant 6 Integrated Product Team, June 1992 – February 1996

Managed a \$20 million environmental compliance program at three aircraft manufacturing facilities. Coordinated environmental programs with defense department organizations, state and federal regulators.

- Lead a multifaceted team of engineers to execute environmental compliance, restoration, pollution prevention and facilities programs at a city sized industrial facility managing a budget of \$105 million dollars.
- Prevented major production stoppage and downtime – justified \$20 million to replace critical air conditioning equipment.
- Managed a \$1.8 million underground storage tank upgrade/removal project.

- Managed a \$1.0 million project to abate asbestos at Air Force Plant facilities.
- Acquired efforts to acquire funding to repair leaking roof over the C-130 aircraft production line.
- Developed a process to streamline funds obligation process – adopted by all Air Force industrial plants.
- Produced unique procedures which enabled backlogs to be worked quickly – presented comprehensive briefing to senior management – clarified complex issues – facilitated early, money saving, decisions.
- Architect of effort to shut down and fund replacement for an aged and leaking fuel distribution system.

Lajes Field, Azores, Portugal

Base Environmental Coordinator, June 1990 – June 1992

Assessed all installation activities related to United States and Foreign Nation requirements for the prevention, control and abatement of environmental pollution. Responsible for managing all aspects of the training, handling, storage and disposal of all hazardous waste on the installation. Reviewed all construction projects to ensure they complied with all environmental laws and regulations.

- Developed and defended a \$3.4 million budget for environmental requirements
- Spearheaded the \$400,000 waste disposal contract to remove 4 years of backlogged waste
- Implemented the only environmental education program for the 3,300 Lajes Field personnel
 - Saved \$35,000 in contract training by instructing 55 waste storage managers
 - Developed \$29,500 contract training for spill response and asbestos management
- Developed and implemented a program to analyze waste sludge at a storage facility, saving the government \$208,000 in waste disposal costs

Education & Training:

Master of Science, Administration, Central Michigan University, Mount Pleasant, MI, December 1994

Bachelor of Science, Industrial Engineering, University of South Florida, Tampa, FL, December 1987

Registered Environmental Manager (REM), November 1996

American Society for Quality Certified Quality Auditor, December 2001

Certified Red 'X' Strategies Journeyman

Certified ISO 9001-2000 Internal Auditor

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3B

From: Michael Hagen <mchagen1972@gmail.com>
Sent: Wednesday, May 19, 2021 9:07 PM
To: Cleo Adams <crismond@whhassociates.com>
Subject: CDD BOARD

Good Morning Cleo

I would like to apply for the CDD Board seat which is currently vacant. I attended NE Missouri State College in Kirksville Missouri. I was a flight engineer on a CH- 47 helicopter and served six years in the 1105th aviation unit Mt. Joy, Iowa and was honorably discharged June of 1976 with the rank of E-5. My wife and I owned and operated six convenient stores in the QC area for over twenty four years in which I was able to accumulate a strong background in accounting and finance. We had over seventy employees where you had to interact, find compromise with others, and solve daily problems. I am currently on the HOA board here at River Hall and also on the finance council at SVDP Catholic Church. Past boards I have been on include Ashton Oaks condo board as Vice President and President and St. Anthony's Catholic Church as Trustee and Finance Board Davenport, Iowa. We plan on living here until it's time for assisted living so I would like to serve and help in any way possible.

Mike Hagen
mchagen1972@gmail.com
563-349-6917

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3C

Robert H. Lorenzen
15132 Yellow Wood Drive
Alva, Florida 33920
(813) 948-1244

June 5, 2021

River Hall Community Development District
Board of Supervisors
9220 Bonita Beach Road, Suite 214
Bonita Springs, Florida 34135

Gentlemen:

Thank you for considering my letter of interest for filling the vacancy on the River Hall Community Development District Board of Supervisors.

Prior to moving to River Hall in 2019 I served on my HOA board on and off for ten years – seven as President. Our community had over 120 acres of common area. My engineering and project management education and experience proved instrumental in helping the board on several infrastructure projects – both large and small. Shortly after the HOA was turned over to the residents we faced a major failure of the storm drainage system with some estimates approaching one million dollars to correct. More recently after record rainfall the berm that separated our drainage system from the neighboring subdivision failed – sending millions of gallons of water downstream. This raised the water level in an adjacent church's property, threatening flooding of their buildings. I immediately contacted our vendors got them involved - getting emergency repairs started and pumps dispatched. I then worked with the engineering firms for all of the properties involved,

two different counties agencies, and the state Department of Transportation to resolve the issue. The result was no major property damage – no water inside the church or anyone’s living room – and the responsible parties had to bring their berm back up to specifications and the appropriate county agencies cleaned out swails and removed other impediments to the overflows.

I also understand the complexities of working with the protected wetlands and preserves and the agencies involved. A few years ago I was able to arrange for our HOA to participate in the University of Florida Urban Runoff study. Working with the grad students and their professor, we were able to improve the water quality and overall health of the drainage ponds.

My background and education also includes business, accounting, and finance. Currently I am majority stock holder and Chief Operating Officer of a software development company. The major client that I am personally involved with supports the Veterans Benefits Administration. The applications my team designs, implements, and supports is responsible for sending millions of payments each month to our nation’s veterans. Previously I was a partner and Chief Financial Officer of Mathematica, Inc.

Please feel free to contact me if you have any questions or need further information.

Best Regards,

A handwritten signature in black ink that reads "Bob Lorenzen". The signature is written in a cursive style with a large initial "B" and "L".

Bob Lorenzen

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3D

From: Joe and Georgie Lundquist <jglundy7@gmail.com>

Sent: Thursday, May 20, 2021 11:52 AM

To: Cleo Adams <crismond@whhassociates.com>; Georgie and Joe Lundquist <jglundy7@gmail.com>

Subject: CDD Board Seat #4 Vacancy

Hi Cleo:

I would like to put my hat in the ring for the subject of this memo. You and the Board already know me and my qualifications but I will summarize.

PhD in Chemistry from Michigan State University.

Over 30 years in industry achieving VP of R&D for 2 companies; W R Grace and Co. and Valence Technology.

Was a member of the HOA Board for Ashton Oaks right after turnover.

Was a member of the CDD Board Seat 5 for a 4 year term.

At 81 years of age, I would only be interested in filling the vacant term and not running in the future. I also understand that a qualified person from either Hampton Lakes or Cascades would be preferred. And finally, I have experience and have kept up with the issues that the CDD Board faces.

Thanks for your consideration and help.

Sincerely, Joseph T. Lundquist

239-634-1593

jglundy7@gmail.com

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3 E

Haylee Loryn Malagon

[linkedin.com/in/hayleemalagon](https://www.linkedin.com/in/hayleemalagon)

708.937.5002

haylee.malagon@outlook.com

Detail-oriented legal and administrative professional with over 4 years of customer service and professional communications experience, with additional experience in supervising, training and developing staff in the restaurant industry. Well-versed in leading and hosting meetings with professionals – either in-person or virtual – and facilitating highly-detailed conversations.

WORK EXPERIENCE

Lee County Sheriff's Office - Fort Myers, FL. *Administrative Assistant.* [March 2019 – present](#)

Assist in and facilitate the development and advancement of legal cases, establish and host meetings and conduct thorough interviews, collect and examine / organize evidence and other items / documentation for individual cases.

Chick-fil-A, Inc. - Atlanta, GA. *Grand Openings Certified Trainer.* [February 2018 – March 2019](#)

Support, encourage, and empower new Chick-fil-A Team members and Operators through hands-on training of corporate policies, procedures, and best practices. Travel to and participate in grand opening procedures of new restaurant locations throughout the country.

Chick-fil-A Franchise – Fort Myers, FL. / Venice, FL. *Manager.* [November 2016 – March 2019](#)

Oversee and manage day-to-day store operations, including the allocation of employee shifts, money handling and reconciliation, customer service / support, and overall store performance relative to performance goals.

Subway Franchise – Venice, FL. *Team Leader / Trainer.* [January 2015 – November 2016](#)

Lead daily shift operations and oversee / direct opening and closing procedures, sales reconciliation, and customer service.

EDUCATION

University of Florida – Gainesville, FL.

[Bachelor of Arts in Psychology – graduating December 2020](#)

Florida Gulf Coast University – Fort Myers, FL.

[August 2017 – August 2018](#)

State College of Florida – Sarasota, FL.

[Associate of Arts – August 2015 – June 2017](#)

SKILLS AND ACHIEVEMENTS

- Proficient in Microsoft 365, Windows, and MacOS
- Able to multitask in high-stress environments
- Strong communicator, both written and verbally
- Reliable and well-organized
- Excellent teamwork and interpersonal skills
- Team building and leadership
- Diversity training and knowledge
- First-generation Student College Scholarship Recipient

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-04

A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

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

_____ is appointed Chair

_____ is appointed Vice Chair

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

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

_____ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

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

Adopted this 1st day of July, 2021.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6

**Presentation to:
River Hall CDD**

Proposed Refinancing of Series 2011 Bonds

Disclosure

FMS Role As Underwriter

FMSbonds, Inc., is providing the information contained in this document for discussion purposes only in anticipation of serving as underwriter. The primary role of FMSbonds, Inc., (“FMS”) as an underwriter, is to place securities with a view to distribute in an arm’s-length commercial transaction with the CDD. FMS may have financial and other interests that differ from those of the CDD. FMS is not acting as a municipal advisor, financial advisor or fiduciary to the CDD or any other person or entity. The information provided is not intended to be and should not be construed as “advice” within the meaning of Section 15B of the Securities Exchange Act of 1934. The CDD should consult with its own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate. Securities offered by FMSbonds, Inc, including annuities, are not insured by the FDIC or any government agency; are not deposits or other obligations of or guaranteed by FMSbonds, Inc. or any of its affiliates; and are subject to investment risks, including possible loss of the principal invested. FMSbonds, Inc. is a broker/dealer, member FINRA/SIPC. FMS has a policy that is designed to comply with the disclosure requirements under revised MSRB Rule G-23. In conjunction with these requirements, we are providing the following disclosure to all of our municipal underwriting clients.

Contents

- I. Plan of Refinancing
- II. FMS Bonds

Plan of Refinancing

Executive Summary

- River Hall CDD issued its \$26,485,000 of Series 2005 Bonds to finance a portion of the water, sewer, roadway improvements for the community.
- When issued in 2005, the community was not built out and the Bonds were issued as Non Rated Bonds at an Interest Rate of 5.45% with a final maturity of May 1, 2036.
- As a result of the Great Recession, the landowner failed to make timely debt service payments on the Series 2005 Bonds which triggered an event of default. The Series 2005 Bonds were subsequently restructure in 2011 and bifurcated into Series 2011A-1 and Series 2011A-2 Bonds, which are currently outstanding in the amounts of \$9,295,000 and \$9,605,000, respectively.
- The Bonds are currently callable, ie, can be refinanced at par. Due to record low interest rates, the bonds can be refinanced at a lower rate to achieve savings for the District. Due to the current development status of the area securing the Series 2011 Bonds, the proposed Series 2021 Bonds would be issued as Non-Rated bonds -- based on the tax roll provided by District.

Owner	2011A-1 Assessments	% of Total	2011A-2 Assessments	% of Total
End-Users	\$518,187.08	54%	\$150,678.99	16%
Country Club (Commercial)	\$91,276.34	10%	\$0.00	0%
Builders	\$165,115.87	17%	\$23,201.80	2%
Developer	\$180,071.16	19%	\$795,663.32	82%
Total	\$954,650.45	100%	\$969,544.11	100%

- The par amount of bonds issued to refinance the 2011A-2 Bonds will increase, which means the District will have to go through the assessment process prior to issuing bonds – an approx. 30 day process.

Plan of Refinancing

Proposed Bonds – Summary of Key Terms / Assumptions

- Par: New Par would be equal to or less than Old Par for the A-1. New Par will increase for the A-2.
- Term: Same as 2011 Bonds, Maturity of 2036.
- Debt Service: Level debt service through maturity.
- Coupon: Approximately 3.15% for the A-1 and 3.25% for the A-2 if issued today vs current Bonds with a coupon of 5.45%.
- Rating: No Rating required.
- Reserve Fund: 10% one year's debt service for 2011A-1, 50% one year's debt service for 2011A-2.
- Issuance Costs: All costs financed in transaction. Savings numbers are shown net of all costs.
- Timing: Approximately 6-10 weeks to closing. Depends on Board action. The assessment process takes approximately 30 days.

Plan of Refinancing

Savings Summary 2011A-1

	<u>2011A-1 Bonds</u>	<u>2021A-1 Bonds</u>
Bonds Outstanding	\$9,295,000	\$9,265,000
Average Yield (1)	5.45%	3.15%
Average Annual Debt Service	\$907,000	\$780,737
Total Debt Service 2022 - 2036	\$13,604,996	\$11,711,053
Reserve Fund	None	\$78,299
Call Date	Anytime at Par	5/1/2031
Final Maturity	2036	2036
<u>SAVINGS SUMMARY</u>		
Annual Debt Service Savings - District		\$126,263
Annual Debt Service Savings - % (2)		13.92%
Total Debt Service Savings - District		\$1,893,943

(1) Preliminary, subject to change.

(2) Savings will be allocated proportionally to each unit; assessments will be reduced by this percentage.

Plan of Refinancing

Savings Summary 2011A-2

	<u>2011A-2 Bonds</u>	<u>2021A-2 Bonds</u>
Bonds Outstanding	\$9,605,000	\$10,115,000
Average Yield (1)	5.45%	3.25%
Average Annual Debt Service	\$937,168	\$857,294
Total Debt Service 2022 - 2036	\$14,057,514	\$12,859,411
Reserve Fund	None	\$430,363
Call Date	Anytime at Par	5/1/2031
Final Maturity	2036	2036
<u>SAVINGS SUMMARY</u>		
Annual Debt Service Savings - District		\$79,874
Annual Debt Service Savings - % (2)		8.52%
Total Debt Service Savings - District		\$1,198,103

(1) Preliminary, subject to change.

(2) Savings will be allocated proportionally to each unit; assessments will be reduced by this percentage.

II. FMS Bonds

Firm Overview and Experience

FMS Bonds Overview

- FMS Bonds, Inc. is one of the largest privately held municipal bond broker dealers in the US.
- The firm, which has been in business for over 40 years, employs over 125 professionals which serve institutional and retail clients.
- FMS is the market leader in underwriting and placing financings for Community Development Districts.
- FMS personnel has handled over 500 financings for Community Development Districts representing over \$10 billion in volume.
- FMS handled the restructuring of the Series 2005 Bonds and was the underwriter of the District's Series 2020 Bonds.

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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River Hall Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

River Hall Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying financial statements of River Hall Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Fort Pierce / Stuart

- 1 -

Member AICPA

Member AICPA Division for CPA Firms
Private Companies practice Section

Member FICPA

To the Board of Supervisors
River Hall Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of River Hall Community Development District as of September 30, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

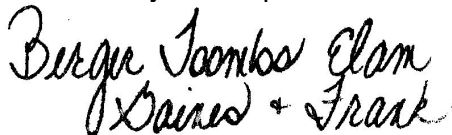
Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 11, 2021 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

June 11, 2021

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

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, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2020.

- ◆ The District's total assets exceeded total liabilities by \$6,086,228 (net position). Unrestricted net position for Governmental Activities was \$(3,223,112). Net position restricted was \$2,008,252. Net investment in capital assets was \$7,301,088.
- ◆ Governmental activities revenues totaled \$3,921,549 while governmental activities expenses and conveyances totaled \$10,078,097.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

	Governmental Activities	
	2020	2019
Current assets	\$ 799,613	\$ 937,716
Restricted assets	10,306,208	2,143,154
Capital assets	<u>23,869,290</u>	<u>31,467,323</u>
 Total Assets	 <u>34,975,111</u>	 <u>34,548,193</u>
 Current liabilities	 1,375,369	 1,335,417
Non-current liabilities	<u>27,513,514</u>	<u>20,970,000</u>
 Total Liabilities	 <u>28,888,883</u>	 <u>22,305,417</u>
 Net position - net investment in capital assets	 7,301,088	 11,129,285
Net position - restricted for debt service	2,008,252	453,417
Net position - unrestricted	<u>(3,223,112)</u>	<u>660,074</u>
 Total Net Position	 <u><u>\$ 6,086,228</u></u>	 <u><u>\$12,242,776</u></u>

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

The increase in restricted assets and non-current liabilities is related to the issuance of new debt in the current year.

The decrease in capital assets is mainly the result of the conveyance of certain completed capital assets to another governmental entity in the current year.

The decrease in net position is mainly the result of the asset conveyance noted above in the current year.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

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.

	Governmental Activities	
	<u>2020</u>	<u>2019</u>
Program Revenues		
Charges for services	\$ 3,901,234	\$ 2,567,520
General Revenues		
Investment earnings	<u>20,315</u>	<u>48,493</u>
Total Revenues	<u>3,921,549</u>	<u>2,616,013</u>
Expenses		
General government	136,776	136,157
Physical environment	453,711	501,553
Interest and other charges	<u>1,472,574</u>	<u>1,210,627</u>
Total Expenses	<u>2,063,061</u>	<u>1,848,337</u>
Conveyance to other government	<u>(8,015,036)</u>	<u>-</u>
Change in Net Position	(6,156,548)	767,676
Net Position - Beginning of Year	<u>12,242,776</u>	<u>11,475,100</u>
Net Position - End of Year	<u><u>\$ 6,086,228</u></u>	<u><u>\$ 12,242,776</u></u>

The increase in interest and other charges is related to the cost of issuance for the new debt in the current year.

The decrease in physical environment is related to the decrease in roadway, landscape and other general maintenance in the current year.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

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, 2020 and 2019:

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2020</u>	<u>2019</u>
Capital assets not being depreciated:		
Land	\$ 9,299,800	\$ 9,299,800
Construction in progress	466,065	21,762,766
Capital assets being depreciated:		
Infrastructure	13,836,783	735,925
Improvements other than buildings	646,872	-
Less: Accumulated depreciation	<u>(380,230)</u>	<u>(331,168)</u>
Total Capital Assets	<u>\$ 23,869,290</u>	<u>\$ 31,467,323</u>

Capital asset activity during the year was additions to construction in progress of \$466,065, transfers of \$13,747,730 to infrastructure, \$13,100,858, and improvements other than buildings, \$646,872 and conveyances to other governments of \$8,015,036 and depreciation of \$49,062.

Debt Management

Governmental Activities debt includes the following:

- ◆ In May 27, 2011, the District issued Capital Improvements Revenue Bonds, Series 2011 A-1 and Series 2011 A-2 to restructure and retire the remaining balance on its Series 2005 bonds. These bonds were issued to fund certain infrastructure and facilities benefitting the lands of the District. As of September 30, 2020, the outstanding balance was \$20,970,000.
- ◆ 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, 2020, the balance outstanding was \$7,410,000.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

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 system maintenance costs were less than expected.

The September 30, 2020 was not amended.

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, 2021.

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, 2020

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 719,494
Investments	5,268
Assessments receivable	67,729
Prepaid expenses	5,500
Deposits	1,622
Total Current Assets	799,613
Non-current Assets:	
Restricted assets:	
Investments	10,306,208
Capital assets not being depreciated:	
Land improvements	9,299,800
Construction in progress	466,065
Capital assets being depreciated:	
Infrastructure	13,836,783
Improvements other than buildings	646,872
Less: accumulated depreciation	(380,230)
Total Non-current Assets	34,175,498
Total Assets	34,975,111
 LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	54,175
Bonds payable	845,000
Accrued interest payable	476,194
Total Current Liabilities	1,375,369
Non-current liabilities:	
Bonds payable, net	27,513,514
Total Liabilities	28,888,883
 NET POSITION	
Net investment in capital assets	7,301,088
Restricted for	
Debt service	2,008,252
Unrestricted	(3,223,112)
Total Net Position	\$ 6,086,228

See accompanying notes.

**River Hall Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Net (Expense) Revenues and Changes in Net Position Governmental Activities</u>
Governmental Activities			
General government	\$ (136,776)	\$ 141,582	\$ 4,806
Physical environment	(453,711)	412,864	(40,847)
Interest and other charges	(1,472,574)	3,346,788	1,874,214
Total Governmental Activities	<u>\$ (2,063,061)</u>	<u>\$ 3,901,234</u>	<u>1,838,173</u>
General revenues:			
			<u>20,315</u>
			<u>(8,015,036)</u>
			(6,156,548)
			<u>12,242,776</u>
			<u>\$ 6,086,228</u>

See accompanying notes.

River Hall Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash and cash equivalents	\$ 719,494	\$ -	\$ -	\$ 719,494
Investments	5,268	-	-	5,268
Assessment receivables	1,248	66,481	-	67,729
Prepaid expenses	5,500	-	-	5,500
Deposits	1,622	-	-	1,622
Restricted assets:				
Restricted investments	-	2,624,890	7,681,318	10,306,208
Total Assets	\$ 733,132	\$2,691,371	\$7,681,318	\$11,105,821
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 54,175	\$ -	\$ -	\$ 54,175
FUND BALANCES				
Nonspendable prepaids/deposits	7,122	-	-	7,122
Restricted for:				
Debt service	-	2,691,371	-	2,691,371
Capital projects	-	-	7,681,318	7,681,318
Assigned for:				
Operating capital	145,000	-	-	145,000
Disaster recovery	250,000	-	-	250,000
Unassigned	276,835	-	-	276,835
Total Fund Balances	678,957	2,691,371	7,681,318	11,051,646
Total Liabilities and Fund Balances	\$ 733,132	\$2,691,371	\$7,681,318	\$11,105,821

See accompanying notes.

**River Hall Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2020**

Total Governmental Fund Balances	\$ 11,051,646
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 (\$466,065), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	9,765,865
Capital assets being depreciated, infrastructure, (\$13,836,783) and improvements other than buildings, (\$646,872) net of accumulated depreciation (\$380,230), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	14,103,425
Long-term liabilities, bonds payable, (\$(28,380,000)), net of bond discount, (\$21,486), are not due and payable in the current period and; therefore, are not reported at the fund level.	(28,358,514)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(476,194)</u>
Net Position of Governmental Activities	<u><u>\$ 6,086,228</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, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 554,446	\$ 3,346,788	\$ -	\$ 3,901,234
Investment earnings	62	7,525	12,728	20,315
Total Revenues	<u>554,508</u>	<u>3,354,313</u>	<u>12,728</u>	<u>3,921,549</u>
Expenditures				
Current				
General government	136,776	-	-	136,776
Physical environment	398,849	-	5,800	404,649
Capital outlay	-	-	466,065	466,065
Debt service				
Principal	-	800,000	-	800,000
Interest	-	1,186,466	-	1,186,466
Other debt service costs	-	304,275	-	304,275
Total Expenditures	<u>535,625</u>	<u>2,290,741</u>	<u>471,865</u>	<u>3,298,231</u>
Revenues over/(under) expenditures	18,883	1,063,572	(459,137)	623,318
Other Financing Sources/(Uses)				
Issuance of new debt	-	701,507	6,708,493	7,410,000
Bond discount	-	(21,486)	-	(21,486)
Total Other Financing Sources/(Uses)	<u>-</u>	<u>680,021</u>	<u>6,708,493</u>	<u>7,388,514</u>
Net change in fund balances	18,883	1,743,593	6,249,356	8,011,832
Fund Balances - October 1, 2019	<u>660,074</u>	<u>947,778</u>	<u>1,431,962</u>	<u>3,039,814</u>
Fund Balances - September 30, 2020	<u>\$ 678,957</u>	<u>\$ 2,691,371</u>	<u>\$ 7,681,318</u>	<u>\$11,051,646</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, 2020

Net Changes in Fund Balances - Total Governmental Funds \$ 8,011,832

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 (\$466,065) was exceeded by depreciation (\$(49,062)), and conveyances (\$(8,015,036)). (7,598,033)

The issuance of long-term debt, (\$(7,410,000)), net of bond discount, (\$21,486), is recorded as an other financing source/(use) at the fund level, however at the government-wide level it increases non-current liabilities. (7,388,514)

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. 800,000

In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year. 18,167

Change in Net Position of Governmental Activities \$ (6,156,548)

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, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 541,682	\$ 541,682	\$554,446	\$ 12,764
Miscellaneous revenues	500	500	-	(500)
Investment earnings	-	-	62	62
Total Revenues	<u>542,182</u>	<u>542,182</u>	<u>554,508</u>	<u>12,326</u>
Expenditures				
Current				
General government	118,380	118,380	136,776	(18,396)
Physical environment	428,010	428,010	398,849	29,161
Total Expenditures	<u>546,390</u>	<u>546,390</u>	<u>535,625</u>	<u>10,765</u>
Net change in fund balances	(4,208)	(4,208)	18,883	23,091
Fund Balances - October 1, 2019	<u>659,339</u>	<u>659,339</u>	<u>660,074</u>	<u>735</u>
Fund Balances - September 30, 2020	<u>\$ 655,131</u>	<u>\$ 655,131</u>	<u>\$678,957</u>	<u>\$ 23,826</u>

See accompanying notes.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

2. Measurement Focus and Basis of Accounting

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

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

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

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 another financing source.

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

b. Fund Financial Statements

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

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

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

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, 2020

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, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

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

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

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

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

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

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

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

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

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

b. Restricted Assets

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

c. Capital Assets

Capital assets, which include land improvements, 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.

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. Unamortized Bond Discounts

Bond discounts associated with the issuance of revenue bonds are amortized according to the straight-line method of accounting. For financial reporting, unamortized bond discounts are netted against the applicable long-term debt.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

f. 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, 2020, the District's bank balance was \$734,787 and the carrying value was \$719,494. 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, 2020, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Treasury Obligation Fund	46 days*	\$ 3,221,969
First American Govt Obligation Fund	44 days*	7,084,239
Local Government Surplus Prime Fund	48 days*	5,268
Total		<u>\$10,311,476</u>

* Weighted average maturity

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

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 investment in First American Treasury Obligation Fund and the first American Govt 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. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

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

Interest Rate Risk

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

Credit Risk

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

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

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, 2020, the District's investments in the First American Treasury Obligation Fund, First American Govt 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 First American Treasury Obligation Fund represent 31.25% and the investments in First American Govt Obligation Fund represent 68.7% of the District's total investments. The investment in Florida Prime Local Government Surplus 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, 2020 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 2019-2020 fiscal year were levied in October 2019. 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, 2020

NOTE D – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance 10/1/2019	Additions	Disposals	Balance 09/30/20
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land improvements	\$ 9,299,800	\$ -	\$ -	\$ 9,299,800
Construction in progress	21,762,766	466,065	21,762,766	466,065
Total Capital assets, not depreciated	<u>31,062,566</u>	<u>466,065</u>	<u>21,762,766</u>	<u>9,765,865</u>
Capital assets, being depreciated:				
Infrastructure	735,925	13,100,858	-	13,836,783
Improvements other than buildings	-	646,872	-	646,872
Less accumulated depreciation:	<u>(331,168)</u>	<u>(49,062)</u>	<u>-</u>	<u>(380,230)</u>
Total capital assets being depreciated	<u>404,757</u>	<u>13,698,668</u>	<u>-</u>	<u>14,103,425</u>
Governmental Activities Capital Assets	<u>\$ 31,467,323</u>	<u>\$ 14,164,733</u>	<u>\$ 21,762,766</u>	<u>\$ 23,869,290</u>

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

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2020:

	Balance 10/1/2019	Additions	Reductions	Balance 9/30/2020
<u>Governmental Activities:</u>				
Bonds payable:				
Series 2011A-1	\$10,055,000	\$ -	\$ (370,000)	\$ 9,685,000
Series 2011A-2	11,715,000	-	(430,000)	11,285,000
Series 2020A	-	7,410,000	-	7,410,000
Series 2020A Bond Discount	<u>-</u>	<u>(21,486)</u>	<u>-</u>	<u>(21,486)</u>
Bonds Payable, Net	<u>\$21,770,000</u>	<u>\$ 7,388,514</u>	<u>\$ (800,000)</u>	<u>\$28,358,514</u>

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT (CONTINUED)

District debt is comprised of the following at September 30, 2020:

Capital Improvement Revenue Bonds

\$12,505,000 Series 2011A-1 and \$13,860,000 Series A-2 Capital Improvement Revenue Bonds maturing through 2036, interest of 5.45%, payable May 1 and November 1. Current portions are \$390,000 and \$455,000, respectively. \$ 20,970,000

\$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. 7,410,000

Bonds Payable at September 30, 2020 \$ 28,380,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 845,000	\$ 1,309,986	\$ 2,154,986
2022	1,035,000	1,365,400	2,400,400
2023	1,090,000	1,312,908	2,402,908
2024	1,150,000	1,257,553	2,407,553
2025	1,205,000	1,199,063	2,404,063
2026-2030	7,060,000	4,995,568	12,055,568
2031-2035	9,160,000	2,951,221	12,111,221
2036-2040	3,145,000	956,330	4,101,330
2041-2045	1,485,000	604,306	2,089,306
2046-2050	1,800,000	293,531	2,093,531
2051	405,000	15,693	420,693
Totals	<u><u>\$ 28,380,000</u></u>	<u><u>\$ 16,261,559</u></u>	<u><u>\$ 44,641,559</u></u>

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

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

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

1. Reserve Fund – The reserve account requirement for the bonds is the greatest amount that has been on deposit in the Reserve Account, but not greater than the account limit. Since there have been no deposits to the Reserve Accounts, the reserve requirement is currently zero.
2. Deferred Cost Account – This account is established to account for monies released from the reserve account to pay the deferred costs due to the developers.
3. Revenue Account – This account is funded by the yearly special assessments and is used to pay the annual required debt service payments.
4. Prepayment Account – The prepayment account is funded by prepayments of debt service obligations and is used for the purposes established in the Trust Indenture.

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, 2020**

NOTE E – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Bonds, Series 2020A (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, 2020:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2020A	\$ 206,925	\$ 206,925

NOTE F – 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 G – RISK MANAGEMENT

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



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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

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

We have audited, 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 of River Hall Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated June 11, 2021.

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 may exist that have not been identified.

Fort Pierce / Stuart

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

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

June 11, 2021



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
River Hall Community Development District
Lee County, 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, 2020, and have issued our report thereon dated June 11, 2021.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 11, 2021, 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, 2020 for the River Hall Community Development District. It is management's responsibility to monitor the River Hall Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Additional Matters

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

Purpose of this Letter

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

*Berger Toombs Elam
Gaines + Frank*

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

June 11, 2021



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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

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

We have examined River Hall Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. 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, 2020.

*Berger Toombs Elam
Gaines & Frank*

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

June 11, 2021

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2021-07

**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, 2020**

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 2020;

**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 2020, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2020, for the period ending September 30, 2020; and
2. A verified copy of said Annual Financial Report for Fiscal Year 2020 shall be attached hereto as an exhibit to this Resolution, in the District’s “Official Record of Proceedings”.

PASSED AND ADOPTED this 1st day of July, 2021.

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MAY 31, 2021**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MAY 31, 2021**

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
ASSETS						
SunTrust	\$ 894,871	\$ -	\$ -	\$ -	\$ -	\$ 894,871
Investments						
SBA	5,274	-	-	-	-	5,274
Reserve	-	1	206,932	-	-	206,933
Capitalized interest	-	-	6	-	-	6
Interest A-1	-	1	-	-	-	1
Revenue A-1	-	550,562	-	-	-	550,562
Revenue A-2	-	394,431	-	-	-	394,431
Revenue 2020A	-	-	6,174	-	-	6,174
Prepayment A-1	-	349	-	-	-	349
Construction	-	-	-	8	2,618,262	2,618,270
Due from general fund	-	4,725	-	-	-	4,725
Due from other	1,388	-	-	-	-	1,388
Deposits	1,622	-	-	-	-	1,622
Accounts receivable - RH Venture II	5,049	-	-	-	-	5,049
Accounts receivable - RH Venture III	2,405	-	-	-	-	2,405
Undeposited funds	1,355	-	-	-	-	1,355
Total assets	<u>\$ 911,964</u>	<u>\$ 950,069</u>	<u>\$ 213,112</u>	<u>\$ 8</u>	<u>\$ 2,618,262</u>	<u>\$ 4,693,415</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Due to debt service fund - A1	\$ 2,628	\$ -	\$ -	\$ -	\$ -	\$ 2,628
Due to debt service fund - A2	2,097	-	-	-	-	2,097
Total liabilities	<u>4,725</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,725</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred receipts	7,454	-	-	-	-	7,454
Total deferred inflows of resources	<u>7,454</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,454</u>
Fund balances:						
Nonspendable						
Prepaid and deposits	1,622	-	-	-	-	1,622
Restricted for:						
Debt service	-	950,069	213,112	-	-	1,163,181
Capital projects	-	-	-	8	2,618,262	2,618,270
Assigned to:						
Operating capital	145,000	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	250,000
Unassigned	503,163	-	-	-	-	503,163
Total fund balances	<u>899,785</u>	<u>950,069</u>	<u>213,112</u>	<u>8</u>	<u>2,618,262</u>	<u>4,681,236</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 911,964</u>	<u>\$ 950,069</u>	<u>\$ 213,112</u>	<u>\$ 8</u>	<u>\$ 2,618,262</u>	<u>\$ 4,693,415</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 1,306	\$ 461,892	\$ 455,625	101%
Assessment levy: off-roll	-	81,987	88,964	92%
Lot closings	4,175	8,256	-	N/A
Interest and miscellaneous	2	7	500	1%
Total revenues	5,483	552,142	545,089	101%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	800	7,400	10,000	74%
<i>Financial & administrative</i>				
District management	3,750	30,000	45,000	67%
District engineer	3,436	21,713	25,000	87%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	4,377	4,500	97%
Assessment roll prep	375	3,000	4,500	67%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,241	3,200	101%
Legal advertising	-	352	1,100	32%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	332	1,194	1,300	92%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
Contingency	109	109	-	N/A
<i>Legal counsel</i>				
District counsel	250	5,291	12,000	44%
<i>Electric utility services</i>				
Utility services	1,574	6,363	9,000	71%
Street lights	247	1,109	3,000	37%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	23,740	98,763	140,000	71%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	560	40,000	1%
Mitigation/wetland area maintenance	-	661	-	N/A

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,036	4,000	101%
Property insurance	-	7,920	8,000	99%
Entry & walls maintenance	-	-	5,000	0%
Landscape maintenance	25,621	109,905	179,000	61%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	8,008	7,000	114%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	605	2,682	4,000	67%
Roadway repair & maintenance	1,450	2,100	2,500	84%
Sidewalk repair & maintenance	-	-	1,500	0%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>62,289</u>	<u>331,314</u>	<u>572,640</u>	58%
Excess/(deficiency) of revenues over/(under) expenditures	(56,806)	220,828	(27,551)	
Fund balances - beginning	956,591	678,957	660,248	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	504,785	504,785	237,697	
Fund balances - ending	<u>\$ 899,785</u>	<u>\$ 899,785</u>	<u>\$ 632,697</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 4,726	\$ 1,662,223	\$ 1,651,146	101%
Special assessment: off-roll	-	148,181	254,733	58%
Lot closings	-	1,783	-	N/A
Interest	24	243	-	N/A
Total revenues	<u>4,750</u>	<u>1,812,430</u>	<u>1,905,879</u>	95%
EXPENDITURES				
Debt service				
Principal (A-1)	390,000	390,000	390,000	100%
Principal prepayment (A-2)	-	1,280,000	-	N/A
Principal (A-2)	400,000	400,000	455,000	88%
Interest (A-1)	263,916	527,833	527,833	100%
Interest (A-2)	272,636	580,153	615,033	94%
Total debt service	<u>1,326,552</u>	<u>3,177,986</u>	<u>1,987,866</u>	160%
Excess/(deficiency) of revenues over/(under) expenditures	(1,321,802)	(1,365,556)	(81,987)	
Fund balances - beginning	2,271,871	2,315,625	934,490	
Fund balances - ending	<u>\$ 950,069</u>	<u>\$ 950,069</u>	<u>\$ 852,503</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date
REVENUES		
Lot closings	-	6,174
Interest	-	13
Total revenues	-	6,187
EXPENDITURES		
Debt service		
Cost of issuance	-	1,500
Interest	167,121	167,121
Total debt service	167,121	168,621
Excess/(deficiency) of revenues over/(under) expenditures	(167,121)	(162,434)
OTHER FINANCING SOURCES/(USES)		
Transfers out	-	(200)
Total other financing sources	-	(200)
Net change in fund balances	(167,121)	(162,634)
Fund balances - beginning	380,233	375,746
Fund balances - ending	\$ 213,112	\$ 213,112

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED MAY 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ -	\$ 102
Total revenues	<u>-</u>	<u>102</u>
EXPENDITURES		
Construction in progress	-	972,919
Total expenditures	<u>-</u>	<u>972,919</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(972,817)
Fund balances - beginning	<u>8</u>	<u>972,825</u>
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 2020A
FOR THE PERIOD ENDED MAY 31, 2021**

	Current Month	Year To Date
REVENUES		
Interest	\$ 15	\$ 209
Total revenues	15	209
EXPENDITURES		
Construction in progress	-	4,090,640
Total expenditures	-	4,090,640
Excess/(deficiency) of revenues over/(under) expenditures	15	(4,090,431)
OTHER FINANCING SOURCES/(USES)		
Transfer in	-	200
Total other financing sources/(uses)	-	200
Net change in fund balances	15	(4,090,231)
Fund balances - beginning	2,618,247	6,708,493
Fund balances - ending	\$ 2,618,262	\$ 2,618,262

River Hall Community Development District Check Detail May 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	05/25/2021	FPL	101.001 · Suntrust-...		-877.76
Bill	02979-06091 052021	05/24/2021		531.437 · Street Lig...	-116.30	116.30
Bill	82155-24268 052021	05/24/2021		531.431 · Utility Ser...	-761.46	761.46
TOTAL					-877.76	877.76
Bill Pmt -Check	CBP	05/05/2021	FPL	101.001 · Suntrust-...		-942.91
Bill	02979-06091 042021	05/04/2021		531.437 · Street Lig...	-130.55	130.55
Bill	82155-24268 042021	05/04/2021		531.431 · Utility Ser...	-812.36	812.36
TOTAL					-942.91	942.91
Bill Pmt -Check	2250	05/05/2021	BENTLEY ELECTR...	101.001 · Suntrust-...		-605.00
Bill	2021-266	05/04/2021		541.461 · Street Lig...	-605.00	605.00
TOTAL					-605.00	605.00
Bill Pmt -Check	2251	05/05/2021	CARTER FENCE C...	101.001 · Suntrust-...		-1,450.00
Bill	9660	05/04/2021		541.462 · Roadway ...	-1,450.00	1,450.00
TOTAL					-1,450.00	1,450.00
Bill Pmt -Check	2252	05/05/2021	DANIEL H.COX	101.001 · Suntrust-...		-250.00
Bill	11085	05/04/2021		514.100 · Legal Fee...	-250.00	250.00
TOTAL					-250.00	250.00
Bill Pmt -Check	2253	05/05/2021	EDCO AWARDS A...	101.001 · Suntrust-...		-109.48
Bill	745647	05/04/2021		519.490 · Continge...	-109.48	109.48
TOTAL					-109.48	109.48
Bill Pmt -Check	2254	05/05/2021	FEDEX	101.001 · Suntrust-...		-174.37
Bill	7-322-97407	05/04/2021		519.410 · Postage	-130.56	130.56
Bill	7-330-88856	05/04/2021		519.410 · Postage	-26.43	26.43
Bill	7-338-42007	05/04/2021		519.410 · Postage	-7.81	7.81

River Hall Community Development District
Check Detail
May 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	7-345-46925	05/04/2021		519.410 · Postage	-9.57	9.57
TOTAL					-174.37	174.37
Bill Pmt -Check	2255	05/05/2021	GULFSCAPES LA...	101.001 · Suntrust-...		-12,766.00
Bill	27183	05/04/2021		539.464 · Landscap...	-12,766.00	12,766.00
TOTAL					-12,766.00	12,766.00
Bill Pmt -Check	2256	05/05/2021	HOLE MONTES	101.001 · Suntrust-...		-800.00
Bill	84316	05/04/2021		519.320 · Engineeri...	-800.00	800.00
TOTAL					-800.00	800.00
Bill Pmt -Check	2257	05/05/2021	PASSARELLA & A...	101.001 · Suntrust-...		-1,110.00
Bill	18RHC2906 13	05/04/2021		519.320 · Engineeri...	-1,110.00	1,110.00
TOTAL					-1,110.00	1,110.00
Bill Pmt -Check	2258	05/05/2021	SOLITUDE LAKE ...	101.001 · Suntrust-...		-11,870.00
Bill	PI-A00580599	05/04/2021		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00
Bill Pmt -Check	2259	05/05/2021	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2019-2273	05/04/2021		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
Check	2260	05/07/2021	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2261	05/07/2021	MICHAEL MORASH	101.001 · Suntrust-...		-200.00

River Hall Community Development District Check Detail May 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2262	05/07/2021	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2263	05/07/2021	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2264	05/25/2021	RIVER HALL CDD	101.001 · Suntrust-...		-317,427.52
				207.201 · Due to D...	-317,427.52	317,427.52
TOTAL					-317,427.52	317,427.52
Check	2265	05/25/2021	RIVER HALL CDD	101.001 · Suntrust-...		-245,803.94
				207.202 · Due to D...	-245,803.94	245,803.94
TOTAL					-245,803.94	245,803.94
Bill Pmt -Check	2266	05/25/2021	FEDEX	101.001 · Suntrust-...		-1,545.18
Bill	7-360-97582	05/24/2021		519.410 · Postage	-9.62	9.62
Bill	7-368-05806	05/24/2021		519.410 · Postage	-118.73	118.73
Bill	7-375-45654	05/24/2021		519.410 · Postage	-28.93	28.93
Bill	7-375-45655	05/24/2021		519.410 · Postage	-1,387.90	1,387.90
TOTAL					-1,545.18	1,545.18
Bill Pmt -Check	2267	05/25/2021	GULFSCAPES LA...	101.001 · Suntrust-...		-12,855.00
Bill	27336	05/24/2021		539.464 · Landscap...	-12,855.00	12,855.00
TOTAL					-12,855.00	12,855.00
Bill Pmt -Check	2268	05/25/2021	HOLE MONTES	101.001 · Suntrust-...		-1,525.69

River Hall Community Development District
Check Detail
 May 2021

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
Bill	84447	05/24/2021		519.320 · Engineeri...	-1,525.69	1,525.69
TOTAL					-1,525.69	1,525.69
Bill Pmt -Check	2269	05/25/2021	SOLITUDE LAKE ...	101.001 · Suntrust-...		-11,870.00
Bill	PI-A00598502	05/24/2021		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00



Electric Bill Statement

For: Apr 20, 2021 to May 20, 2021 (30 days)

Statement Date: May 20, 2021

Account Number: 02979-06091

Service Address:

2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920

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

CURRENT BILL

\$116.30

TOTAL AMOUNT YOU OWE

Jun 10, 2021

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	130.55
Payments received	-130.55
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	116.30
Total amount you owe	\$116.30

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 11, 2021 is considered LATE; a late payment charge of 1% will apply.

531.437
001

FPL filed a request with the Public Service Commission for a new four-year rate plan, beginning in 2022, to support continued investments in clean energy, the grid and technology. Visit: FPL.com/Answers

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

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



/ 27

5314029790609120361100000

The amount enclosed includes the following donation:
FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

02979-06091	\$116.30	Jun 10, 2021	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	130.55
Payment received - Thank you	-130.55
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: <small>(\$0.065570 per kWh)</small>	\$68.25
Fuel: <small>(\$0.028360 per kWh)</small>	\$29.52
Electric service amount	108.38
Gross receipts tax	2.78
Franchise charge	5.14
Taxes and charges	7.92
Total new charges	\$116.30
Total amount you owe	\$116.30

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Jun 19, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	94483		93442		1041

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	May 20, 2021	Apr 20, 2021	May 20, 2020
kWh Used	1041	1233	1452
Service days	30	32	30
kWh/day	34	38	48
Amount	\$116.30	\$130.55	\$112.49

Reminder - Bill Comparison

If you notice a significant difference this month in your bill comparison to last year, it is likely due to the one-time fuel savings credit FPL distributed to customers early in the COVID-19 crisis, which reduced customer bills during May of 2020. Learn more: newsroom.fpl.com/news-releases?item=126126

We're here to help

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

[Learn more ›](#)

Florida's Energy Future

We've proposed a 2022-2025 rate plan, supporting investments in clean energy, the grid and technology.

[Find out more ›](#)

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Contribute to FPL Care to Share and help a neighbor in need during this challenging time.

[Donate today ›](#)

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



Electric Bill Statement

For: Apr 20, 2021 to May 20, 2021 (30 days)

Statement Date: May 20, 2021

Account Number: 82155-24268

Service Address:

2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920

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

CURRENT BILL

\$761.46

TOTAL AMOUNT YOU OWE

Jun 10, 2021

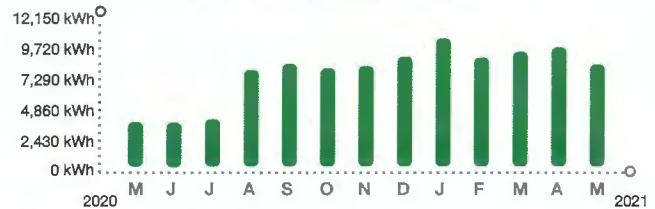
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	812.36
Payments received	-812.36
Balance before new charges	0.00
Total new charges	761.46
Total amount you owe	\$761.46

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after August 11, 2021 is considered LATE; a late payment charge of 1% will apply.

531.431
001

FPL filed a request with the Public Service Commission for a new four-year rate plan, beginning in 2022, to support continued investments in clean energy, the grid and technology. Visit: FPL.com/Answers

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

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



/ 27

5314821552426846416700000

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2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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82155-24268

ACCOUNT NUMBER

\$761.46

TOTAL AMOUNT YOU OWE

Jun 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	812.36
Payment received - Thank you	-812.36
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: <small>(\$0.023540 per kWh)</small>	\$207.34
Fuel: <small>(\$0.028360 per kWh)</small>	\$249.79
Demand: <small>(\$11.30 per KW)</small>	\$226.00
Electric service amount	709.61
Gross receipts tax	18.20
Franchise charge	33.65
Taxes and charges	51.85
Total new charges	\$761.46
Total amount you owe	\$761.46

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Jun 19, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	18938		10130		8808
Demand KW	20.29				20

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	May 20, 2021	Apr 20, 2021	May 20, 2020
Service to			
kWh Used	8808	10270	3859
Service days	30	32	30
kWh/day	293	320	128
Amount	\$761.46	\$812.36	\$280.82

Reminder - Bill Comparison

If you notice a significant difference this month in your bill comparison to last year, it is likely due to the one-time fuel savings credit FPL distributed to customers early in the COVID-19 crisis, which reduced customer bills during May of 2020. Learn more: newsroom.fpl.com/news-releases?item=126126

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



531.437
001

Electric Bill Statement

For: Mar 19, 2021 to Apr 20, 2021 (32 days)

Statement Date: Apr 20, 2021

Account Number: 02979-06091

Service Address:

2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920

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

CURRENT BILL

\$130.55

TOTAL AMOUNT YOU OWE

May 11, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after July 12, 2021 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	120.98
Payments received	-120.98
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	130.55
<hr/>	
Total amount you owe	\$130.55

(See page 2 for bill details.)

The Florida Public Service Commission has approved an adjustment to the fuel charge portion of your bill effective May 1. Learn more: FPL.com/Rates.

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

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



/ 27

5314029790609115503100000

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2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

FPL
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MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

02979-06091	\$130.55	May 11, 2021	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	120.98
Payment received - Thank you	-120.98
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: <small>(\$0.065570 per kWh)</small>	\$80.85
Fuel: <small>(\$0.024490 per kWh)</small>	\$30.20
Electric service amount	121.66
Gross receipts tax	3.12
Franchise charge	5.77
Taxes and charges	8.89
Total new charges	\$130.55
Total amount you owe	\$130.55

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading May 20, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	93442		92209		1233

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 20, 2021	Mar 19, 2021	Apr 20, 2020
kWh Used	1233	1134	1668
Service days	32	29	32
kWh/day	38	39	52
Amount	\$130.55	\$120.98	\$167.25

We're here to help

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

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Join the nation's largest community solar program and enjoy the benefits of participating in solar.

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Help your neighbors

Contribute to Care to Share and help a neighbor in need during this challenging time.

[Donate today ›](#)

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



Electric Bill Statement

For: Mar 19, 2021 to Apr 20, 2021 (32 days)

Statement Date: Apr 20, 2021

Account Number: 82155-24268

Service Address:

2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920

531.431
001

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

CURRENT BILL

\$812.36

TOTAL AMOUNT YOU OWE

May 11, 2021

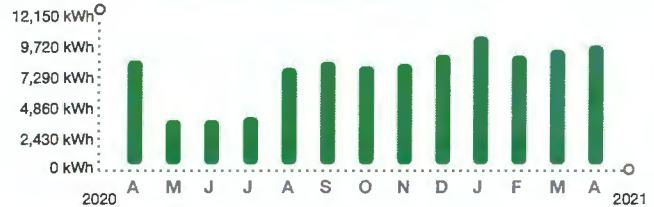
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	793.39
Payments received	-793.39
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	812.36
Total amount you owe	\$812.36

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after July 12, 2021 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved an adjustment to the fuel charge portion of your bill effective May 1. Learn more: FPL.com/Rates.

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

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



/ 27

5314821552426886321800000

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

The amount enclosed includes
the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

82155-24268
ACCOUNT NUMBER

\$812.36
TOTAL AMOUNT YOU OWE

May 11, 2021
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	793.39
Payment received - Thank you	-793.39
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: <small>(\$0.023540 per kWh)</small>	\$241.76
Fuel: <small>(\$0.024490 per kWh)</small>	\$251.51
Demand: <small>(\$11.30 per KW)</small>	\$237.30
Electric service amount	757.05
Gross receipts tax	19.41
Franchise charge	35.90
Taxes and charges	55.31
Total new charges	\$812.36
Total amount you owe	\$812.36

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading May 20, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	10130		99860		10270
Demand KW	20.55				21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 20, 2021	Mar 19, 2021	Apr 20, 2020
kWh Used	10270	9902	8977
Service days	32	29	32
kWh/day	320	341	280
Amount	\$812.36	\$793.39	\$707.70

We're here to help

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

[Learn more ›](#)

A cleaner energy future

Join the nation's largest community solar program and enjoy the benefits of participating in solar.

[Join FPL SolarTogether™ ›](#)

Help your neighbors

Contribute to Care to Share and help a neighbor in need during this challenging time.

[Donate today ›](#)

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

Bill To
RIVERHALL CDD 9220 BONITA BEACH ROAD, SUITE 214 BONITA BEACH, FL 34135 ATTN: CLEO

Date	Invoice #
4/6/2021	2021-266

541.461
001

P.O. No.	Terms

Qty	Description	Rate	Amount
	REPAIRED (3) STREETLIGHTS OUT ON RIVERHALL PKWY ON 3/19.		
3	LED CORN LAMPS	78.00	234.00
1	10 AMP FUSE	11.00	11.00
4	HRS-BUCKET TRUCK W/ OPERATOR	90.00	360.00
THANK YOU		Total	\$605.00

Street Light Maint

OK

www.carter-fence.com
 3490 Shearwater Street
 Naples, FL 34117
 (239) 353-4102
 receivables@carter-fence.com



541.462
001

Invoice #9660

Date Created: Fri Apr 9, 2021
 Invoice Due: Sun May 9, 2021

Customer	Point of Contact	Service Location	
River Hall CDD c/o Wrathell, Hart, Hunt And Assoc. LLC River Hall CDD, 16432 Windsor Way Alva, FL 33920-4644 (239) 989-2939 (M)	Cleo Adams crismond@whhassociates.com (239) 989-2939 (M)	River Hall CDD , 16432 Windsor Way Alva, FL 33920-4644	Billing Address: River Hall CDD c/o Wrathell, Hart, Hunt And Assoc. LLC 9220 Bonita Beach Road Bonita Springs, FL 34135 US

Item(s)		
Qty	Name	Description
1	Region: Lee County	Alva
1	Estimate and Layout Approval	Please review attached layout. After customer's approval, customer must sign both the layout and estimate forms to proceed with project, thus agreeing to all terms and conditions.
50	Chain Link Fence Repair	Repair is in River Hall , at the end of Windsor Way. Chain Link Fence Repair: Type: Vinyl coated: Black Height: 6' Re level / Re cement (4) - 2" line post Replace (2) - 2" Loop Caps Replace (3) - sticks of 1-5/8" X .065 wall top rail Replace 60' of 6' high black vinyl 9 Gauge wire Includes light clearing, chopping vines and tall grass off damaged fence.
1	Spoils	Include's disposal of damaged material
1	Completion Date	Completed On: 04/07/2021

Roadway Repair & Maint. *at* Invoice Total: \$1,450.00
 Deposit Paid: \$0.00
 Balance Due: \$1,450.00

Payment Methods Accepted: Cash, Check or Credit Card. If you would like to make a payment on our website using a credit card, please go to the following link: <https://carter-fence.com/transaction-form/>

Thank you for choosing Carter Fence as your trusted Fence Company!

Terms and Conditions

Daniel H. Cox, P.A., Attorney at Law
P.O. Drawer CC
1954 Cape Street
Carrabelle, FL 32322
Telephone (850) 697-5555
Naples (239) 370-0842
E-mail dhcox@gtcom.net
Tax Identification Number 56-2487929

Invoice
submitted to:

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

April 01, 2021
In Reference To: General Counsel
Invoice #11085

514.100
001

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
3/6/2021 Prepare response to Auditor's Request for Information.		250.00
For professional services rendered	0:00:00	\$250.00
Balance due		<u>\$250.00</u>



EDCO.COM EDCO AWARDS & SPECIALTIES



745647

Please remit payment to:

3702 Davie Blvd., Ft. Lauderdale, FL 33312-3494 PHONE (800) 377-8646 FAX (888) 320-1779

Hours 8:30 AM - 5:30 PM Weekdays (EST)

E-Mail sales@edco.com

Try our new FREE App to make virtual awards!

Search the "stores" for Award Maker by Edco.com



Sold to:

RIVRH RIVER HALL CDD
DAPHNE GILLYARD
2300 GLADES RD. SUITE 410W
BOCA RATON, FL

Ship Via: UPS GROUND
RIVER HALL CDD
ATTN: DAPHNE GILLYARD
2300 GLADES RD. SUITE 410W

BOCA RATON, FL 33431-

33431-

519.490

001

Telephone: 561-571-0010 X400 FAX:

Terms: Due upon Receipt

Salesperson	Date	Cust. P.O. No.	Invoice No.	Due Date	Time
Nancy ext 145	04/26/2021		745647	05/03/2021	1300

Quan	Item No.	Description	Unit Price	Amount
A 1	YX362A	Ceremonial Flame Crystal/SANDBLAST FRONT/PAINT FILL GOLD	94.08	94.08
B				
C 1	LD	LAST DONE		
D		(NO LD) *EMAILING COPY/NO LOGO* (RE:JOSEPH METCALFE)		
E		*EM PROOF*		
F				
G				
H				
I				

Sub Total	94.08
Tax	0.00
Shipping	15.40
Total	109.48

Payment 0.00

Balance Due 109.48

Please put invoice number on your check

TERMS: NET 30 DAYS FOR ACCOUNTS WITH APPROVED CREDIT - ACCOUNTS ARE DUE AND PAYABLE WITHIN 30 DAYS OF INVOICE DATE. A 1-1/2% finance charge will be added to buyer's account each month beyond the initial one month courtesy period. Buyer agrees to pay all costs of collection including court costs and reasonable attorney's fees should this account require such action. It is agreed that proper venue for suit shall be Broward County, Florida.

ETCHED CRYSTAL AWARDS . TROPHIES . PLAQUES . AD SPECIALTIES . SIGNS . BANNERS . WEARABLES . ACRYLIC . MEDALS



Invoice Number	Invoice Date	Account Number	Page
7-322-97407	Mar 30, 2021	[REDACTED]	1 of 4

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL COMMUNITY DVLPMT
 6131 LYONS RD STE 100
 POMPANO BEACH FL 33073-4739

**Invoice Questions?
 Contact FedEx Revenue Services**

Phone: 800.645.9424
 M-F 7-5 (CST)
 Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services			519.410
Total Charges	USD	\$130.56	001
TOTAL THIS INVOICE	USD	\$130.56	

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
7-322-97407	USD \$130.56	[REDACTED]

Remittance Advice

Your payment is due by **May 14, 2021**

73229740770000130567948484030200000000000000001305670

0003672 01 AV 0 395 MAJLO 17 2 1038 33431-855643 401-P03675-11



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



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



61016880009455

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Mar 25, 2021 **Cust. Ref.:** RHCDD 4/1/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	773267782889	Chuck Adams	Gregory Urbancic, Esq.
Service Type	FedEx Priority Overnight	WHA	Goodlette, Coleman & Johnson
Package Type	FedEx Pak	2300 GLADES ROAD	4001 TAMIAMI TRL N STE 300
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Mar 26, 2021 09:39		
Svc Area	A4	Transportation Charge	7.31
Signed by	K.STEPHENSON	Fuel Surcharge	0.51
FedEx Use	00000000/286977/_	Total Charge	USD \$7.82

Ship Date: Mar 25, 2021 **Cust. Ref.:** RHCDD 4/1/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	773267783164	Chuck Adams	Joseph E. Metcalfe, III
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 GLADES ROAD	1539S Yellow Wood Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	7.31
Delivered	Mar 26, 2021 10:37	Fuel Surcharge	1.15
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	00000000/286977/02	Total Charge	USD \$17.51

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



Invoice Number 7-322-97407	Invoice Date Mar 30, 2021	Account Number [REDACTED]	Page 3 of 4
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Ship Date: Mar 25, 2021
Payor: Third Party

Cust. Ref.: RHCDD 4/1/21 Agenda
Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	773267783315	Chuck Adams	Tammie Smith	
Service Type	FedEx Priority Overnight	WHA	Wrathell, Hunt & Associates	
Package Type	FedEx Pak	2300 GLADES ROAD	8613 Manderston Court	
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33912 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Mar 26, 2021 10:18	Transportation Charge		7.31
Svc Area	A1	Fuel Surcharge		0.84
Signed by	see above	Residential Delivery		4.65
FedEx Use	000000000/286977/02	Total Charge	USD	\$12.80

Ship Date: Mar 25, 2021
Payor: Third Party

Cust. Ref.: RHCDD 4/1/21 Agenda
Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	773267783602	Chuck Adams	Michael G. Morash	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 GLADES ROAD	16044 Herons View Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.31
Delivered	Mar 26, 2021 10:51	Fuel Surcharge		1.15
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/286977/02	Total Charge	USD	\$17.51

Ship Date: Mar 25, 2021
Payor: Third Party

Cust. Ref.: RHCDD 4/1/21 Agenda
Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	773267783646	Chuck Adams	KENNETH MITCHELL	
Service Type	FedEx Priority Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 GLADES ROAD	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.31
Delivered	Mar 26, 2021 11:01	Fuel Surcharge		1.15
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/286977/02	Total Charge	USD	\$17.51

Ship Date: Mar 25, 2021
Payor: Third Party

Cust. Ref.: RHCDD 4/1/21 Agenda
Ref.#3:

Ref.#2:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	773267783896	Chuck Adams	Paul D. Asfour	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 GLADES ROAD	17131 Easy Stream Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.31
Delivered	Mar 26, 2021 11:12	Fuel Surcharge		1.15
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/286977/02	Total Charge	USD	\$17.51

Ship Date: Mar 25, 2021 **Cust. Ref.:** RHCDD 4/1/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation INET	Sender Chuck Adams	Recipient Charlie Krebs	
Tracking ID 773267783955	WHA	Hole Montes & Associates, Inc.	
Service Type FedEx Priority Overnight	2300 GLADES ROAD	6200 WHISKEY CREEK DR	
Package Type FedEx Pak	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US	
Zone 02			
Packages 1			
Rated Weight 1.0 lbs, 0.5 kgs			
Delivered Mar 26, 2021 08:44			
Svc Area A1	Transportation Charge		7.31
Signed by N.NOEL	Fuel Surcharge		0.51
FedEx Use 000000000/286977/_	Total Charge	USD	\$7.82

Ship Date: Mar 25, 2021 **Cust. Ref.:** RHCDD 4/1/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET	Sender Chuck Adams	Recipient Robert Stark	
Tracking ID 773267784035	WHA	River Hall COD	
Service Type FedEx Priority Overnight	2300 GLADES ROAD	17275 Walnut Run Drive	
Package Type FedEx Pak	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Zone 02			
Packages 1			
Rated Weight 1.0 lbs, 0.5 kgs	Transportation Charge		7.31
Delivered Mar 26, 2021 11:08	Fuel Surcharge		1.15
Svc Area A5	Residential Delivery		4.65
Signed by see above	DAS Resi		4.40
FedEx Use 000000000/286977/02	Total Charge	USD	\$17.51

Ship Date: Mar 25, 2021 **Cust. Ref.:** RHCDD 4/1/21 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 7.00% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation INET	Sender Daphne Gillyard	Recipient Chuck Adams-Cleo Adams	
Tracking ID 773267814925	WHA	1400 HARBOR VIEW DR	
Service Type FedEx Priority Overnight	2300 GLADES ROAD	NORTH FORT MYERS FL 33917 US	
Package Type Customer Packaging	BOCA RATON FL 33431 US		
Zone 02			
Packages 1			
Rated Weight 4.0 lbs, 1.8 kgs	Transportation Charge		8.97
Delivered Mar 26, 2021 10:49	Fuel Surcharge		0.95
Svc Area A3	Residential Delivery		4.65
Signed by see above	Total Charge	USD	\$14.57

Third Party Subtotal	USD	\$130.56
Total FedEx Express	USD	\$130.56





Invoice Number	Invoice Date	Account Number	Page
7-330-88856	Apr 06, 2021	[REDACTED]	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL COMMUNITY DVLPMT
 6131 LYONS RD STE 100
 POMPANO BEACH FL 33073-4739

**Invoice Questions?
 Contact FedEx Revenue Services**

Phone: 800.645.9424
 M-F 7-5 (CST)
 Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges USD \$26.43
TOTAL THIS INVOICE USD \$26.43

519.410
 001

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
7-330-88856	USD \$26.43	[REDACTED]

Remittance Advice

Your payment is due by May 21, 2021

73308885660000026435948484030200000000000000000264350

0003223 01 AV 0.395 **AUTO** 152 1095 33431-855643 -C01-P03226-11



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



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



61021950000400

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Mar 30, 2021 **Cust. Ref.:** Erosion Ltr **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	773302065231	cleo adams	Dean & Kathleen Rustad	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	3109 Moss Way	
Package Type	FedEx Envelope	9220 Bonita Beach Road	ALVA FL 33920 US	
Zone	02	BONITA SPRINGS FL 34135 US		
Packages	1			
Rated Weight	N/A	Transportation Charge		6.70
Delivered	Mar 31, 2021 10:48	Fuel Surcharge		1.06
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	00000000/54078/02	Total Charge	USD	\$16.81

Ship Date: Mar 30, 2021 **Cust. Ref.:** River Hall checks **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 7
- Package sent from: 33069 zip code

Automation	INET	Sender	Recipient	
Tracking ID	773310834324	Stephanie Schackmann	U.S Bank, N.A.-CDD	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657	
Package Type	FedEx Envelope	2300 Glades Road	EP-MN-01LB	
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US	
Packages	1			
Rated Weight	N/A	Transportation Charge		9.01
Delivered	Mar 31, 2021 09:54	Fuel Surcharge		0.61
Svc Area	A1	Total Charge	USD	\$9.62
Signed by	S.WHITE			
FedEx Use	00000000/54083/			

Third Party Subtotal	USD	\$26.43
Total FedEx Express	USD	\$26.43

FedEx® Billing Online

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Invoice Number	Invoice Date	Account Number	Page
7-338-42007	Apr 13, 2021	[REDACTED]	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL COMMUNITY DVLPMT
 6131 LYONS RD STE 100
 POMPANO BEACH FL 33073-4739

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424
 M-F 7-5 (CST)
 Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges USD \$7.81
TOTAL THIS INVOICE USD \$7.81

519.410

001

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Detailed descriptions of surcharges can be located at fedex.com

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

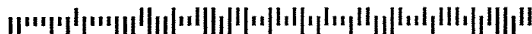
Invoice Number	Invoice Amount	Account Number
7-338-42007	USD \$7.81	[REDACTED]

Remittance Advice

Your payment is due by May 28, 2021

7338420073000000781594848403020000000000000000000078150

0001404 01 AV 0.395 **AUTO T7 1 1102 33431-855643 -C01-P01405-11



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



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



61026020000456

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 01, 2021	Cust. Ref.: River Hall Mtg File	Ref.#2:
Payor: Third Party	Ref.#3:	

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	773302086972	cleo adams	Daphne Gillyard	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road	
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs			
Delivered	Apr 05, 2021 08:26			
Svc Area	A1	Transportation Charge		7.32
Signed by	E.ELIZABETH	Fuel Surcharge		0.49
FedEx Use	000000000/134449/	Total Charge	USD	\$7.81
			Third Party Subtotal	USD
			Total FedEx Express	USD
				\$7.81



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Invoice Number	Invoice Date	Account Number
7-345-46925	Apr 20, 2021	

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL COMMUNITY DVLPMT
6131 LYONS RD STE 100
POMPANO BEACH FL 33073-4739

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$9.57	519.410
TOTAL THIS INVOICE	USD	\$9.57	001

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
7-345-46925	USD \$9.57	

Remittance Advice

Your payment is due by Jun 04, 2021

7345469253000000957194&4&403020000000000000000095710

0001877 01 AV 0.395 **AUTO T8 2 1109 33431-855643 -C01-P01878-I1



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



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



61031090000431

Invoice Number 7-345-46925	Invoice Date Apr 20, 2021	Account Number [REDACTED]	Page 2 of 2
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FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 12, 2021 Cust. Ref.: River Hall Ref.#:
 Payor: Third Party Ref.#:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.25% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient	
Tracking ID	773349383693	Nicole Parisi	U.S Bank, N.A.-CDD	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657	
Package Type	FedEx Envelope	2300 GLADES ROAD	EP-MN-01LB	
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US	
Packages	1			
Rated Weight	N/A			
Delivered	Apr 13, 2021 09:36	Transportation Charge		9.01
Svc Area	A1	Fuel Surcharge		0.56
Signed by	M.VANG	Courier Pickup Charge		0.00
FedEx Use	00000000/54083/_	Total Charge	USD	\$9.57
			Third Party Subtotal	USD \$9.57
			Total FedEx Express	USD \$9.57



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

Invoice 27183

539.464
001



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

DATE
03/31/2021

PLEASE PAY
\$12,766.00

DUE DATE
04/30/2021

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for March 2021	12,766.00

Landscape Maint.

TOTAL DUE

[Signature]
\$12,766.00

THANK YOU.



February 28, 2021
Invoice No. 84316
 Project No. 2015012
 513.320
 001

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 23, 2021 to February 28, 2021

Attend board meeting, Update Boundary Survey per email from Carter Fence, Prepare Requisition from request from Barraco, Correspond with Cleo on FPL easement, Review proposal from Carter Fence, Notification from SFWMD application for Hampton Lakes,

	Hours	Rate	Amount
Z-General Services			
Principal Surveyor	1.00	150.00	\$150.00
2 Person Survey Crew	5.00	130.00	\$650.00
Subtotal	6.00		\$800.00
	6.00		\$800.00

Total Amount Due This Invoice \$800.00

Outstanding Invoices

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
84198	2/28/2021	\$5,550.37	\$0.00	\$0.00	\$0.00	\$5,550.37
Total Prior Billing		\$5,550.37	\$0.00	\$0.00	\$0.00	\$5,550.37



PASSARELLA & ASSOCIATES INC

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

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

River Hall - GIS Services

Project #18RHC2906 (Invoice 13)

April 08, 2021

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

519.320
001

Professional services through March 31,2021

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
1.0 GIS Services - River Hall CDD GIS Web Application	20,000.00	101	20,166.25	20,166.25	0.00
90.0 Additional GIS Services	0.00	0	8,783.75	9,703.75	920.00
99.0 Reimbursables	0.00	0	0.00	190.00	190.00
Total	20,000.00		28,950.00	30,060.00	1,110.00

Professional Services Due This Invoice: *GL* 1,110.00

Task 90.0 Additional GIS Services

GIS Analyst II

03/08/2021 GIS data collection and web map update

Engineering Hours	Rate	Billed Amount
-------------------	------	---------------

1.00 100.00 100.00

GIS Analyst III

03/11/2021 Data compilation; web map updates

1.75 120.00 210.00

03/12/2021 Data compilation; web map updates

4.50 120.00 540.00

GIS Manager

03/31/2021 Drainage research; GIS update

0.50 140.00 70.00

Task subtotal 920.00

Task 99.0 Reimbursables

Aerial Photos (24 x 36)

03/29/2021

Units	Rate	Billed Amount
-------	------	---------------

8.00 20.00 160.00

Fed Ex

03/29/2021

30.00

Task subtotal 190.00



INVOICE

Invoice Number: PI-A00580599
Invoice Date: 04/01/21

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

PROPERTY: River Hall CDD

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

538.461
 001

CUSTOMER ID R0194	CUSTOMER PO	Payment Terms Net 30	
Sales Rep ID Jeff Moding	Shipment Method	Ship Date	Due Date 05/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 04/01/21 - 04/30/21 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 04/01/21 - 04/30/21		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 04/01/21 - 04/30/21 Fountain Maintenance Services		50.00	50.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	11,870.00
Sales Tax	0.00
Total Invoice	11,870.00
Payment Received	0.00
TOTAL	11,870.00

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
5/1/2021	2019-2273

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

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



Invoice Number	Invoice Date	Account Number	Page
7-360-97582	May 04, 2021		1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

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

**Invoice Questions?
 Contact FedEx Revenue Services**

Phone: 800.645.9424
 M-F 7-5 (CST)
 Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services

Total Charges	USD	\$9.62	519.410
TOTAL THIS INVOICE	USD	\$9.62	001

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
7-360-97582	USD \$9.62	

Remittance Advice

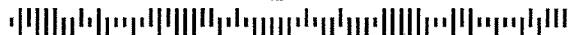
Your payment is due by Jun 18, 2021

73609758200000009621948484030200000000000000000096210

0003220 01 AV 0.395 **AUTO T6 2 1123 33431-855643 -C01-P03223-11



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



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



61010230000427

Invoice Number
7-360-97582

Invoice Date
May 04, 2021

Account Number
[REDACTED]

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 28, 2021 **Cust. Ref.:** River Hall **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender		Recipient	
Tracking ID	773480884946	Nicole Parisi		U.S Bank, N.A.-CDD	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L		Lockbox Services-12-2657	
Package Type	FedEx Envelope	2300 GLADES ROAD		EP-MN-01LB	
Zone	07	BOCA RATON FL 33431 US		SAINT PAUL MN 55108 US	
Packages	1				
Rated Weight	N/A				
Delivered	Apr 29, 2021 09:54				
Svc Area	A1	Transportation Charge			9.01
Signed by	M.VANG	Fuel Surcharge			0.61
FedEx Use	00000000/54083/	Total Charge		USD	\$9.62

Third Party Subtotal	USD	\$9.62
Total FedEx Express	USD	\$9.62



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Invoice Number	Invoice Date	Account Number
7-368-05806	May 11, 2021	[REDACTED]

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL COMMUNITY DVLPMT
6131 LYONS RD STE 100
POMPANO BEACH FL 33073-4739

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: 800.645.9424
M-F 7-5 (CST)
Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services			519.410
Total Charges	USD	\$118.73	001
TOTAL THIS INVOICE	USD	\$118.73	

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number
7-368-05806	USD \$118.73	[REDACTED]

Remittance Advice

Your payment is due by Jun 25, 2021

73680580660000118737948484030200000000000000001187370

0003458 01 AV 0.395 **AUTO T6 1 1130 33431-855643 -C01-P03461-11



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



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



Invoice Number	Invoice Date	Account Number	Page
7-368-05806	May 11, 2021		2 of 4

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 30, 2021 **Cust. Ref.:** River Hall 05/06/21 Agen **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	773597743210	Chuck Adams -	KENNETH MITCHELL	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		6.84
Delivered	May 03, 2021 14:41	Fuel Surcharge		1.07
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/134425/02	Total Charge	USD	\$16.96

Ship Date: Apr 30, 2021 **Cust. Ref.:** River Hall 05/06/21 Agen **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	773597743426	Chuck Adams -	Robert Stark	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Road	17275 Walnut Run Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		6.84
Delivered	May 03, 2021 14:44	Fuel Surcharge		1.07
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/134425/02	Total Charge	USD	\$16.96



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Invoice Number 7-368-05806	Invoice Date May 11, 2021	Account Number [REDACTED]	Page 3 of 4
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Ship Date: Apr 30, 2021 Cust. Ref.: River Hall 05/06/21 Agen Ref.#2:
 Payor: Third Party Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	773597743470	Chuck Adams -	Gregory Urbancic, Esq.
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Goodlette, Coleman & Johnson
Package Type	FedEx Pak	2300 Glades Road	4001 TAMIAMI TRL N STE 300
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	May 03, 2021 10:12		
Svc Area	A4	Transportation Charge	6.84
Signed by	K.KAREN	Fuel Surcharge	0.46
FedEx Use	000000000/134425/_	Total Charge	USD \$7.30

Ship Date: Apr 30, 2021 Cust. Ref.: River Hall 05/06/21 Agen Ref.#2:
 Payor: Third Party Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	773597743735	Chuck Adams -	Michael G. Morash
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	16044 Herons View Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	6.84
Delivered	May 03, 2021 14:35	Fuel Surcharge	1.07
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/134425/02	Total Charge	USD \$16.96

Ship Date: Apr 30, 2021 Cust. Ref.: River Hall 05/06/21 Agen Ref.#2:
 Payor: Third Party Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	773597743882	Chuck Adams -	Paul D. Asfour
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	River Hall CDD
Package Type	FedEx Pak	2300 Glades Road	17131 Easy Stream Court
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	6.84
Delivered	May 03, 2021 14:49	Fuel Surcharge	1.07
Svc Area	A5	Residential Delivery	4.65
Signed by	see above	DAS Resi	4.40
FedEx Use	000000000/134425/02	Total Charge	USD \$16.96

Ship Date: Apr 30, 2021 Cust. Ref.: River Hall 05/06/21 Agen Ref.#2:
 Payor: Third Party Ref.#3:

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	773597744168	Chuck Adams -	Charlie Krebs
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Hole Montes & Associates, Inc.
Package Type	FedEx Pak	2300 Glades Road	6200 WHISKEY CREEK DR
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	May 03, 2021 14:10		
Svc Area	A1	Transportation Charge	6.84
Signed by	J.JOHN	Fuel Surcharge	0.46
FedEx Use	000000000/134425/_	Total Charge	USD \$7.30

Ship Date: Apr 30, 2021 **Cust. Ref.:** River Hall 5/06/21 Agend **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	773597990015	Daphne Gilyard	Chuck Adams-Cleo Adams
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Box	2300 Glades Road	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	5.0 lbs, 2.3 kgs		
Delivered	May 03, 2021 15:10	Transportation Charge	7.50
Svc Area	A3	Fuel Surcharge	0.82
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/134449/02	Total Charge	USD \$12.97

Ship Date: May 03, 2021 **Cust. Ref.:** River Hall - METCALFE AW **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2
- We calculated your charges based on a dimensional weight of 14.0 lbs, 15 in x 11 in x 11 in, using a dimensional factor of 139.
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	773611578444	Craig Wrathell	Chuck Adams-Cleo Adams
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR
Package Type	Customer Packaging	2300 Glades Road	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Actual Weight	4.0 lbs, 1.8 kgs		
Rated Weight	14.0 lbs, 6.4 kgs		
Delivered	May 04, 2021 16:04	Transportation Charge	10.30
Svc Area	A3	Fuel Surcharge	1.01
Signed by	see above	Residential Delivery	4.65
FedEx Use	00000000/134449/02	Total Charge	USD \$15.96

Ship Date: May 06, 2021 **Cust. Ref.:** River Hall Meeting File **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 6.75% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	773628174774	cleo adams	Daphne Gilyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	May 07, 2021 11:18	Transportation Charge	6.89
Svc Area	A1	Fuel Surcharge	0.47
Signed by	LLIZ	Total Charge	USD \$7.36
FedEx Use	00000000/134449/_		

Third Party Subtotal	USD	\$118.73
Total FedEx Express	USD	\$118.73





Invoice Number	Invoice Date	Account Number	Page
7-375-45654	May 17, 2021	XXXX-X403-0	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL COMMUNITY DVLPMT
 6131 LYONS RD STE 100
 POMPANO BEACH FL 33073-4739

**Invoice Questions?
 Contact FedEx Revenue Services**

Phone: 800.645.9424
 M-F 7-5 (CST)
 Internet: fedex.com/usgovt

Invoice Summary

FedEx Express Services			519.410
Total Charges	USD	\$28.93	001
TOTAL THIS INVOICE	USD	\$28.93	

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Detailed descriptions of surcharges can be located at fedex.com

Invoice Number	Invoice Amount	Account Number
7-375-45654	USD \$28.93	XXXX-X403-0

Remittance Advice

Your payment is due by Jul 01, 2021

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



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



Invoice Number	Invoice Date	Account Number	Page
7-375-45654	May 17, 2021	XXXX-X403-0	2 of 2

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

[REDACTED]			
Third Party	2	13.40	15.53
			28.93
TOTAL THIS INVOICE			USD \$28.93

FedEx® Billing Online

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



Invoice Number	Invoice Date	Account Number	Page
7-375-45655	May 17, 2021	XXXX-X403-0	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL COMMUNITY DVLPMT
 6131 LYONS RD STE 100
 POMPANO BEACH FL 33073-4739

Invoice Questions?

Contact FedEx Revenue Services

Phone: 800.645.9424
 M-F 7-5 (CST)
 Internet: fedex.com/usgovt

Invoice Summary

FedEx Ground Services			519.410
Total Charges	USD	\$1,387.90	001
TOTAL THIS INVOICE	USD	\$1,387.90	

Other discounts may apply.

To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Detailed descriptions of surcharges can be located at fedex.com

Invoice Number	Invoice Amount	Account Number
7-375-45655	USD \$1,387.90	XXXX-X403-0

Remittance Advice

Your payment is due by Jul 01, 2021

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



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



Invoice Number	Invoice Date	Account Number	Page
7-375-45655	May 17, 2021	XXXX-X403-0	2 of 2

FedEx Ground Shipment Summary By Payor Type

FedEx Ground Shipments (Original)



Ground-Prepaid	05/10	119	485	544.14	843.76	1,387.90
					Ground-Prepaid Subtotal	\$1,387.90



TOTAL THIS INVOICE **USD** **\$1,387.90**

FedEx® Billing Online

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

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

Invoice 27336

539.464
001



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

DATE
04/30/2021

PLEASE PAY
\$12,855.00

DUE DATE
05/30/2021

DESCRIPTION		AMOUNT
Monthly Landscape Maintenance for April 2021	Landscape Maint	12,855.00

TOTAL DUE

[Signature]
\$12,855.00

THANK YOU.



March 31, 2021
Invoice No. 84447
 Project No. 2015012

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

519.320
 001

River Hall CDD

For Services Rendered From March 1, 2021 to March 31, 2021

Attend board meeting, prepare requisitions for 2011 bonds, prepare requisitions for 2020 bonds, coordination with Barraco on dewatering permit,

	Hours	Rate	Amount
Z-General Services			
Engineer VI	8.50	155.00	\$1,317.50
Engineer III	1.00	115.00	\$115.00
Technician IV	.50	70.00	\$35.00
Subtotal	10.00		\$1,467.50
Z-1-Construction Fund			
Technician IV	.75	70.00	\$52.50
Subtotal	.75		\$52.50
	10.75		\$1,520.00

Reimbursable

	Amount
Copies: In-house	\$5.69
Total Reimbursable	\$5.69

Total Amount Due This Invoice **\$1,525.69**

Outstanding Invoices

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
84316	2/28/2021	\$0.00	\$800.00	\$0.00	\$0.00	\$800.00
Total Prior Billing		\$0.00	\$800.00	\$0.00	\$0.00	\$800.00



INVOICE

Invoice Number: PI-A00598502
Invoice Date: 05/01/21
PROPERTY: River Hall CDD

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

SOLD TO: River Hall CDD 538.461
 c/o Wrathell, Hunt & Associates, LLC 001
 9220 Bonita Beach Road Suite #214
 Bonita Springs, FL 34135

CUSTOMER ID	CUSTOMER PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Jeff Moding			05/31/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 05/01/21 - 05/31/21 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 05/01/21 - 05/31/21 Lake & Pond Management Services		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 05/01/21 - 05/31/21 Fountain Maintenance Services		50.00	50.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

Subtotal	11,870.00
Sales Tax	0.00
Total Invoice	11,870.00
Payment Received	0.00
TOTAL	11,870.00

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

13

DRAFT

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

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The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on June 3, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

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

Also present were:

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Shane Willis	Wrathell, Hunt and Associates, LLC
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
George Ware	Resident
Joe Lundquist	Resident
Karen Asfour	Resident
Bob Cunningham	Resident, River Hall Country Club HOA

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Mitchell, Stark, Asfour and Morash were present, in person. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

No members of the public spoke.

THIRD ORDER OF BUSINESS

Consider Appointment of Qualified Elector to Fill Unexpired Term of Seat 4 (Term Expires November 2022)

Mr. Mitchell stated the following candidates applied to fill Seat 4:

- 43 **A. Michael Hagen**
44 **B. Joseph Lundquist**
45 **C. Haylee Malagon**

46 Mr. Adams stated to be a qualified elector, the candidate must reside within the
47 boundaries of the District. The vacancy was advertised to the community, including through
48 the Associations for The Cascades and Hampton Lakes, via e-blast. Only three submissions were
49 received and none were from The Cascades. One candidate is from Hampton Lakes and two
50 from the Country Club.

51 A Board Member stated he would like each candidate to address the Board. Discussion
52 ensued regarding the possibility of telephoning the candidates, diversifying the Board to have
53 representation from different communities and whether to notify residents of the vacancy
54 again. The Board was unable to come to a consensus regarding the candidates that submitted
55 letters of interest; therefore, a notice of the vacancy would be sent to all of the HOAs. The
56 candidates who submitted applications would remain under consideration.

57 Resident George Ware stated he did not recall receiving an email about the passing of
58 Mr. Metcalfe and the Board vacancy. He asked if the notice was emailed to all residents. Mrs.
59 Adams stated that e-blasts were sent by the HOAs. She suggested he contact his HOA to ensure
60 they have his correct email address.

61

62 **FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Appointed Supervisor (the following will
be provided in a separate package)**

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65

66 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

67 **B. Membership, Obligations and Responsibilities**

68 **C. Financial Disclosure Forms**

69 **I. Form 1: Statement of Financial Interests**

70 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

71 **III. Form 1F: Final Statement of Financial Interests**

72 **D. Form 8B – Memorandum of Voting Conflict**

73 This item was deferred.

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75 **FIFTH ORDER OF BUSINESS** **Developer Update: Development and**
76 **Master Association Activities**

77
78 As Mr. Miars was not present, Board Members were asked to email their questions to
79 Mr. Adams, who would forward them to Mr. Miars.

80
81 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2021-04,**
82 **Designating a Chair, a Vice Chair, a**
83 **Secretary, Assistant Secretaries, a**
84 **Treasurer and an Assistant Treasurer of the**
85 **River Hall Community Development**
86 **District, and Providing for an Effective Date**

87
88 This item was deferred.

89
90 **SEVENTH ORDER OF BUSINESS** **Consideration of Resolution 2021-05,**
91 **Approving a Proposed Budget for Fiscal**
92 **Year 2021/2022 and Setting a Public**
93 **Hearing Thereon Pursuant to Florida Law;**
94 **Addressing Transmittal, Posting and**
95 **Publication Requirements; Addressing**
96 **Severability; and Providing an Effective**
97 **Date**

98
99 Mr. Adams presented Resolution 2021-05. He explained the annual budget preparation,
100 deliberation, public hearing and adoption process and reviewed the proposed Fiscal Year 2022
101 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
102 Year 2021 budget, and explained the reasons for any adjustments. Additional units in Phases 3
103 and 4 helped keep assessments low and would help build fund balance.

104 Mr. Asfour suggested keeping assessments at the same level as in Fiscal Year 2021,
105 which would increase fund balance by \$64,511. He noted that every time assessments are not
106 raised, it is essentially giving residents a discount, given the rate of inflation. Mr. Stark asked if
107 there were sufficient reserves for maintenance of additional lakes and property conveyed to
108 the CDD. Mr. Adams responded affirmatively and stated, while expenses would increase in the
109 future, those costs were not expected to increase in Fiscal Year 2022; unassigned fund balance
110 could also be used to offset unforeseen expenses.

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On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, keeping assessment levels the same as in Fiscal Year 2021, was approved.

The proposed Fiscal Year 2022 budget would be adjusted, as necessary, to keep assessments at the same levels as in Fiscal Year 2021.

On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, Resolution 2021-05, Approving a Proposed Budget for Fiscal Year 2021/2022, as amended, and Setting a Public Hearing Thereon Pursuant to Florida Law for August 5, 2021 at 3:30 p.m., at River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Discussion: FPL Mustang Substation Concerns

Mr. Krebs stated the submitted and approved plan showed that the substation would not be gated, meaning the right-of-way (ROW) would be left open. Mr. Adams stated the HOA could block off the property. The CDD has ownership of the Florida Power & Light (FPL) easement and could enter into an agreement, since the HOA has the responsibility. Discussion ensued regarding fence permits, title, easement rights and the possibility of relocating the Jersey barriers along the ROW when the project is completed. Discussion ensued regarding which Developer owns the lakeside lots to be developed. Mr. Krebs stated he would request a proposal from MAJ to relocate the Jersey barriers. Mr. Asfour stated he was not in favor of spending any more CDD funds on security; the consensus was that this is an HOA responsibility.

NINTH ORDER OF BUSINESS

Continued Discussion: Hog Removals

Mr. Mitchell stated he met with the General Manager of the Golf Club, Mr. Hafner, who stated he was willing to split the cost of the hog trapper. Discussion ensued regarding the price paid per hog and the location and number of hogs removed monthly. Mr. Mitchell suggested shared participation between the four HOAs, the CDD, the Amenity Center and the Golf Course. Mrs. Adams would contact the parties regarding participation.

149 TENTH ORDER OF BUSINESS

Consideration of Resolution 2021-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date

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Mr. Adams presented Resolution 2021-06.

On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, Resolution 2021-06, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date, was adopted.

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164 ELEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2021

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Mr. Adams presented the Unaudited Financial Statements as of April 30, 2021.

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Mrs. Adams noted that the "Annual mulching" line item was over budget because the delivery company overcharged the District for pine straw delivery and a refund was due, which would reduce the line item from \$9,000 to \$7,000, which would further increase fund balance.

171
172

Mr. Krebs would advise of how much of the remaining fund balance from the Series 2020A bonds was applicable for cybersecurity improvements in Hampton Lakes.

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On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, the Unaudited Financial Statements as of April 30, 2021, were accepted.

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178 TWELFTH ORDER OF BUSINESS

Approval of May 6, 2021 Regular Meeting Minutes

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Mr. Mitchell presented the May 6, 2021 Regular Meeting Minutes. He stated he has a plaque to present to Mrs. Metcalfe.

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the May 6, 2021 Regular Meeting Minutes, as presented, were approved.

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188 **THIRTEENTH ORDER OF BUSINESS** **Staff Reports**

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190 **A. District Engineer: *Hole Montes***191 **• Update: Stop Sign at Hampton Lakes**

192 Mr. Krebs distributed a handout related to the additional stop signs and signage in
193 Hampton Lakes. He suggested that red flags be mounted on the signs for the first 30 days to
194 attract attention until drivers are accustomed to the new movement. He noted that the County
195 now requires approval before installation of signage.

196 Mr. Cunningham stated the River Hall Country Club HOA would provide information and
197 engineering drawings for proposed speed tables, additional three-way stop signs and raising of
198 some golf cart crossing signs.

199 Mr. Krebs stated he would send the proposals to Lykins-Signtek to get the signs ordered.

200 **B. District Counsel: *Coleman, Yovanovich & Koester***201 **• Update: New Legislative Advertising Law/Advertising in Florida Weekly**

202 Mr. Urbancic stated a new law would become effective on January 1, 2022 that would
203 permit some advertising on websites; however, it was not yet clear how advantageous it would
204 be to the District or whether internet advertising would offer a cost savings.

205 **C. District Manager: *Wrathell, Hunt and Associates, LLC***206 **• NEXT MEETING DATE: July 1, 2021 at 3:30 P.M.**207 **○ QUORUM CHECK**

208 All Supervisors confirmed their attendance at the July 1, 2021 meeting.

209 **D. Operations Manager: *Wrathell, Hunt and Associates, LLC***210 **• Monthly Status Report – Field Operations**211 **○ Update - Carter Fence Installation**

212 Mrs. Adams distributed the Monthly Status Report and reported the following:

213 ➤ Fence Installation: The permit was in the final stages. Materials were already ordered
214 and, once the permit is received, the project would be scheduled.

215 ➤ FPL Easement Mowing: Mowing would be completed next week.

216 ➤ GulfScapes Landscape Maintenance Contract: The contract is set to expire September
217 30, 2021. The current contract price is \$195,528.00 but GulfScapes offered a two-year option at
218 a reduced contract price of \$190,387.00.

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On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, renewal of the GulfScapes Contract for Landscape Maintenance Services, in a not-to-exceed annual cost of \$197,387.00, with a two-year option to renew, was approved.

➤ Storm Drain/Pipe Cleanout: The project was completed.

A Board Member stated that \$1,500 was set aside for sidewalk maintenance and several spots were in need of cleaning. Mrs. Adams stated she would take care of it.

Mr. Adams introduced Mr. Shane Willis, a new member of the Wrathell, Hunt and Associates, LLC (WHA) team.

FOURTEENTH ORDER OF BUSINESS

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

No members of the public spoke.

FIFTEENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Asfour noted that the underground pipes are sixteen years old and asked about the lifespan for sewer and water pipes. Mr. Krebs stated, as long as they are installed correctly, they will last more than 25 years and storm drains could be expected to last more than 50 years. Water and sewer repairs would be at the County's expense.

Regarding when residents would have to pay if repairs were necessary, Mr. Adams stated that storm drains are the District's responsibility and these are expected to last 80 years.

Mr. Asfour stated he counted 936 assessed units in the Country Club and he would like Mr. Miars to advise him about the inventory of unsold lots. Discussion ensued regarding the phases of construction and platted lot sizes.

Mr. Stark asked for an update on refinancing. Mr. Adams stated an analysis would be presented within the next two months.

SIXTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 4:42 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

14A

Date: 6/8/2021
Estimate # : 40922
Created By:
Jim Geiger
239-594-8494
jim@lykins-signtek.com



5935 Taylor Rd.
Naples FL. 34109

PHONE 239-594-8494
FAX

Estimate/Contract

Prepared By Lykins Signtek, Inc. for : HOLE MONTES, INC C/O RIVER HALL CDD
Address: 6200 WHISKEY CREEK DR FORT MYERS FL 33919

To: CHARLES KREBS
From: Jim Geiger

Phone: 985-1214
Fax: 985-1259

Quote Description: RIVER HALL TRAFFIC SIGNS

Item Description	Quantity	@	Price
1) 4" fluted post, suncity base, ball finial, 1x1 tube frame for 30" STOP AHEAD sign insert. Assembly painted gloss black. Installed in concrete footer	2	\$1,230.00	\$2,460.00
2) 4" fluted post, suncity base, ball finial, 1x1 tube frame for 30" STOP sign insert and 18w x 6h ALL WAY sign insert. Assembly painted gloss black. Installed in concrete footer	2	\$1,430.00	\$2,860.00
3) 1x1 tube frame for 18w x 6h ALL WAY sign insert. Assembly painted gloss black. Installed below existing stop sign.	1	\$330.00	\$330.00
Sub Total:			\$5,650.00
Lee Sales Tax:			\$367.25
Total:			\$6,017.25

****NOTE :**

Signs are custom produced to your specifications.
All orders of \$250.00 or less require pre-payment unless prior credit arrangements are in place.

I accept the above proposal and agree to pay for said work promptly upon completion of same.

Authorized Signature: _____ Date: _____

Deposit Amount: _____ CHECK/CC # _____

Terms and Conditions:

Prices on this estimate are valid for 30 days.
A deposit of 60% is required for CBU's and 50% on other products with the balance due upon completion.
Signing of this document constitutes a legal and binding contract between parties named on this agreement.
Customer is responsible for landscape amenities within install area or as required for permitting
Lykins Signtek is NOT responsible for Irrigation or Private Underground Lines.
Goods sold remain the property of seller until paid in full.
Customer agrees to provide necessary information to obtain permit, electrical supply to sign or fixture location, and/or provide color and logo information where specified.
Customer is responsible for any cap rock, lime rock or unforeseen digging conditions
1.5 % Monthly Late Fee applied to all past due invoices

Warranties:

Workmanship: All signs or fixtures fabricated and installed by Lykins Signtek and its affiliates are warranted against defects in material and workmanship for one year, parts and labor.



Standard Terms & Conditions

Design Approval

Customer approval of the design proof is a contractual agreement authorizing Lykins-Signtek to release the order for production and installation as approved. Any subsequent request to change product Specifications, content, location, or method of installation may result in a Change Order and additional charges. Quotes, Orders, Payments Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

Quotes, Orders, Payments

Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

If you are tax exempt, you must submit your tax certificate to us with your order or deposit, or sales tax will be irrevocably due. Orders are custom produced to your specifications. Unless other payment arrangements are in place, a down payment or advance payment is required to place an order, as follows:

- Advance payment is required for all orders ≤\$250
- Advance payment is required for all repair orders
- Advance payment of the standard fee is required for all permitting and engineering charges
- A deposit of 60% of order is required for all commercial mailbox systems
- A deposit of 50% of order is required for all other items

The balance is due upon completion. Past due invoices will be subject to a 1.5% monthly interest.

Goods sold remain the property of Lykins-Signtek until paid in full and we reserve the right to recover unpaid

Cancellation

Should a custom order be cancelled by the customer, a cancellation fee equal to the greater of 10% of order total OR the actual completed portion of the order, plus any custom-ordered parts and any design, permitting, and engineering fees, will apply and will be due or deducted from any refunds. Standard product order cancellations may be subject to a 20% restocking fee.

Customer Responsibilities

Unless other contractual arrangements have been made, and where applicable, customer is responsible for the timely provision of:

- Special fonts, color specifications, and high-resolution images or vector files for artwork
- Landlord or property manager approval, supporting information and documents required for permitting
- Property survey and location marking for any ground signs
- Removal/disposal of old signs and patching/caulking/painting of walls prior to installation of new signs
- A dedicated electrical circuit with a junction box located directly at or behind an electrical sign, within max. 6 ft of the sign.
- Reasonable access to the sign and any junction box or wiring path of an electrical sign. Access must be possible by ladder, lift, or bucket truck for installation and servicing purposes (ceiling access panel size min. 22.5" x 36" per NEC).

Permits posted must remain on-site until all inspections are signed off by the inspector. We recommend keeping

Installation and Service

When installation is included with your order or service is provided, Lykins-Signtek is NOT liable for:

- Damage to unmarked irrigation systems or private underground lines.
- Hidden obstructions or unusual digging conditions such as buried concrete, cap rock, lime rock or high water tables
- Landscaping removal, restoration, or supply to satisfy sign code and permit requirements
- The preservation, condition or storage of prior signs or mailboxes removed at customer's request

Additional charges may apply.

Please note that our Installers are not authorized to modify the product or change installation locations in the field without formal client approval through a Change Order.

Warranty

Our standard limited warranty covers parts and labor for one year from date of installation. Warranty coverage is contingent on full payment. Request our Warranty Form for details.

Monument Signs – Business Signs – Mailboxes – Street Traffic Signs – Illuminated Signs – ADA Signs – Vehicle Graphics
Project Signs – Pylon Signs – Flagpoles – Window Graphics – Plaques – Realty Signs – Bulletin Boards – Banners
Electrical Sign Service and LED conversions

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

14C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 1, 2020	Regular Meeting	3:30 PM
ZOOM: https://us02web.zoom.us/j/82750952717 Meeting ID: 827 5095 2717 Dial: 1-929-205-6099 Meeting ID: 827 5095 2717		
November 5, 2020	Regular Meeting	3:30 PM
December 3, 2020	Regular Meeting	3:30 PM
January 7, 2021	Regular Meeting	3:30 PM
February 4, 2021	Regular Meeting	3:30 PM
March 4, 2021	Regular Meeting	3:30 PM
April 1, 2021	Regular Meeting	3:30 PM
May 6, 2021	Regular Meeting	3:30 PM
June 3, 2021	Regular Meeting	3:30 PM
July 1, 2021	Regular Meeting	3:30 PM
August 5, 2021	Public Hearing & Regular Meeting	3:30 PM
September 2, 2021	Regular Meeting	3:30 PM