

# **RIVER HALL**

## **COMMUNITY DEVELOPMENT DISTRICT**

**July 29, 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**

July 22, 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 29, 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. Consideration of FMSbonds, Inc., Rule G-17 Disclosure Letter for Series 2021 Bonds
4. Presentation of Third Supplemental Special Assessment Methodology Report
5. Consideration of Resolution 2021-08, Authorizing the Issuance of its Capital Improvement Refunding Revenue Bonds, Series 2021A-1 and Series 2021A-2 in an Aggregate Principal Amount Not Exceeding the Outstanding Principal Amount of the District's Capital Improvement Refunding Revenue Bonds, Series 2011A-1 (The "2011A-1 Bonds") and Capital Improvement Refunding Revenue Bonds, Series 2021A-2 in an Aggregate Principal Amount Not Exceeding \$10,675,000, for the Principal Purpose of Refunding all of the 2011A-1 Bonds and the District's Outstanding Capital Improvement Revenue Bonds, Series 2011A-2 (Collectively, the "Refunded Bonds"); Delegating to the Chairman or Vice Chairman of the Board of Supervisors of the District, Subject to Compliance with the Applicable Provisions Hereof, the Authority to Award the Sale of Such Bond to FMSbonds, Inc. by Executing and Delivering to Such Underwriter a Bond Purchase Contract and Approving the Form Thereof; Approving the Form of and Authorizing the Execution of a Fourth Supplemental Trust Indenture; Approving U.S. Bank National Association as the Trustee, Bond Registrar and Paying Agent for Such 2021A Bonds; Making Certain Findings; Approving the Form of Such Bonds; Approving the Form of the Preliminary Limited Offering Memorandum and Authorizing the Use by the Underwriter of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the Execution of the Limited Offering Memorandum; Approving the Form of the Continuing Disclosure Agreement and Authorizing the

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

- Exhibit A: Fourth Supplemental Trust Indenture
- Exhibit B: Bond Purchase Contract
- Exhibit C: Preliminary Limited Offering Memorandum
- Exhibit D: Continuing Disclosure Agreement

6. Continued Discussion: Legislative Updates Regarding Advertising Rules
7. Continued Discussion: Hog Removal
8. Discussion with Lee County Sheriff's Department Regarding Road Right-of-Way, Deterring ATV Riders and Trespassers from Entering Access Road and Construction Area and Increasing Traffic in the Community
9. Acceptance of Unaudited Financial Statements as of June 30, 2021
10. Approval of July 1, 2021 Regular Meeting Minutes
11. Staff Reports
  - A. District Engineer: *Hole Montes*
  - B. District Counsel: *Coleman, Yovanovich & Koester*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: September 2, 2021 at 3:30 P.M. {Adoption of FY 2022 Budget}

- QUORUM CHECK

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

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

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

Sincerely,

  
Chesley E. Adams, Jr.  
District Manager

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

**CALL-IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 8593810#**

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

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July 14, 2021

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

Re: River Hall CDD, Series 2021 Bonds

Dear Mr. Wrathell:

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

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

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

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

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

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

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

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

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

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

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

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

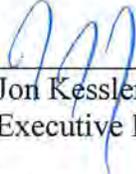
accounting, tax and other advisors, as applicable, to the extent deemed appropriate.

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

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

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

FMSbonds, Inc.

By:   
Name: Jon Kessler  
Title: Executive Director

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

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

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

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# RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

## Third Supplemental Special Assessment Methodology Report

July 29, 2021



Provided by:

**Wrathell, Hunt and Associates, LLC**

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

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

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## **1.0 Introduction**

### **1.1 Purpose**

This Third Supplemental Special Assessment Methodology Report (the "Report") was developed to provide a revision to the Final Special Assessment Allocation Report dated October 28, 2005 (the "Original Report") and Supplemental Special Assessment Allocation Report dated May 24, 2011 (the "Supplemental Report"). This Report has been prepared in connection with the District's Capital Improvement Revenue Refunding Bonds, Series 2021A-1 (the "2021A-1 Bonds"), which will refund all outstanding Capital Improvement Revenue Bonds, Series 2011A-1 (the "2011A-1 Bonds"), and Capital Improvement Revenue Refunding Bonds, Series 2021A-2 (the "2021A-2 Bonds", and together with the 2021A-1 Bonds the "2021 Bonds"), which will refund all outstanding Capital Improvement Revenue Bonds, Series 2011A-2 (the "2011A-2 Bonds", and together with 2011A-1 Bonds the "2011 Bonds"). The 2011 Bonds were issued to refund the Capital Improvement Revenue Bonds, Series 2005 (the "2005 Bonds"), which were issued to finance the construction of capital improvements within Phases I through IV of the District, the area of which is cumulatively referred to herein as the "Series 2011 Assessment Area". This Report will provide an update to the special assessment methodology for the District.

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

This Report presents the method of allocation of benefits of the infrastructure that was funded in part with proceeds of the 2005 Bonds (the "Project"). This Report also describes the method for apportionment of special assessment debt resulting from the provision and funding of the Project and the current refunding of the 2011 Bonds with the 2021 Bonds.

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

Improvements that have been undertaken and funded in part by the District in the past as part of the Project created special and peculiar benefits, different in kind and degree than general benefits, for properties within the Series 2011 Assessment Area, as well as general benefits to the balance of land within the District and the general public at large. However, as discussed within this Report, these general benefits are incidental in nature and are readily

distinguishable from the special and peculiar benefits which accrue to property within the Series 2011 Assessment Area, as the improvements that composed the Project and were funded in part with proceeds of the 2005 Bond enabled properties within the boundaries of the Series 2011 Assessment Area to be developed. The Project funded by the District in part with proceeds of the 2005 Bonds enabled properties within the boundaries of the the Series 2011 Assessment Area to be developed since without the District's improvements, there would be no infrastructure required by state law to support the development of the properties within the District.

There is no doubt that the general public and property owners of property outside of the the Series 2011 Assessment Area and outside of the District benefit from the provision of the District's infrastructure. However, these benefits are only incidental to the District's infrastructure program, which is solely designed to provide special benefits peculiar to property within the the Series 2011 Assessment Area. Properties outside the the Series 2011 Assessment Area are not directly served by the Project and do not depend upon them to obtain or to maintain their development entitlements. This fact alone clearly distinguishes the special benefits which the Series 2011 Assessment Area properties receive compared to those lying outside of the the Series 2011 Assessment Area and outside of the District's boundaries.

The Project provides public infrastructure improvements which are all necessary and made the lands within the the Series 2011 Assessment Area developable and saleable. The installation of such improvements caused the value of the developable and saleable lands within the District to increase by more than the sum of the financed cost of the individual components of the District's improvements. Even though the exact value of the benefits provided by the District's infrastructure program is hard to estimate, it is nevertheless greater than the costs associated with providing the same.

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

*Section Two* describes the most current development program for the lands within the the Series 2011 Assessment Area as proposed by the Developer, as defined below.

*Section Three* provides a summary of the Project financed in part with proceeds of the 2005 Bonds.

*Section Four* discusses the proposed refunding of the 2011 Bonds with the 2021 Bonds.

*Section Five* describes the revised assessment methodology for the 2021 Bonds.

## **2.0 Revised Development Program**

### **2.1 Overview**

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

### **2.2 The Revised Development Program**

The development of land within the District commenced in 2005. The original development program envisioned that a total of 1,999 residential units and 45,000 square feet of commercial space would be constructed in five (5) development phases over an eight (8)-year development time period. Between 2005 and 2019, the permissible residential development density for the land within the District was increased to a total of 2,695 residential units. As of the date of this Report, 2,219 residential units have been platted and 476 remain unplatted with development rights assigned to them. Within the Series 2011 Assessment Area, 1,871 residential units have been platted (including 1,239 residential units subject to assessment lien for the repayment of the 2011A-1 Bonds and 632 residential units subject to assessment lien for the repayment of the 2011A-2 Bonds) and 129 remain unplatted (including 42 residential units subject to assessment lien for the repayment of the 2011A-1 Bonds and 87 residential units subject to assessment lien for the repayment of the 2011A-2 Bonds) with development rights assigned to them. Of the

## **3.0 The Project**

The public infrastructure costs which composed the Project and were funded in part with proceeds of the 2005 Bonds consisted of earthwork, drainage, water management, and environmental

features, public roadways, utilities, security features, landscaping, signage, sidewalks, paths, and off-site roadway improvements. The total cost of the improvements, including costs of design, engineering, surveying, permitting, and contingencies was projected to total \$39,420,000.

## **4.0 Financing Program**

### **4.1 Overview**

The District funded a portion of the costs of the Project in part with proceeds of the 2005 Bonds in the initial principal amount of \$26,485,000. The 2005 Bonds were restructured in 2011 by the 2011 Bonds in the initial principal amount of \$12,755,000 for the 2011A-1 Bonds and \$13,860,000 for the 2011A-2 Bonds. The 2011 Bonds are currently outstanding in the principal amount of \$9,295,000 for the 2011A-1 Bonds and \$9,605,000 for the 2011A-2 Bonds. The District proposes to refund all currently outstanding 2011 Bonds with proceeds of the 2021 Bonds in the principal amount projected as of the time of this writing at \$9,205,000 and with other legally available monies for the 2021A-1 Bonds and in the principal amount projected as of the time of this writing at \$10,675,000 and with other legally available monies for the 2021A-2 Bonds. The 2021 Bonds will be repaid by the District with the levy of annual debt service assessments on properties described in more detail herein. The term of the 2021 Bonds will be identical to the term of the 2011 Bonds, that is they will mature on May 1, 2036, however, the 2021 Bonds will have lower interest cost, resulting in annual debt service assessment savings to the property owners paying debt service assessments commencing in the Fiscal Year 2022.

### **4.2 2021 Bonds**

Under the proposed plan of refunding, the 2021A-1 Bonds are projected to have a coupon rate of 3.000% and final maturity date of May 1, 2036. The 2021A-1 Bonds are projected to be issued in the initial principal amount of \$9,205,000, will pay principal payments on every May 1, beginning May 1, 2022, will pay interest payments on every May 1 and November 1, beginning November 1, 2021. Conversely, the 2021A-2 Bonds are projected to have a coupon rate of 3.500% and final maturity date of May 1, 2036. The 2021A-2 Bonds are projected to be issued in the initial principal amount of \$10,675,000, will pay principal payments on every May 1, beginning

May 1, 2022, will pay interest payments on every May 1 and November 1, beginning November 1, 2021.

## **5.0 Assessment Methodology**

### **5.1 Overview**

The issuance of the 2005 Bonds as refunded by the 2011 Bonds provided the District with a portion of the funds necessary to construct the infrastructure improvements which constitute the Project. These improvements lead to special and general benefits, with special benefits accruing to the properties within the Series 2011 Assessment Area and general but only incidental benefits accruing to areas outside of the Series 2011 Assessment Area and outside of the District. The debt incurred by issuance of the 2021 Bonds will be paid off by assessing properties that derive special and peculiar benefits from the existing infrastructure, which was funded in part with proceeds of the 2005 Bonds. The 2011 Bonds, which restructured the 2005 Bonds, will be refunded with the 2021 Bonds and other legally available monies. All properties that receive special benefits from the District's improvement program will be assessed.

### **5.2 Benefit Allocation**

As previously stated in Section 2.2, there are currently 2,000 existing and future residential units, all of which are subject to assessment lien for payment of 2011 Bonds. The infrastructure which was provided by the District in part with the proceeds of the 2005 Bonds includes earthwork, drainage, water management, and environmental features, public roadways, utilities, security features, landscaping, signage, sidewalks, paths, and off-site roadway improvements. As the provision of the above listed improvements by the District made the lands in the Series 2011 Assessment Area developable, the land became more valuable to its owners. The increase in the value of the land is the logical connection of improvements to the developable and saleable parcels within the Series 2011 Assessment Area. Consequently, the District's improvements have a logical connection to the special and peculiar benefits received by lands within the Series 2011 Assessment Area as without these improvements the development of the properties within the Series 2011 Assessment Area would not be possible. Based on that connection between the improvements and the

special and peculiar benefit to parcels of land within the Series 2011 Assessment Area, the District can assign or apportion to lands receiving such special and peculiar benefits a portion of the District's debt or assessments. Even though these special and peculiar benefits are real and ascertainable, the precise amount of the benefit cannot be calculated with mathematical certainty. However, each is by order of magnitude more valuable than the cost of, or the actual non-ad valorem assessment amount which was levied on that parcel.

The proposed refunding of the 2011 Bonds with proceeds of the 2021 Bonds and other legally available monies will not affect the benefit derived by any of the properties within the Series 2011 Assessment Area. The issuance of the 2021 Bonds is a purely financial transaction meant to lower the costs of debt service to assessment payers. Therefore, this Report proposes to maintain the assessment apportionment established in the Supplemental Report.

Table 1 in the *Appendix* illustrates the assessments for different unit types prior to the proposed refunding, with total principal, per unit principal, and per unit annual debt service figures for the 2011 Bonds. Table 2 in the *Appendix* illustrates the assessments for different unit types after the proposed refunding, with total principal, per unit principal, and per unit annual debt service figures for the 2021 Bonds.

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

As first discussed in *Section 1.3*, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to certain properties within the Series 2011 Assessment Area. The District's improvements benefit assessable properties within the Series 2011 Assessment Area and accrue to all such assessable properties.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property within the Series 2011 Assessment Area. The special and peculiar benefits resulting from each improvement include, but are not limited to:

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

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value; however, such benefits are more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to the parcel of land.

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

A reasonable estimate of the proportion of special and peculiar benefits received from the existing improvements is delineated in Tables 1 and 2 in the *Appendix*. The non-ad valorem special assessments are fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the District's existing improvements has been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided. This apportionment has been determined in the Supplemental Report. Accordingly, no acre or parcel of property within the boundaries of the Series 2011 Assessment Area will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property.

#### **5.5 Assessment Roll**

The Assessment Roll for the Series 2021A-1 Bonds is presented in Exhibit A, while the Assessment Roll for the Series 2021A-2 Bonds is presented in Exhibit B.

### **6.0 Appendix**

Table 1

**River Hall CDD**  
**Community Development District**

**2011A-1 Bonds Assessment Apportionment**

Unit Type	Number of Units	Number of Units		Total 2011A-1 Bonds Principal	2011A-1 Bonds Principal per Unit	Annual Debt Service per Unit*
		Which Prepaid 2011A-1 Bonds	Subject to 2011A-1 Bonds			
ADULT 48	167	0	167	\$461,605.83	\$2,764.11	\$283.50
ADULT 55	261	0	261	\$721,431.86	\$2,764.11	\$283.50
ADULT 65	142	1	141	\$389,739.05	\$2,764.11	\$283.50
CARRIAGE	102	1	101	\$689,561.71	\$6,827.34	\$700.25
SF 50	125	0	125	\$1,167,835.11	\$9,342.68	\$958.23
SF 55	208	0	208	\$2,230,744.72	\$10,724.73	\$1,099.98
SF 65	85	0	85	\$911,602.41	\$10,724.73	\$1,099.98
SF 70	147	2	145	\$2,003,977.40	\$13,820.53	\$1,417.50
SF 85	44	3	41	\$718,501.91	\$17,524.44	\$1,797.39
<b>Total</b>	<b>1,281</b>	<b>7</b>	<b>1,274</b>	<b>\$9,295,000.00</b>		

**2011A-2 Bonds Assessment Apportionment**

Unit Type	Number of Units	Number of Units		Total 2011A-2 Bonds Principal	2011A-2 Bonds Principal per Unit	Annual Debt Service per Unit*
		Which Prepaid 2011A-2 Bonds	Subject to 2011A-2 Bonds			
CARRIAGE	36	0	36	\$298,059.57	\$8,279.43	\$861.42
VILLA	92	0	92	\$827,943.24	\$8,999.38	\$936.33
SF 50	158	0	158	\$1,789,409.64	\$11,325.38	\$1,178.33
SF 55	163	0	163	\$2,116,848.73	\$12,986.80	\$1,351.19
SF 60	41	0	41	\$532,458.88	\$12,986.80	\$1,351.19
SF 65	34	0	34	\$441,551.27	\$12,986.80	\$1,351.19
SF 70	121	0	121	\$2,027,076.42	\$16,752.70	\$1,743.01
SF 85	74	0	74	\$1,571,652.26	\$21,238.54	\$2,209.73
<b>Total</b>	<b>719</b>	<b>0</b>	<b>719</b>	<b>\$9,605,000.00</b>		

\* Includes early payment discount and costs of collection

Table 2

## River Hall CDD

### Community Development District

#### 2021A-1 Bonds Assessment Apportionment

Unit Type	Number of Units		2021A-1 Bonds Principal per Unit	Annual Debt Service per Unit*	Change in Principal per Unit	Change in Annual Debt Service*
	Subject to 2021A-1 Bonds	Total 2021A-1 Bonds Principal				
ADULT 48	167	\$457,136.27	\$2,737.34	\$237.22	(\$26.76)	(\$46.28)
ADULT 55	261	\$714,446.51	\$2,737.34	\$237.22	(\$26.76)	(\$46.28)
ADULT 65	141	\$385,965.36	\$2,737.34	\$237.22	(\$26.76)	(\$46.28)
CARRIAGE	101	\$682,884.95	\$6,761.24	\$585.93	(\$66.11)	(\$114.32)
SF 50	125	\$1,156,527.40	\$9,252.22	\$801.80	(\$90.46)	(\$156.43)
SF 55	208	\$2,209,145.25	\$10,620.89	\$920.41	(\$103.84)	(\$179.57)
SF 65	85	\$902,775.70	\$10,620.89	\$920.41	(\$103.84)	(\$179.57)
SF 70	145	\$1,984,573.64	\$13,686.71	\$1,186.10	(\$133.82)	(\$231.40)
SF 85	41	\$711,544.93	\$17,354.75	\$1,503.97	(\$169.68)	(\$293.42)
<b>Total</b>	<b>1,274</b>	<b>\$9,205,000.00</b>				

#### 2021A-2 Bonds Assessment Apportionment

Unit Type	Number of Units		2021A-2 Bonds Principal per Unit	Annual Debt Service per Unit*	Change in Principal per Unit	Change in Annual Debt Service*
	Subject to 2021A-2 Bonds	Total 2021A-2 Bonds Principal				
CARRIAGE	36	\$331,263.50	\$9,201.76	\$801.05	\$922.33	(\$60.37)
VILLA	92	\$920,176.38	\$10,001.92	\$870.71	\$1,002.53	(\$65.62)
SF 50	158	\$1,988,750.43	\$12,587.03	\$1,095.75	\$1,261.65	(\$82.58)
SF 55	163	\$2,352,666.34	\$14,433.54	\$1,256.50	\$1,446.73	(\$94.69)
SF 60	41	\$591,774.97	\$14,433.54	\$1,256.50	\$1,446.73	(\$94.69)
SF 65	34	\$490,740.22	\$14,433.54	\$1,256.50	\$1,446.73	(\$94.69)
SF 70	121	\$2,252,893.37	\$18,618.95	\$1,620.85	\$1,866.26	(\$122.16)
SF 85	74	\$1,746,734.81	\$23,604.52	\$2,054.87	\$2,365.98	(\$154.86)
<b>Total</b>	<b>719</b>	<b>\$10,675,000.00</b>				

\* Includes early payment discount and costs of collection

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10538523	25-43-26-03-0000D.0560	\$10,724.73	\$10,620.89
265	10538524	25-43-26-03-0000D.0570	\$10,724.73	\$10,620.89
265	10538525	25-43-26-03-0000D.0580	\$10,724.73	\$10,620.89
265	10538526	25-43-26-03-0000D.0590	\$10,724.73	\$10,620.89
265	10538527	25-43-26-03-0000D.0600	\$10,724.73	\$10,620.89
265	10538528	25-43-26-03-0000D.0610	\$10,724.73	\$10,620.89
265	10538529	25-43-26-03-0000D.0620	\$10,724.73	\$10,620.89
265	10538530	25-43-26-03-0000D.0630	\$10,724.73	\$10,620.89
265	10538531	25-43-26-03-0000D.0640	\$10,724.73	\$10,620.89
265	10538545	25-43-26-03-0000D.0650	\$10,724.73	\$10,620.89
265	10538546	25-43-26-03-0000D.0660	\$10,724.73	\$10,620.89
265	10538532	25-43-26-03-0000D.0670	\$10,724.73	\$10,620.89
265	10538533	25-43-26-03-0000D.0680	\$10,724.73	\$10,620.89
265	10538534	25-43-26-03-0000D.0690	\$10,724.73	\$10,620.89
265	10538535	25-43-26-03-0000D.0700	\$10,724.73	\$10,620.89
265	10538536	25-43-26-03-0000D.0710	\$10,724.73	\$10,620.89
265	10538537	25-43-26-03-0000D.0720	\$10,724.73	\$10,620.89
265	10538538	25-43-26-03-0000D.0730	\$10,724.73	\$10,620.89
265	10538539	25-43-26-03-0000D.0740	\$10,724.73	\$10,620.89
265	10538540	25-43-26-03-0000D.0750	\$10,724.73	\$10,620.89
265	10538541	25-43-26-03-0000D.0760	\$10,724.73	\$10,620.89
265	10538542	25-43-26-03-0000D.0770	\$10,724.73	\$10,620.89
265	10538551	25-43-26-03-0000E.0690	\$13,820.53	\$13,686.71
265	10515290	26-43-26-02-0000B.0010	\$10,724.73	\$10,620.89
265	10515291	26-43-26-02-0000B.0020	\$10,724.73	\$10,620.89
265	10515292	26-43-26-02-0000B.0030	\$10,724.73	\$10,620.89
265	10515293	26-43-26-02-0000B.0040	\$10,724.73	\$10,620.89
265	10515294	26-43-26-02-0000B.0050	\$10,724.73	\$10,620.89
265	10515295	26-43-26-02-0000B.0060	\$10,724.73	\$10,620.89
265	10515296	26-43-26-02-0000B.0070	\$10,724.73	\$10,620.89
265	10515297	26-43-26-02-0000B.0080	\$10,724.73	\$10,620.89
265	10515298	26-43-26-02-0000B.0090	\$10,724.73	\$10,620.89
265	10515299	26-43-26-02-0000B.0100	\$10,724.73	\$10,620.89
265	10515300	26-43-26-02-0000B.0110	\$10,724.73	\$10,620.89
265	10515301	26-43-26-02-0000B.0120	\$10,724.73	\$10,620.89
265	10515302	26-43-26-02-0000B.0130	\$10,724.73	\$10,620.89
265	10515303	26-43-26-02-0000B.0140	\$10,724.73	\$10,620.89
265	10515304	26-43-26-02-0000B.0150	\$10,724.73	\$10,620.89
265	10515305	26-43-26-02-0000B.0160	\$10,724.73	\$10,620.89
265	10515306	26-43-26-02-0000B.0170	\$10,724.73	\$10,620.89
265	10515307	26-43-26-02-0000B.0180	\$10,724.73	\$10,620.89

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10515308	26-43-26-02-0000B.0190	\$10,724.73	\$10,620.89
265	10515336	26-43-26-02-0000B.0470	\$10,724.73	\$10,620.89
265	10515337	26-43-26-02-0000B.0480	\$10,724.73	\$10,620.89
265	10515338	26-43-26-02-0000B.0490	\$10,724.73	\$10,620.89
265	10515339	26-43-26-02-0000B.0720	\$10,724.73	\$10,620.89
265	10515340	26-43-26-02-0000B.0730	\$10,724.73	\$10,620.89
265	10515341	26-43-26-02-0000B.0740	\$10,724.73	\$10,620.89
265	10515342	26-43-26-02-0000B.0750	\$10,724.73	\$10,620.89
265	10515343	26-43-26-02-0000B.0760	\$10,724.73	\$10,620.89
265	10515344	26-43-26-02-0000B.0770	\$10,724.73	\$10,620.89
265	10515345	26-43-26-02-0000B.0780	\$10,724.73	\$10,620.89
265	10515633	27-43-26-03-00000.0200	\$2,764.11	\$2,737.34
265	10515712	27-43-26-03-00000.0990	\$2,764.11	\$2,737.34
265	10515713	27-43-26-03-00000.1000	\$2,764.11	\$2,737.34
265	10515714	27-43-26-03-00000.1010	\$2,764.11	\$2,737.34
265	10515715	27-43-26-03-00000.1020	\$2,764.11	\$2,737.34
265	10515716	27-43-26-03-00000.1030	\$2,764.11	\$2,737.34
265	10515717	27-43-26-03-00000.1040	\$2,764.11	\$2,737.34
265	10515718	27-43-26-03-00000.1050	\$2,764.11	\$2,737.34
265	10515719	27-43-26-03-00000.1060	\$2,764.11	\$2,737.34
265	10515720	27-43-26-03-00000.1070	\$2,764.11	\$2,737.34
265	10515721	27-43-26-03-00000.1080	\$2,764.11	\$2,737.34
265	10515722	27-43-26-03-00000.1090	\$2,764.11	\$2,737.34
265	10515723	27-43-26-03-00000.1100	\$2,764.11	\$2,737.34
265	10515724	27-43-26-03-00000.1110	\$2,764.11	\$2,737.34
265	10515725	27-43-26-03-00000.1120	\$2,764.11	\$2,737.34
265	10515726	27-43-26-03-00000.1130	\$2,764.11	\$2,737.34
265	10515727	27-43-26-03-00000.1140	\$2,764.11	\$2,737.34
265	10515728	27-43-26-03-00000.1150	\$2,764.11	\$2,737.34
265	10515729	27-43-26-03-00000.1160	\$2,764.11	\$2,737.34
265	10515731	27-43-26-03-00000.1180	\$2,764.11	\$2,737.34
265	10515732	27-43-26-03-00000.1190	\$2,764.11	\$2,737.34
265	10515733	27-43-26-03-00000.1200	\$2,764.11	\$2,737.34
265	10515734	27-43-26-03-00000.1210	\$2,764.11	\$2,737.34
265	10515735	27-43-26-03-00000.1220	\$2,764.11	\$2,737.34
265	10515736	27-43-26-03-00000.1230	\$2,764.11	\$2,737.34
265	10515737	27-43-26-03-00000.1240	\$2,764.11	\$2,737.34
265	10515754	27-43-26-03-00000.1410	\$2,764.11	\$2,737.34
265	10515755	27-43-26-03-00000.1420	\$2,764.11	\$2,737.34
265	10515756	27-43-26-03-00000.1430	\$2,764.11	\$2,737.34
265	10516450	27-43-26-04-00000.1680	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	FolioID	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10516451	27-43-26-04-00000.1690	\$2,764.11	\$2,737.34
265	10516452	27-43-26-04-00000.1700	\$2,764.11	\$2,737.34
265	10515796	27-43-26-04-00000.3140	\$2,764.11	\$2,737.34
265	10515797	27-43-26-04-00000.3150	\$2,764.11	\$2,737.34
265	10515798	27-43-26-04-00000.3160	\$2,764.11	\$2,737.34
265	10515799	27-43-26-04-00000.3170	\$2,764.11	\$2,737.34
265	10515800	27-43-26-04-00000.3180	\$2,764.11	\$2,737.34
265	10515801	27-43-26-04-00000.3190	\$2,764.11	\$2,737.34
265	10515802	27-43-26-04-00000.3200	\$2,764.11	\$2,737.34
265	10515803	27-43-26-04-00000.3210	\$0.00	\$0.00
265	10515804	27-43-26-04-00000.3220	\$2,764.11	\$2,737.34
265	10515805	27-43-26-04-00000.3230	\$2,764.11	\$2,737.34
265	10515806	27-43-26-04-00000.3240	\$2,764.11	\$2,737.34
265	10515807	27-43-26-04-00000.3250	\$2,764.11	\$2,737.34
265	10515808	27-43-26-04-00000.4330	\$2,764.11	\$2,737.34
265	10515809	27-43-26-04-00000.4340	\$2,764.11	\$2,737.34
265	10515810	27-43-26-04-00000.4350	\$2,764.11	\$2,737.34
265	10515811	27-43-26-04-00000.4360	\$2,764.11	\$2,737.34
265	10515730	27-43-26-05-00000.1170	\$2,764.11	\$2,737.34
265	10515757	27-43-26-05-00000.1440	\$2,764.11	\$2,737.34
265	10515758	27-43-26-05-00000.1450	\$2,764.11	\$2,737.34
265	10515759	27-43-26-05-00000.1460	\$2,764.11	\$2,737.34
265	10515760	27-43-26-05-00000.1470	\$2,764.11	\$2,737.34
265	10515761	27-43-26-05-00000.1480	\$2,764.11	\$2,737.34
265	10515762	27-43-26-05-00000.1490	\$2,764.11	\$2,737.34
265	10515763	27-43-26-05-00000.1500	\$2,764.11	\$2,737.34
265	10515764	27-43-26-05-00000.1510	\$2,764.11	\$2,737.34
265	10515765	27-43-26-05-00000.1520	\$2,764.11	\$2,737.34
265	10515766	27-43-26-05-00000.1530	\$2,764.11	\$2,737.34
265	10515767	27-43-26-05-00000.1540	\$2,764.11	\$2,737.34
265	10572563	27-43-26-L1-06000.0270	\$2,764.11	\$2,737.34
265	10572564	27-43-26-L1-06000.0280	\$2,764.11	\$2,737.34
265	10572565	27-43-26-L1-06000.0290	\$2,764.11	\$2,737.34
265	10572566	27-43-26-L1-06000.0300	\$2,764.11	\$2,737.34
265	10572567	27-43-26-L1-06000.0310	\$2,764.11	\$2,737.34
265	10572568	27-43-26-L1-06000.0320	\$2,764.11	\$2,737.34
265	10572569	27-43-26-L1-06000.0330	\$2,764.11	\$2,737.34
265	10572570	27-43-26-L1-06000.0340	\$2,764.11	\$2,737.34
265	10572571	27-43-26-L1-06000.0350	\$2,764.11	\$2,737.34
265	10572572	27-43-26-L1-06000.0360	\$2,764.11	\$2,737.34
265	10572573	27-43-26-L1-06000.0370	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10572574	27-43-26-L1-06000.0380	\$2,764.11	\$2,737.34
265	10572575	27-43-26-L1-06000.0390	\$2,764.11	\$2,737.34
265	10572576	27-43-26-L1-06000.0400	\$2,764.11	\$2,737.34
265	10572577	27-43-26-L1-06000.0410	\$2,764.11	\$2,737.34
265	10572578	27-43-26-L1-06000.0420	\$2,764.11	\$2,737.34
265	10572579	27-43-26-L1-06000.0430	\$2,764.11	\$2,737.34
265	10572580	27-43-26-L1-06000.0440	\$2,764.11	\$2,737.34
265	10572581	27-43-26-L1-06000.0450	\$2,764.11	\$2,737.34
265	10572582	27-43-26-L1-06000.0460	\$2,764.11	\$2,737.34
265	10572583	27-43-26-L1-06000.0470	\$2,764.11	\$2,737.34
265	10572584	27-43-26-L1-06000.0480	\$2,764.11	\$2,737.34
265	10572585	27-43-26-L1-06000.0490	\$2,764.11	\$2,737.34
265	10572586	27-43-26-L1-06000.0500	\$2,764.11	\$2,737.34
265	10572587	27-43-26-L1-06000.0510	\$2,764.11	\$2,737.34
265	10572588	27-43-26-L1-06000.0520	\$2,764.11	\$2,737.34
265	10572589	27-43-26-L1-06000.0530	\$2,764.11	\$2,737.34
265	10572590	27-43-26-L1-06000.0540	\$2,764.11	\$2,737.34
265	10572591	27-43-26-L1-06000.0550	\$2,764.11	\$2,737.34
265	10572592	27-43-26-L1-06000.0560	\$2,764.11	\$2,737.34
265	10572593	27-43-26-L1-06000.0570	\$2,764.11	\$2,737.34
265	10572594	27-43-26-L1-06000.0580	\$2,764.11	\$2,737.34
265	10572595	27-43-26-L1-06000.0590	\$2,764.11	\$2,737.34
265	10572596	27-43-26-L1-06000.0600	\$2,764.11	\$2,737.34
265	10572597	27-43-26-L1-06000.0610	\$2,764.11	\$2,737.34
265	10572598	27-43-26-L1-06000.0620	\$2,764.11	\$2,737.34
265	10572599	27-43-26-L1-06000.0630	\$2,764.11	\$2,737.34
265	10572600	27-43-26-L1-06000.0640	\$2,764.11	\$2,737.34
265	10572601	27-43-26-L1-06000.0650	\$2,764.11	\$2,737.34
265	10572602	27-43-26-L1-06000.0660	\$2,764.11	\$2,737.34
265	10572603	27-43-26-L1-06000.0670	\$2,764.11	\$2,737.34
265	10572604	27-43-26-L1-06000.0680	\$2,764.11	\$2,737.34
265	10572605	27-43-26-L1-06000.0690	\$2,764.11	\$2,737.34
265	10572606	27-43-26-L1-06000.0700	\$2,764.11	\$2,737.34
265	10572607	27-43-26-L1-06000.0710	\$2,764.11	\$2,737.34
265	10572608	27-43-26-L1-06000.0720	\$2,764.11	\$2,737.34
265	10572609	27-43-26-L1-06000.0730	\$2,764.11	\$2,737.34
265	10572610	27-43-26-L1-06000.0740	\$2,764.11	\$2,737.34
265	10572611	27-43-26-L1-06000.0750	\$2,764.11	\$2,737.34
265	10572612	27-43-26-L1-06000.0760	\$2,764.11	\$2,737.34
265	10572613	27-43-26-L1-06000.0770	\$2,764.11	\$2,737.34
265	10572614	27-43-26-L1-06000.0780	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10572615	27-43-26-L1-06000.0790	\$2,764.11	\$2,737.34
265	10572616	27-43-26-L1-06000.0800	\$2,764.11	\$2,737.34
265	10572617	27-43-26-L1-06000.0810	\$2,764.11	\$2,737.34
265	10572618	27-43-26-L1-06000.0820	\$2,764.11	\$2,737.34
265	10572619	27-43-26-L1-06000.0830	\$2,764.11	\$2,737.34
265	10572620	27-43-26-L1-06000.0840	\$2,764.11	\$2,737.34
265	10572621	27-43-26-L1-06000.0850	\$2,764.11	\$2,737.34
265	10572622	27-43-26-L1-06000.0860	\$2,764.11	\$2,737.34
265	10572623	27-43-26-L1-06000.0870	\$2,764.11	\$2,737.34
265	10572624	27-43-26-L1-06000.0880	\$2,764.11	\$2,737.34
265	10572625	27-43-26-L1-06000.0890	\$2,764.11	\$2,737.34
265	10572626	27-43-26-L1-06000.0900	\$2,764.11	\$2,737.34
265	10572627	27-43-26-L1-06000.0910	\$2,764.11	\$2,737.34
265	10572628	27-43-26-L1-06000.0920	\$2,764.11	\$2,737.34
265	10572629	27-43-26-L1-06000.0930	\$2,764.11	\$2,737.34
265	10572630	27-43-26-L1-06000.0940	\$2,764.11	\$2,737.34
265	10572631	27-43-26-L1-06000.0950	\$2,764.11	\$2,737.34
265	10572632	27-43-26-L1-06000.1250	\$2,764.11	\$2,737.34
265	10572633	27-43-26-L1-06000.1260	\$2,764.11	\$2,737.34
265	10572634	27-43-26-L1-06000.1270	\$2,764.11	\$2,737.34
265	10572635	27-43-26-L1-06000.1280	\$2,764.11	\$2,737.34
265	10572636	27-43-26-L1-06000.1290	\$2,764.11	\$2,737.34
265	10572637	27-43-26-L1-06000.1300	\$2,764.11	\$2,737.34
265	10572638	27-43-26-L1-06000.1310	\$2,764.11	\$2,737.34
265	10572639	27-43-26-L1-06000.1320	\$2,764.11	\$2,737.34
265	10572640	27-43-26-L1-06000.1330	\$2,764.11	\$2,737.34
265	10572641	27-43-26-L1-06000.1340	\$2,764.11	\$2,737.34
265	10572642	27-43-26-L1-06000.1350	\$2,764.11	\$2,737.34
265	10572643	27-43-26-L1-06000.1360	\$2,764.11	\$2,737.34
265	10572644	27-43-26-L1-06000.1370	\$2,764.11	\$2,737.34
265	10572645	27-43-26-L1-06000.1380	\$2,764.11	\$2,737.34
265	10572646	27-43-26-L1-06000.1390	\$2,764.11	\$2,737.34
265	10572647	27-43-26-L2-06000.0010	\$2,764.11	\$2,737.34
265	10572648	27-43-26-L2-06000.0020	\$2,764.11	\$2,737.34
265	10572649	27-43-26-L2-06000.0030	\$2,764.11	\$2,737.34
265	10572650	27-43-26-L2-06000.0040	\$2,764.11	\$2,737.34
265	10572651	27-43-26-L2-06000.0050	\$2,764.11	\$2,737.34
265	10572652	27-43-26-L2-06000.0060	\$2,764.11	\$2,737.34
265	10572653	27-43-26-L2-06000.0070	\$2,764.11	\$2,737.34
265	10572654	27-43-26-L2-06000.0080	\$2,764.11	\$2,737.34
265	10572655	27-43-26-L2-06000.0090	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10572656	27-43-26-L2-06000.0100	\$2,764.11	\$2,737.34
265	10572657	27-43-26-L2-06000.0110	\$2,764.11	\$2,737.34
265	10572658	27-43-26-L2-06000.0120	\$2,764.11	\$2,737.34
265	10572659	27-43-26-L2-06000.0130	\$2,764.11	\$2,737.34
265	10572660	27-43-26-L2-06000.0140	\$2,764.11	\$2,737.34
265	10572661	27-43-26-L2-06000.0150	\$2,764.11	\$2,737.34
265	10572662	27-43-26-L2-06000.0160	\$2,764.11	\$2,737.34
265	10572663	27-43-26-L2-06000.0170	\$2,764.11	\$2,737.34
265	10572664	27-43-26-L2-06000.0180	\$2,764.11	\$2,737.34
265	10572665	27-43-26-L2-06000.0190	\$2,764.11	\$2,737.34
265	10572666	27-43-26-L2-06000.0210	\$2,764.11	\$2,737.34
265	10572667	27-43-26-L2-06000.0220	\$2,764.11	\$2,737.34
265	10572668	27-43-26-L2-06000.0230	\$2,764.11	\$2,737.34
265	10572669	27-43-26-L2-06000.0240	\$2,764.11	\$2,737.34
265	10572670	27-43-26-L2-06000.0250	\$2,764.11	\$2,737.34
265	10572671	27-43-26-L2-06000.0260	\$2,764.11	\$2,737.34
265	10572672	27-43-26-L2-06000.0960	\$2,764.11	\$2,737.34
265	10572673	27-43-26-L2-06000.0970	\$2,764.11	\$2,737.34
265	10572674	27-43-26-L2-06000.0980	\$2,764.11	\$2,737.34
265	10572675	27-43-26-L2-06000.1400	\$2,764.11	\$2,737.34
265	10572676	27-43-26-L2-06000.1550	\$2,764.11	\$2,737.34
265	10572677	27-43-26-L2-06000.1560	\$2,764.11	\$2,737.34
265	10572678	27-43-26-L2-06000.1570	\$2,764.11	\$2,737.34
265	10572679	27-43-26-L2-06000.1580	\$2,764.11	\$2,737.34
265	10572680	27-43-26-L2-06000.1590	\$2,764.11	\$2,737.34
265	10572681	27-43-26-L2-06000.1600	\$2,764.11	\$2,737.34
265	10572682	27-43-26-L2-06000.1610	\$2,764.11	\$2,737.34
265	10572683	27-43-26-L2-06000.1620	\$2,764.11	\$2,737.34
265	10572684	27-43-26-L2-06000.1630	\$2,764.11	\$2,737.34
265	10572685	27-43-26-L2-06000.1640	\$2,764.11	\$2,737.34
265	10572686	27-43-26-L2-06000.1650	\$2,764.11	\$2,737.34
265	10572687	27-43-26-L2-06000.1660	\$2,764.11	\$2,737.34
265	10572688	27-43-26-L2-06000.1670	\$2,764.11	\$2,737.34
265	10514100	34-43-26-01-00000.0050	\$9,342.68	\$9,252.22
265	10514101	34-43-26-01-00000.0060	\$9,342.68	\$9,252.22
265	10514102	34-43-26-01-00000.0070	\$9,342.68	\$9,252.22
265	10514103	34-43-26-01-00000.0080	\$9,342.68	\$9,252.22
265	10514104	34-43-26-01-00000.0090	\$9,342.68	\$9,252.22
265	10514105	34-43-26-01-00000.0100	\$9,342.68	\$9,252.22
265	10514106	34-43-26-01-00000.0110	\$9,342.68	\$9,252.22
265	10514107	34-43-26-01-00000.0120	\$9,342.68	\$9,252.22

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	
			Bonds Principal per Unit	2021A-1 Bonds Principal per Unit
265	10514108	34-43-26-01-00000.0130	\$9,342.68	\$9,252.22
265	10514109	34-43-26-01-00000.0140	\$9,342.68	\$9,252.22
265	10514110	34-43-26-01-00000.0150	\$9,342.68	\$9,252.22
265	10514111	34-43-26-01-00000.0160	\$9,342.68	\$9,252.22
265	10514112	34-43-26-01-00000.0170	\$9,342.68	\$9,252.22
265	10514113	34-43-26-01-00000.0180	\$9,342.68	\$9,252.22
265	10514114	34-43-26-01-00000.0190	\$9,342.68	\$9,252.22
265	10514115	34-43-26-01-00000.0200	\$9,342.68	\$9,252.22
265	10514116	34-43-26-01-00000.0210	\$9,342.68	\$9,252.22
265	10514117	34-43-26-01-00000.0220	\$9,342.68	\$9,252.22
265	10514118	34-43-26-01-00000.0230	\$9,342.68	\$9,252.22
265	10514119	34-43-26-01-00000.0240	\$9,342.68	\$9,252.22
265	10514120	34-43-26-01-00000.0250	\$9,342.68	\$9,252.22
265	10514121	34-43-26-01-00000.0260	\$9,342.68	\$9,252.22
265	10514164	34-43-26-01-00000.0270	\$9,342.68	\$9,252.22
265	10514165	34-43-26-01-00000.0280	\$9,342.68	\$9,252.22
265	10514166	34-43-26-01-00000.0290	\$9,342.68	\$9,252.22
265	10514167	34-43-26-01-00000.0300	\$9,342.68	\$9,252.22
265	10514168	34-43-26-01-00000.0310	\$9,342.68	\$9,252.22
265	10514169	34-43-26-01-00000.0320	\$9,342.68	\$9,252.22
265	10514170	34-43-26-01-00000.0330	\$9,342.68	\$9,252.22
265	10514171	34-43-26-01-00000.0340	\$9,342.68	\$9,252.22
265	10514172	34-43-26-01-00000.0350	\$9,342.68	\$9,252.22
265	10514173	34-43-26-01-00000.0360	\$9,342.68	\$9,252.22
265	10514174	34-43-26-01-00000.0370	\$9,342.68	\$9,252.22
265	10514095	34-43-26-01-00000.0380	\$9,342.68	\$9,252.22
265	10514175	34-43-26-01-00000.0390	\$9,342.68	\$9,252.22
265	10514176	34-43-26-01-00000.0400	\$9,342.68	\$9,252.22
265	10514177	34-43-26-01-00000.0410	\$9,342.68	\$9,252.22
265	10514178	34-43-26-01-00000.0420	\$9,342.68	\$9,252.22
265	10514179	34-43-26-01-00000.0430	\$9,342.68	\$9,252.22
265	10514180	34-43-26-01-00000.0440	\$9,342.68	\$9,252.22
265	10514181	34-43-26-01-00000.0450	\$9,342.68	\$9,252.22
265	10514182	34-43-26-01-00000.0460	\$9,342.68	\$9,252.22
265	10514183	34-43-26-01-00000.0470	\$9,342.68	\$9,252.22
265	10514122	34-43-26-01-00000.0480	\$9,342.68	\$9,252.22
265	10514123	34-43-26-01-00000.0490	\$9,342.68	\$9,252.22
265	10514124	34-43-26-01-00000.0500	\$9,342.68	\$9,252.22
265	10514125	34-43-26-01-00000.0510	\$9,342.68	\$9,252.22
265	10514126	34-43-26-01-00000.0520	\$9,342.68	\$9,252.22
265	10514127	34-43-26-01-00000.0530	\$9,342.68	\$9,252.22

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10514128	34-43-26-01-00000.0540	\$9,342.68	\$9,252.22
265	10514129	34-43-26-01-00000.0550	\$9,342.68	\$9,252.22
265	10514130	34-43-26-01-00000.0560	\$9,342.68	\$9,252.22
265	10514131	34-43-26-01-00000.0570	\$9,342.68	\$9,252.22
265	10514132	34-43-26-01-00000.0580	\$9,342.68	\$9,252.22
265	10514133	34-43-26-01-00000.0590	\$9,342.68	\$9,252.22
265	10514134	34-43-26-01-00000.0600	\$9,342.68	\$9,252.22
265	10514135	34-43-26-01-00000.0610	\$9,342.68	\$9,252.22
265	10514136	34-43-26-01-00000.0620	\$9,342.68	\$9,252.22
265	10514137	34-43-26-01-00000.0630	\$9,342.68	\$9,252.22
265	10514138	34-43-26-01-00000.0640	\$9,342.68	\$9,252.22
265	10514139	34-43-26-01-00000.0650	\$9,342.68	\$9,252.22
265	10514140	34-43-26-01-00000.0660	\$9,342.68	\$9,252.22
265	10514141	34-43-26-01-00000.0670	\$9,342.68	\$9,252.22
265	10514142	34-43-26-01-00000.0680	\$9,342.68	\$9,252.22
265	10514143	34-43-26-01-00000.0690	\$9,342.68	\$9,252.22
265	10514144	34-43-26-01-00000.0700	\$9,342.68	\$9,252.22
265	10514145	34-43-26-01-00000.0710	\$9,342.68	\$9,252.22
265	10514146	34-43-26-01-00000.0720	\$9,342.68	\$9,252.22
265	10514147	34-43-26-01-00000.0730	\$9,342.68	\$9,252.22
265	10514148	34-43-26-01-00000.0740	\$9,342.68	\$9,252.22
265	10514149	34-43-26-01-00000.0750	\$9,342.68	\$9,252.22
265	10514150	34-43-26-01-00000.0760	\$9,342.68	\$9,252.22
265	10514151	34-43-26-01-00000.0770	\$9,342.68	\$9,252.22
265	10514152	34-43-26-01-00000.0780	\$9,342.68	\$9,252.22
265	10514153	34-43-26-01-00000.0790	\$9,342.68	\$9,252.22
265	10514154	34-43-26-01-00000.0800	\$9,342.68	\$9,252.22
265	10514155	34-43-26-01-00000.0810	\$9,342.68	\$9,252.22
265	10514156	34-43-26-01-00000.0820	\$9,342.68	\$9,252.22
265	10514157	34-43-26-01-00000.0830	\$9,342.68	\$9,252.22
265	10514158	34-43-26-01-00000.0840	\$9,342.68	\$9,252.22
265	10514159	34-43-26-01-00000.0850	\$9,342.68	\$9,252.22
265	10514160	34-43-26-01-00000.0860	\$9,342.68	\$9,252.22
265	10514184	34-43-26-01-00000.0870	\$10,724.73	\$10,620.89
265	10514185	34-43-26-01-00000.0880	\$10,724.73	\$10,620.89
265	10514186	34-43-26-01-00000.0890	\$10,724.73	\$10,620.89
265	10514187	34-43-26-01-00000.0900	\$10,724.73	\$10,620.89
265	10514188	34-43-26-01-00000.0910	\$10,724.73	\$10,620.89
265	10514189	34-43-26-01-00000.0920	\$10,724.73	\$10,620.89
265	10514190	34-43-26-01-00000.0930	\$10,724.73	\$10,620.89
265	10514191	34-43-26-01-00000.0940	\$10,724.73	\$10,620.89

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10514192	34-43-26-01-00000.0950	\$10,724.73	\$10,620.89
265	10514193	34-43-26-01-00000.0960	\$10,724.73	\$10,620.89
265	10514194	34-43-26-01-00000.0970	\$10,724.73	\$10,620.89
265	10514195	34-43-26-01-00000.0980	\$10,724.73	\$10,620.89
265	10514196	34-43-26-01-00000.0990	\$10,724.73	\$10,620.89
265	10514197	34-43-26-01-00000.1000	\$10,724.73	\$10,620.89
265	10514198	34-43-26-01-00000.1010	\$10,724.73	\$10,620.89
265	10514199	34-43-26-01-00000.1020	\$10,724.73	\$10,620.89
265	10514200	34-43-26-01-00000.1030	\$10,724.73	\$10,620.89
265	10514201	34-43-26-01-00000.1040	\$10,724.73	\$10,620.89
265	10514202	34-43-26-01-00000.1050	\$10,724.73	\$10,620.89
265	10514203	34-43-26-01-00000.1060	\$10,724.73	\$10,620.89
265	10514204	34-43-26-01-00000.1070	\$10,724.73	\$10,620.89
265	10514205	34-43-26-01-00000.1080	\$10,724.73	\$10,620.89
265	10514206	34-43-26-01-00000.1090	\$10,724.73	\$10,620.89
265	10514207	34-43-26-01-00000.1100	\$10,724.73	\$10,620.89
265	10514208	34-43-26-01-00000.1110	\$10,724.73	\$10,620.89
265	10514209	34-43-26-01-00000.1120	\$10,724.73	\$10,620.89
265	10514210	34-43-26-01-00000.1130	\$10,724.73	\$10,620.89
265	10514211	34-43-26-01-00000.1140	\$10,724.73	\$10,620.89
265	10514212	34-43-26-01-00000.1150	\$10,724.73	\$10,620.89
265	10514213	34-43-26-01-00000.1160	\$10,724.73	\$10,620.89
265	10514214	34-43-26-01-00000.1170	\$10,724.73	\$10,620.89
265	10514215	34-43-26-01-00000.1180	\$10,724.73	\$10,620.89
265	10514292	34-43-26-01-00000.2590	\$10,724.73	\$10,620.89
265	10514293	34-43-26-01-00000.2600	\$10,724.73	\$10,620.89
265	10514294	34-43-26-01-00000.2610	\$10,724.73	\$10,620.89
265	10514290	34-43-26-01-00000.2630	\$10,724.73	\$10,620.89
265	10514216	34-43-26-01-00000.2640	\$10,724.73	\$10,620.89
265	10514217	34-43-26-01-00000.2650	\$10,724.73	\$10,620.89
265	10514218	34-43-26-01-00000.2660	\$10,724.73	\$10,620.89
265	10514219	34-43-26-01-00000.2670	\$10,724.73	\$10,620.89
265	10514220	34-43-26-01-00000.2680	\$10,724.73	\$10,620.89
265	10514221	34-43-26-01-00000.2690	\$10,724.73	\$10,620.89
265	10514222	34-43-26-01-00000.2700	\$10,724.73	\$10,620.89
265	10514223	34-43-26-01-00000.2710	\$10,724.73	\$10,620.89
265	10514224	34-43-26-01-00000.2720	\$10,724.73	\$10,620.89
265	10514225	34-43-26-01-00000.2730	\$10,724.73	\$10,620.89
265	10514226	34-43-26-01-00000.2740	\$10,724.73	\$10,620.89
265	10514227	34-43-26-01-00000.2750	\$10,724.73	\$10,620.89
265	10514228	34-43-26-01-00000.2760	\$10,724.73	\$10,620.89

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10514229	34-43-26-01-00000.2770	\$10,724.73	\$10,620.89
265	10514230	34-43-26-01-00000.2780	\$10,724.73	\$10,620.89
265	10514231	34-43-26-01-00000.2790	\$10,724.73	\$10,620.89
265	10514232	34-43-26-01-00000.2800	\$10,724.73	\$10,620.89
265	10514233	34-43-26-01-00000.2810	\$10,724.73	\$10,620.89
265	10514234	34-43-26-01-00000.2820	\$10,724.73	\$10,620.89
265	10514235	34-43-26-01-00000.2830	\$10,724.73	\$10,620.89
265	10514236	34-43-26-01-00000.2840	\$10,724.73	\$10,620.89
265	10514237	34-43-26-01-00000.2850	\$10,724.73	\$10,620.89
265	10514238	34-43-26-01-00000.2860	\$10,724.73	\$10,620.89
265	10514239	34-43-26-01-00000.2870	\$10,724.73	\$10,620.89
265	10514240	34-43-26-01-00000.2880	\$10,724.73	\$10,620.89
265	10514241	34-43-26-01-00000.2890	\$10,724.73	\$10,620.89
265	10514242	34-43-26-01-00000.2900	\$10,724.73	\$10,620.89
265	10514243	34-43-26-01-00000.2910	\$10,724.73	\$10,620.89
265	10514244	34-43-26-01-00000.2920	\$10,724.73	\$10,620.89
265	10514245	34-43-26-01-00000.2930	\$10,724.73	\$10,620.89
265	10514246	34-43-26-01-00000.2940	\$10,724.73	\$10,620.89
265	10514247	34-43-26-01-00000.2950	\$10,724.73	\$10,620.89
265	10514248	34-43-26-01-00000.2960	\$10,724.73	\$10,620.89
265	10514249	34-43-26-01-00000.2970	\$10,724.73	\$10,620.89
265	10514250	34-43-26-01-00000.2980	\$10,724.73	\$10,620.89
265	10514251	34-43-26-01-00000.2990	\$10,724.73	\$10,620.89
265	10516051	34-43-26-04-00000.1710	\$2,764.11	\$2,737.34
265	10516052	34-43-26-04-00000.1720	\$2,764.11	\$2,737.34
265	10516053	34-43-26-04-00000.1730	\$2,764.11	\$2,737.34
265	10516054	34-43-26-04-00000.1740	\$2,764.11	\$2,737.34
265	10516055	34-43-26-04-00000.1750	\$2,764.11	\$2,737.34
265	10516056	34-43-26-04-00000.1760	\$2,764.11	\$2,737.34
265	10516057	34-43-26-04-00000.1770	\$2,764.11	\$2,737.34
265	10516058	34-43-26-04-00000.1780	\$2,764.11	\$2,737.34
265	10516059	34-43-26-04-00000.1790	\$2,764.11	\$2,737.34
265	10516060	34-43-26-04-00000.1800	\$2,764.11	\$2,737.34
265	10516061	34-43-26-04-00000.1810	\$2,764.11	\$2,737.34
265	10516062	34-43-26-04-00000.1820	\$2,764.11	\$2,737.34
265	10516063	34-43-26-04-00000.1830	\$2,764.11	\$2,737.34
265	10516064	34-43-26-04-00000.1840	\$2,764.11	\$2,737.34
265	10516065	34-43-26-04-00000.1850	\$2,764.11	\$2,737.34
265	10516066	34-43-26-04-00000.1860	\$2,764.11	\$2,737.34
265	10516067	34-43-26-04-00000.1870	\$2,764.11	\$2,737.34
265	10516068	34-43-26-04-00000.1880	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10516069	34-43-26-04-00000.1890	\$2,764.11	\$2,737.34
265	10516070	34-43-26-04-00000.1900	\$2,764.11	\$2,737.34
265	10516071	34-43-26-04-00000.1910	\$2,764.11	\$2,737.34
265	10516072	34-43-26-04-00000.1920	\$2,764.11	\$2,737.34
265	10516073	34-43-26-04-00000.1930	\$2,764.11	\$2,737.34
265	10516074	34-43-26-04-00000.1940	\$2,764.11	\$2,737.34
265	10516075	34-43-26-04-00000.1950	\$2,764.11	\$2,737.34
265	10516076	34-43-26-04-00000.1960	\$2,764.11	\$2,737.34
265	10516077	34-43-26-04-00000.1970	\$2,764.11	\$2,737.34
265	10516078	34-43-26-04-00000.1980	\$2,764.11	\$2,737.34
265	10516079	34-43-26-04-00000.1990	\$2,764.11	\$2,737.34
265	10516080	34-43-26-04-00000.2000	\$2,764.11	\$2,737.34
265	10516081	34-43-26-04-00000.2010	\$2,764.11	\$2,737.34
265	10516082	34-43-26-04-00000.2020	\$2,764.11	\$2,737.34
265	10516083	34-43-26-04-00000.2030	\$2,764.11	\$2,737.34
265	10516084	34-43-26-04-00000.2040	\$2,764.11	\$2,737.34
265	10516085	34-43-26-04-00000.2050	\$2,764.11	\$2,737.34
265	10516086	34-43-26-04-00000.2060	\$2,764.11	\$2,737.34
265	10516087	34-43-26-04-00000.2070	\$2,764.11	\$2,737.34
265	10516088	34-43-26-04-00000.2080	\$2,764.11	\$2,737.34
265	10516089	34-43-26-04-00000.2090	\$2,764.11	\$2,737.34
265	10516090	34-43-26-04-00000.2100	\$2,764.11	\$2,737.34
265	10516091	34-43-26-04-00000.2110	\$2,764.11	\$2,737.34
265	10516092	34-43-26-04-00000.2120	\$2,764.11	\$2,737.34
265	10516093	34-43-26-04-00000.2130	\$2,764.11	\$2,737.34
265	10516094	34-43-26-04-00000.2140	\$2,764.11	\$2,737.34
265	10516095	34-43-26-04-00000.2150	\$2,764.11	\$2,737.34
265	10516096	34-43-26-04-00000.2160	\$2,764.11	\$2,737.34
265	10516097	34-43-26-04-00000.2170	\$2,764.11	\$2,737.34
265	10516098	34-43-26-04-00000.2180	\$2,764.11	\$2,737.34
265	10516099	34-43-26-04-00000.2190	\$2,764.11	\$2,737.34
265	10516100	34-43-26-04-00000.2200	\$2,764.11	\$2,737.34
265	10516101	34-43-26-04-00000.2210	\$2,764.11	\$2,737.34
265	10516102	34-43-26-04-00000.2220	\$2,764.11	\$2,737.34
265	10516103	34-43-26-04-00000.2230	\$2,764.11	\$2,737.34
265	10516104	34-43-26-04-00000.2240	\$2,764.11	\$2,737.34
265	10516105	34-43-26-04-00000.2250	\$2,764.11	\$2,737.34
265	10516106	34-43-26-04-00000.2260	\$2,764.11	\$2,737.34
265	10516107	34-43-26-04-00000.2270	\$2,764.11	\$2,737.34
265	10516108	34-43-26-04-00000.2280	\$2,764.11	\$2,737.34
265	10516109	34-43-26-04-00000.2290	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10516110	34-43-26-04-00000.2300	\$2,764.11	\$2,737.34
265	10516111	34-43-26-04-00000.2310	\$2,764.11	\$2,737.34
265	10516112	34-43-26-04-00000.2320	\$2,764.11	\$2,737.34
265	10516113	34-43-26-04-00000.2330	\$2,764.11	\$2,737.34
265	10516114	34-43-26-04-00000.2340	\$2,764.11	\$2,737.34
265	10516115	34-43-26-04-00000.2350	\$2,764.11	\$2,737.34
265	10516116	34-43-26-04-00000.2360	\$2,764.11	\$2,737.34
265	10516117	34-43-26-04-00000.2370	\$2,764.11	\$2,737.34
265	10516118	34-43-26-04-00000.2380	\$2,764.11	\$2,737.34
265	10516119	34-43-26-04-00000.2390	\$2,764.11	\$2,737.34
265	10516120	34-43-26-04-00000.2400	\$2,764.11	\$2,737.34
265	10516121	34-43-26-04-00000.2410	\$2,764.11	\$2,737.34
265	10516122	34-43-26-04-00000.2420	\$2,764.11	\$2,737.34
265	10516123	34-43-26-04-00000.2430	\$2,764.11	\$2,737.34
265	10516124	34-43-26-04-00000.2440	\$2,764.11	\$2,737.34
265	10516125	34-43-26-04-00000.2450	\$2,764.11	\$2,737.34
265	10516126	34-43-26-04-00000.2460	\$2,764.11	\$2,737.34
265	10516127	34-43-26-04-00000.2470	\$2,764.11	\$2,737.34
265	10516128	34-43-26-04-00000.2480	\$2,764.11	\$2,737.34
265	10516129	34-43-26-04-00000.2490	\$2,764.11	\$2,737.34
265	10516130	34-43-26-04-00000.2500	\$2,764.11	\$2,737.34
265	10516131	34-43-26-04-00000.2510	\$2,764.11	\$2,737.34
265	10516132	34-43-26-04-00000.2520	\$2,764.11	\$2,737.34
265	10516133	34-43-26-04-00000.2530	\$2,764.11	\$2,737.34
265	10516134	34-43-26-04-00000.2540	\$2,764.11	\$2,737.34
265	10516135	34-43-26-04-00000.2550	\$2,764.11	\$2,737.34
265	10516136	34-43-26-04-00000.2560	\$2,764.11	\$2,737.34
265	10516137	34-43-26-04-00000.2570	\$2,764.11	\$2,737.34
265	10516138	34-43-26-04-00000.2580	\$2,764.11	\$2,737.34
265	10516139	34-43-26-04-00000.2590	\$2,764.11	\$2,737.34
265	10516140	34-43-26-04-00000.2600	\$2,764.11	\$2,737.34
265	10516141	34-43-26-04-00000.2610	\$2,764.11	\$2,737.34
265	10516142	34-43-26-04-00000.2620	\$2,764.11	\$2,737.34
265	10516143	34-43-26-04-00000.2630	\$2,764.11	\$2,737.34
265	10516144	34-43-26-04-00000.2640	\$2,764.11	\$2,737.34
265	10516145	34-43-26-04-00000.2650	\$2,764.11	\$2,737.34
265	10516146	34-43-26-04-00000.2660	\$2,764.11	\$2,737.34
265	10516147	34-43-26-04-00000.2670	\$2,764.11	\$2,737.34
265	10516148	34-43-26-04-00000.2680	\$2,764.11	\$2,737.34
265	10516149	34-43-26-04-00000.2690	\$2,764.11	\$2,737.34
265	10516150	34-43-26-04-00000.2700	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10516151	34-43-26-04-00000.2710	\$2,764.11	\$2,737.34
265	10516152	34-43-26-04-00000.2720	\$2,764.11	\$2,737.34
265	10516153	34-43-26-04-00000.2730	\$2,764.11	\$2,737.34
265	10516154	34-43-26-04-00000.2740	\$2,764.11	\$2,737.34
265	10516155	34-43-26-04-00000.2750	\$2,764.11	\$2,737.34
265	10516156	34-43-26-04-00000.2760	\$2,764.11	\$2,737.34
265	10516157	34-43-26-04-00000.2770	\$2,764.11	\$2,737.34
265	10516158	34-43-26-04-00000.2780	\$2,764.11	\$2,737.34
265	10516159	34-43-26-04-00000.2790	\$2,764.11	\$2,737.34
265	10516160	34-43-26-04-00000.2800	\$2,764.11	\$2,737.34
265	10516161	34-43-26-04-00000.2810	\$2,764.11	\$2,737.34
265	10516162	34-43-26-04-00000.2820	\$2,764.11	\$2,737.34
265	10516163	34-43-26-04-00000.2830	\$2,764.11	\$2,737.34
265	10516164	34-43-26-04-00000.2840	\$2,764.11	\$2,737.34
265	10516165	34-43-26-04-00000.2850	\$2,764.11	\$2,737.34
265	10516166	34-43-26-04-00000.2860	\$2,764.11	\$2,737.34
265	10516167	34-43-26-04-00000.2870	\$2,764.11	\$2,737.34
265	10516168	34-43-26-04-00000.2880	\$2,764.11	\$2,737.34
265	10516169	34-43-26-04-00000.2890	\$2,764.11	\$2,737.34
265	10516170	34-43-26-04-00000.2900	\$2,764.11	\$2,737.34
265	10516171	34-43-26-04-00000.2910	\$2,764.11	\$2,737.34
265	10516172	34-43-26-04-00000.2920	\$2,764.11	\$2,737.34
265	10516173	34-43-26-04-00000.2930	\$2,764.11	\$2,737.34
265	10516174	34-43-26-04-00000.2940	\$2,764.11	\$2,737.34
265	10516175	34-43-26-04-00000.2950	\$2,764.11	\$2,737.34
265	10516176	34-43-26-04-00000.2960	\$2,764.11	\$2,737.34
265	10516177	34-43-26-04-00000.2970	\$2,764.11	\$2,737.34
265	10516178	34-43-26-04-00000.2980	\$2,764.11	\$2,737.34
265	10516179	34-43-26-04-00000.2990	\$2,764.11	\$2,737.34
265	10516180	34-43-26-04-00000.3000	\$2,764.11	\$2,737.34
265	10516181	34-43-26-04-00000.3010	\$2,764.11	\$2,737.34
265	10516182	34-43-26-04-00000.3020	\$2,764.11	\$2,737.34
265	10516183	34-43-26-04-00000.3030	\$2,764.11	\$2,737.34
265	10516184	34-43-26-04-00000.3040	\$2,764.11	\$2,737.34
265	10516185	34-43-26-04-00000.3050	\$2,764.11	\$2,737.34
265	10516186	34-43-26-04-00000.3060	\$2,764.11	\$2,737.34
265	10516187	34-43-26-04-00000.3070	\$2,764.11	\$2,737.34
265	10516188	34-43-26-04-00000.3080	\$2,764.11	\$2,737.34
265	10516189	34-43-26-04-00000.3090	\$2,764.11	\$2,737.34
265	10516190	34-43-26-04-00000.3100	\$2,764.11	\$2,737.34
265	10516191	34-43-26-04-00000.3110	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10516192	34-43-26-04-00000.3120	\$2,764.11	\$2,737.34
265	10516193	34-43-26-04-00000.3130	\$2,764.11	\$2,737.34
265	10516194	34-43-26-04-00000.3260	\$2,764.11	\$2,737.34
265	10516195	34-43-26-04-00000.3270	\$2,764.11	\$2,737.34
265	10516196	34-43-26-04-00000.3280	\$2,764.11	\$2,737.34
265	10516197	34-43-26-04-00000.3290	\$2,764.11	\$2,737.34
265	10516198	34-43-26-04-00000.3300	\$2,764.11	\$2,737.34
265	10516199	34-43-26-04-00000.3310	\$2,764.11	\$2,737.34
265	10516200	34-43-26-04-00000.3320	\$2,764.11	\$2,737.34
265	10516201	34-43-26-04-00000.3330	\$2,764.11	\$2,737.34
265	10516202	34-43-26-04-00000.3340	\$2,764.11	\$2,737.34
265	10516203	34-43-26-04-00000.3350	\$2,764.11	\$2,737.34
265	10516204	34-43-26-04-00000.3360	\$2,764.11	\$2,737.34
265	10516205	34-43-26-04-00000.3370	\$2,764.11	\$2,737.34
265	10516206	34-43-26-04-00000.3380	\$2,764.11	\$2,737.34
265	10516207	34-43-26-04-00000.3390	\$2,764.11	\$2,737.34
265	10516208	34-43-26-04-00000.3400	\$2,764.11	\$2,737.34
265	10516209	34-43-26-04-00000.3410	\$2,764.11	\$2,737.34
265	10516210	34-43-26-04-00000.3420	\$2,764.11	\$2,737.34
265	10516211	34-43-26-04-00000.3430	\$2,764.11	\$2,737.34
265	10516212	34-43-26-04-00000.3440	\$2,764.11	\$2,737.34
265	10516213	34-43-26-04-00000.3450	\$2,764.11	\$2,737.34
265	10516214	34-43-26-04-00000.3460	\$2,764.11	\$2,737.34
265	10516215	34-43-26-04-00000.3470	\$2,764.11	\$2,737.34
265	10516216	34-43-26-04-00000.3480	\$2,764.11	\$2,737.34
265	10516217	34-43-26-04-00000.3490	\$2,764.11	\$2,737.34
265	10516218	34-43-26-04-00000.3500	\$2,764.11	\$2,737.34
265	10516219	34-43-26-04-00000.3510	\$2,764.11	\$2,737.34
265	10516220	34-43-26-04-00000.3520	\$2,764.11	\$2,737.34
265	10516221	34-43-26-04-00000.3530	\$2,764.11	\$2,737.34
265	10516222	34-43-26-04-00000.3540	\$2,764.11	\$2,737.34
265	10516223	34-43-26-04-00000.3550	\$2,764.11	\$2,737.34
265	10516224	34-43-26-04-00000.3560	\$2,764.11	\$2,737.34
265	10516225	34-43-26-04-00000.3570	\$2,764.11	\$2,737.34
265	10516226	34-43-26-04-00000.3580	\$2,764.11	\$2,737.34
265	10516227	34-43-26-04-00000.3590	\$2,764.11	\$2,737.34
265	10516228	34-43-26-04-00000.3600	\$2,764.11	\$2,737.34
265	10516229	34-43-26-04-00000.3610	\$2,764.11	\$2,737.34
265	10516230	34-43-26-04-00000.3620	\$2,764.11	\$2,737.34
265	10516231	34-43-26-04-00000.3630	\$2,764.11	\$2,737.34
265	10516232	34-43-26-04-00000.3640	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10516233	34-43-26-04-00000.3650	\$2,764.11	\$2,737.34
265	10516234	34-43-26-04-00000.3660	\$2,764.11	\$2,737.34
265	10516235	34-43-26-04-00000.3670	\$2,764.11	\$2,737.34
265	10516236	34-43-26-04-00000.3680	\$2,764.11	\$2,737.34
265	10516237	34-43-26-04-00000.3690	\$2,764.11	\$2,737.34
265	10516238	34-43-26-04-00000.3700	\$2,764.11	\$2,737.34
265	10516239	34-43-26-04-00000.3710	\$2,764.11	\$2,737.34
265	10516240	34-43-26-04-00000.3720	\$2,764.11	\$2,737.34
265	10516241	34-43-26-04-00000.3730	\$2,764.11	\$2,737.34
265	10516242	34-43-26-04-00000.3740	\$2,764.11	\$2,737.34
265	10516243	34-43-26-04-00000.3750	\$2,764.11	\$2,737.34
265	10516244	34-43-26-04-00000.3760	\$2,764.11	\$2,737.34
265	10516245	34-43-26-04-00000.3770	\$2,764.11	\$2,737.34
265	10516246	34-43-26-04-00000.3780	\$2,764.11	\$2,737.34
265	10516247	34-43-26-04-00000.3790	\$2,764.11	\$2,737.34
265	10516248	34-43-26-04-00000.3800	\$2,764.11	\$2,737.34
265	10516249	34-43-26-04-00000.3810	\$2,764.11	\$2,737.34
265	10516250	34-43-26-04-00000.3820	\$2,764.11	\$2,737.34
265	10516251	34-43-26-04-00000.3830	\$2,764.11	\$2,737.34
265	10516252	34-43-26-04-00000.3840	\$2,764.11	\$2,737.34
265	10516253	34-43-26-04-00000.3850	\$2,764.11	\$2,737.34
265	10516254	34-43-26-04-00000.3860	\$2,764.11	\$2,737.34
265	10516255	34-43-26-04-00000.3870	\$2,764.11	\$2,737.34
265	10516256	34-43-26-04-00000.3880	\$2,764.11	\$2,737.34
265	10516257	34-43-26-04-00000.3890	\$2,764.11	\$2,737.34
265	10516258	34-43-26-04-00000.3900	\$2,764.11	\$2,737.34
265	10516259	34-43-26-04-00000.3910	\$2,764.11	\$2,737.34
265	10516260	34-43-26-04-00000.3920	\$2,764.11	\$2,737.34
265	10516261	34-43-26-04-00000.3930	\$2,764.11	\$2,737.34
265	10516262	34-43-26-04-00000.3940	\$2,764.11	\$2,737.34
265	10516263	34-43-26-04-00000.3950	\$2,764.11	\$2,737.34
265	10516264	34-43-26-04-00000.3960	\$2,764.11	\$2,737.34
265	10516265	34-43-26-04-00000.3970	\$2,764.11	\$2,737.34
265	10516266	34-43-26-04-00000.3980	\$2,764.11	\$2,737.34
265	10516267	34-43-26-04-00000.3990	\$2,764.11	\$2,737.34
265	10516268	34-43-26-04-00000.4000	\$2,764.11	\$2,737.34
265	10516269	34-43-26-04-00000.4010	\$2,764.11	\$2,737.34
265	10516270	34-43-26-04-00000.4020	\$2,764.11	\$2,737.34
265	10516271	34-43-26-04-00000.4030	\$2,764.11	\$2,737.34
265	10516272	34-43-26-04-00000.4040	\$2,764.11	\$2,737.34
265	10516273	34-43-26-04-00000.4050	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10516274	34-43-26-04-00000.4060	\$2,764.11	\$2,737.34
265	10516275	34-43-26-04-00000.4070	\$2,764.11	\$2,737.34
265	10516276	34-43-26-04-00000.4080	\$2,764.11	\$2,737.34
265	10516277	34-43-26-04-00000.4090	\$2,764.11	\$2,737.34
265	10516278	34-43-26-04-00000.4100	\$2,764.11	\$2,737.34
265	10516279	34-43-26-04-00000.4110	\$2,764.11	\$2,737.34
265	10516280	34-43-26-04-00000.4120	\$2,764.11	\$2,737.34
265	10516281	34-43-26-04-00000.4130	\$2,764.11	\$2,737.34
265	10516282	34-43-26-04-00000.4140	\$2,764.11	\$2,737.34
265	10516283	34-43-26-04-00000.4150	\$2,764.11	\$2,737.34
265	10516284	34-43-26-04-00000.4160	\$2,764.11	\$2,737.34
265	10516285	34-43-26-04-00000.4170	\$2,764.11	\$2,737.34
265	10516286	34-43-26-04-00000.4180	\$2,764.11	\$2,737.34
265	10516287	34-43-26-04-00000.4190	\$2,764.11	\$2,737.34
265	10516288	34-43-26-04-00000.4200	\$2,764.11	\$2,737.34
265	10516289	34-43-26-04-00000.4210	\$2,764.11	\$2,737.34
265	10516290	34-43-26-04-00000.4220	\$2,764.11	\$2,737.34
265	10516291	34-43-26-04-00000.4230	\$2,764.11	\$2,737.34
265	10516292	34-43-26-04-00000.4240	\$2,764.11	\$2,737.34
265	10516293	34-43-26-04-00000.4250	\$2,764.11	\$2,737.34
265	10516294	34-43-26-04-00000.4260	\$2,764.11	\$2,737.34
265	10516295	34-43-26-04-00000.4270	\$2,764.11	\$2,737.34
265	10516296	34-43-26-04-00000.4280	\$2,764.11	\$2,737.34
265	10516297	34-43-26-04-00000.4290	\$2,764.11	\$2,737.34
265	10516298	34-43-26-04-00000.4300	\$2,764.11	\$2,737.34
265	10516299	34-43-26-04-00000.4310	\$2,764.11	\$2,737.34
265	10516300	34-43-26-04-00000.4320	\$2,764.11	\$2,737.34
265	10516301	34-43-26-04-00000.4370	\$2,764.11	\$2,737.34
265	10516302	34-43-26-04-00000.4380	\$2,764.11	\$2,737.34
265	10516303	34-43-26-04-00000.4390	\$2,764.11	\$2,737.34
265	10516304	34-43-26-04-00000.4400	\$2,764.11	\$2,737.34
265	10516305	34-43-26-04-00000.4410	\$2,764.11	\$2,737.34
265	10516306	34-43-26-04-00000.4420	\$2,764.11	\$2,737.34
265	10516307	34-43-26-04-00000.4430	\$2,764.11	\$2,737.34
265	10516308	34-43-26-04-00000.4440	\$2,764.11	\$2,737.34
265	10516309	34-43-26-04-00000.4450	\$2,764.11	\$2,737.34
265	10516310	34-43-26-04-00000.4460	\$2,764.11	\$2,737.34
265	10516311	34-43-26-04-00000.4470	\$2,764.11	\$2,737.34
265	10516312	34-43-26-04-00000.4480	\$2,764.11	\$2,737.34
265	10516313	34-43-26-04-00000.4490	\$2,764.11	\$2,737.34
265	10516314	34-43-26-04-00000.4500	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10516315	34-43-26-04-00000.4510	\$2,764.11	\$2,737.34
265	10516316	34-43-26-04-00000.4520	\$2,764.11	\$2,737.34
265	10516317	34-43-26-04-00000.4530	\$2,764.11	\$2,737.34
265	10516318	34-43-26-04-00000.4540	\$2,764.11	\$2,737.34
265	10516319	34-43-26-04-00000.4550	\$2,764.11	\$2,737.34
265	10516320	34-43-26-04-00000.4560	\$2,764.11	\$2,737.34
265	10516321	34-43-26-04-00000.4570	\$2,764.11	\$2,737.34
265	10516322	34-43-26-04-00000.4580	\$2,764.11	\$2,737.34
265	10516323	34-43-26-04-00000.4590	\$2,764.11	\$2,737.34
265	10516324	34-43-26-04-00000.4600	\$2,764.11	\$2,737.34
265	10516325	34-43-26-04-00000.4610	\$2,764.11	\$2,737.34
265	10516326	34-43-26-04-00000.4620	\$2,764.11	\$2,737.34
265	10516327	34-43-26-04-00000.4630	\$2,764.11	\$2,737.34
265	10516328	34-43-26-04-00000.4640	\$2,764.11	\$2,737.34
265	10516329	34-43-26-04-00000.4650	\$2,764.11	\$2,737.34
265	10516330	34-43-26-04-00000.4660	\$2,764.11	\$2,737.34
265	10516331	34-43-26-04-00000.4670	\$2,764.11	\$2,737.34
265	10516332	34-43-26-04-00000.4680	\$2,764.11	\$2,737.34
265	10516333	34-43-26-04-00000.4690	\$2,764.11	\$2,737.34
265	10516334	34-43-26-04-00000.4700	\$2,764.11	\$2,737.34
265	10516335	34-43-26-04-00000.4710	\$2,764.11	\$2,737.34
265	10516336	34-43-26-04-00000.4720	\$2,764.11	\$2,737.34
265	10516337	34-43-26-04-00000.4730	\$2,764.11	\$2,737.34
265	10516338	34-43-26-04-00000.4740	\$2,764.11	\$2,737.34
265	10516339	34-43-26-04-00000.4750	\$2,764.11	\$2,737.34
265	10516340	34-43-26-04-00000.4760	\$2,764.11	\$2,737.34
265	10516341	34-43-26-04-00000.4770	\$2,764.11	\$2,737.34
265	10516342	34-43-26-04-00000.4780	\$2,764.11	\$2,737.34
265	10516343	34-43-26-04-00000.4790	\$2,764.11	\$2,737.34
265	10516344	34-43-26-04-00000.4800	\$2,764.11	\$2,737.34
265	10516345	34-43-26-04-00000.4810	\$2,764.11	\$2,737.34
265	10516346	34-43-26-04-00000.4820	\$2,764.11	\$2,737.34
265	10516347	34-43-26-04-00000.4830	\$2,764.11	\$2,737.34
265	10516348	34-43-26-04-00000.4840	\$2,764.11	\$2,737.34
265	10516349	34-43-26-04-00000.4850	\$2,764.11	\$2,737.34
265	10516350	34-43-26-04-00000.4860	\$2,764.11	\$2,737.34
265	10516351	34-43-26-04-00000.4870	\$2,764.11	\$2,737.34
265	10516352	34-43-26-04-00000.4880	\$2,764.11	\$2,737.34
265	10516355	34-43-26-04-00000.4910	\$2,764.11	\$2,737.34
265	10516356	34-43-26-04-00000.4920	\$2,764.11	\$2,737.34
265	10516357	34-43-26-04-00000.4930	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10516358	34-43-26-04-00000.4940	\$2,764.11	\$2,737.34
265	10516359	34-43-26-04-00000.4950	\$2,764.11	\$2,737.34
265	10516360	34-43-26-04-00000.4960	\$2,764.11	\$2,737.34
265	10516361	34-43-26-04-00000.4970	\$2,764.11	\$2,737.34
265	10516362	34-43-26-04-00000.4980	\$2,764.11	\$2,737.34
265	10516363	34-43-26-04-00000.4990	\$2,764.11	\$2,737.34
265	10516364	34-43-26-04-00000.5000	\$2,764.11	\$2,737.34
265	10516365	34-43-26-04-00000.5010	\$2,764.11	\$2,737.34
265	10516366	34-43-26-04-00000.5020	\$2,764.11	\$2,737.34
265	10516367	34-43-26-04-00000.5030	\$2,764.11	\$2,737.34
265	10516368	34-43-26-04-00000.5040	\$2,764.11	\$2,737.34
265	10516369	34-43-26-04-00000.5050	\$2,764.11	\$2,737.34
265	10516370	34-43-26-04-00000.5060	\$2,764.11	\$2,737.34
265	10516371	34-43-26-04-00000.5070	\$2,764.11	\$2,737.34
265	10516372	34-43-26-04-00000.5080	\$2,764.11	\$2,737.34
265	10516373	34-43-26-04-00000.5090	\$2,764.11	\$2,737.34
265	10516374	34-43-26-04-00000.5100	\$2,764.11	\$2,737.34
265	10516375	34-43-26-04-00000.5110	\$2,764.11	\$2,737.34
265	10516376	34-43-26-04-00000.5120	\$2,764.11	\$2,737.34
265	10516377	34-43-26-04-00000.5130	\$2,764.11	\$2,737.34
265	10516378	34-43-26-04-00000.5140	\$2,764.11	\$2,737.34
265	10516379	34-43-26-04-00000.5150	\$2,764.11	\$2,737.34
265	10516380	34-43-26-04-00000.5160	\$2,764.11	\$2,737.34
265	10516381	34-43-26-04-00000.5170	\$2,764.11	\$2,737.34
265	10516382	34-43-26-04-00000.5180	\$2,764.11	\$2,737.34
265	10516383	34-43-26-04-00000.5190	\$2,764.11	\$2,737.34
265	10516384	34-43-26-04-00000.5200	\$2,764.11	\$2,737.34
265	10516385	34-43-26-04-00000.5210	\$2,764.11	\$2,737.34
265	10516386	34-43-26-04-00000.5220	\$2,764.11	\$2,737.34
265	10516387	34-43-26-04-00000.5230	\$2,764.11	\$2,737.34
265	10516388	34-43-26-04-00000.5240	\$2,764.11	\$2,737.34
265	10516389	34-43-26-04-00000.5250	\$2,764.11	\$2,737.34
265	10516390	34-43-26-04-00000.5260	\$2,764.11	\$2,737.34
265	10516391	34-43-26-04-00000.5270	\$2,764.11	\$2,737.34
265	10516392	34-43-26-04-00000.5280	\$2,764.11	\$2,737.34
265	10516393	34-43-26-04-00000.5290	\$2,764.11	\$2,737.34
265	10516394	34-43-26-04-00000.5300	\$2,764.11	\$2,737.34
265	10516395	34-43-26-04-00000.5310	\$2,764.11	\$2,737.34
265	10516396	34-43-26-04-00000.5320	\$2,764.11	\$2,737.34
265	10516397	34-43-26-04-00000.5330	\$2,764.11	\$2,737.34
265	10516398	34-43-26-04-00000.5340	\$2,764.11	\$2,737.34

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10516399	34-43-26-04-00000.5350	\$2,764.11	\$2,737.34
265	10516400	34-43-26-04-00000.5360	\$2,764.11	\$2,737.34
265	10516401	34-43-26-04-00000.5370	\$2,764.11	\$2,737.34
265	10516402	34-43-26-04-00000.5380	\$2,764.11	\$2,737.34
265	10516403	34-43-26-04-00000.5390	\$2,764.11	\$2,737.34
265	10516404	34-43-26-04-00000.5400	\$2,764.11	\$2,737.34
265	10516405	34-43-26-04-00000.5410	\$2,764.11	\$2,737.34
265	10516406	34-43-26-04-00000.5420	\$2,764.11	\$2,737.34
265	10516407	34-43-26-04-00000.5430	\$2,764.11	\$2,737.34
265	10516408	34-43-26-04-00000.5440	\$2,764.11	\$2,737.34
265	10516409	34-43-26-04-00000.5450	\$2,764.11	\$2,737.34
265	10516431	34-43-26-04-00000.5460	\$2,764.11	\$2,737.34
265	10516432	34-43-26-04-00000.5470	\$2,764.11	\$2,737.34
265	10516433	34-43-26-04-00000.5480	\$2,764.11	\$2,737.34
265	10516434	34-43-26-04-00000.5490	\$2,764.11	\$2,737.34
265	10516410	34-43-26-04-00000.5500	\$2,764.11	\$2,737.34
265	10516411	34-43-26-04-00000.5510	\$2,764.11	\$2,737.34
265	10516412	34-43-26-04-00000.5520	\$2,764.11	\$2,737.34
265	10516413	34-43-26-04-00000.5530	\$2,764.11	\$2,737.34
265	10516414	34-43-26-04-00000.5540	\$2,764.11	\$2,737.34
265	10516415	34-43-26-04-00000.5550	\$2,764.11	\$2,737.34
265	10516416	34-43-26-04-00000.5560	\$2,764.11	\$2,737.34
265	10516417	34-43-26-04-00000.5570	\$2,764.11	\$2,737.34
265	10516418	34-43-26-04-00000.5580	\$2,764.11	\$2,737.34
265	10516419	34-43-26-04-00000.5590	\$2,764.11	\$2,737.34
265	10516420	34-43-26-04-00000.5600	\$2,764.11	\$2,737.34
265	10516421	34-43-26-04-00000.5610	\$2,764.11	\$2,737.34
265	10516422	34-43-26-04-00000.5620	\$2,764.11	\$2,737.34
265	10516423	34-43-26-04-00000.5630	\$2,764.11	\$2,737.34
265	10516424	34-43-26-04-00000.5640	\$2,764.11	\$2,737.34
265	10516425	34-43-26-04-00000.5650	\$2,764.11	\$2,737.34
265	10516426	34-43-26-04-00000.5660	\$2,764.11	\$2,737.34
265	10516427	34-43-26-04-00000.5670	\$2,764.11	\$2,737.34
265	10516428	34-43-26-04-00000.5680	\$2,764.11	\$2,737.34
265	10516429	34-43-26-04-00000.5690	\$2,764.11	\$2,737.34
265	10516430	34-43-26-04-00000.5700	\$2,764.11	\$2,737.34
265	10567172	34-43-26-05-00000.4890	\$2,764.11	\$2,737.34
265	10567173	34-43-26-05-00000.4900	\$2,764.11	\$2,737.34
265	10514260	35-43-26-01-00000.1190	\$10,724.73	\$10,620.89
265	10514261	35-43-26-01-00000.1200	\$10,724.73	\$10,620.89
265	10514262	35-43-26-01-00000.1210	\$10,724.73	\$10,620.89

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	
			Bonds Principal per Unit	2021A-1 Bonds Principal per Unit
265	10514263	35-43-26-01-00000.1220	\$10,724.73	\$10,620.89
265	10514264	35-43-26-01-00000.1230	\$10,724.73	\$10,620.89
265	10514265	35-43-26-01-00000.1240	\$10,724.73	\$10,620.89
265	10514394	35-43-26-01-00000.2230	\$9,342.68	\$9,252.22
265	10514395	35-43-26-01-00000.2240	\$9,342.68	\$9,252.22
265	10514396	35-43-26-01-00000.2250	\$9,342.68	\$9,252.22
265	10514397	35-43-26-01-00000.2260	\$9,342.68	\$9,252.22
265	10514398	35-43-26-01-00000.2270	\$9,342.68	\$9,252.22
265	10514399	35-43-26-01-00000.2280	\$9,342.68	\$9,252.22
265	10514400	35-43-26-01-00000.2290	\$9,342.68	\$9,252.22
265	10514401	35-43-26-01-00000.2300	\$9,342.68	\$9,252.22
265	10514402	35-43-26-01-00000.2310	\$9,342.68	\$9,252.22
265	10514403	35-43-26-01-00000.2320	\$9,342.68	\$9,252.22
265	10514404	35-43-26-01-00000.2330	\$9,342.68	\$9,252.22
265	10514304	35-43-26-01-00000.2340	\$9,342.68	\$9,252.22
265	10514305	35-43-26-01-00000.2350	\$9,342.68	\$9,252.22
265	10514306	35-43-26-01-00000.2360	\$9,342.68	\$9,252.22
265	10514307	35-43-26-01-00000.2370	\$9,342.68	\$9,252.22
265	10514308	35-43-26-01-00000.2380	\$9,342.68	\$9,252.22
265	10514309	35-43-26-01-00000.2390	\$9,342.68	\$9,252.22
265	10514310	35-43-26-01-00000.2400	\$9,342.68	\$9,252.22
265	10514311	35-43-26-01-00000.2410	\$9,342.68	\$9,252.22
265	10514312	35-43-26-01-00000.2420	\$9,342.68	\$9,252.22
265	10514313	35-43-26-01-00000.2430	\$9,342.68	\$9,252.22
265	10514314	35-43-26-01-00000.2440	\$9,342.68	\$9,252.22
265	10514315	35-43-26-01-00000.2450	\$9,342.68	\$9,252.22
265	10514316	35-43-26-01-00000.2460	\$9,342.68	\$9,252.22
265	10514317	35-43-26-01-00000.2470	\$9,342.68	\$9,252.22
265	10514318	35-43-26-01-00000.2480	\$9,342.68	\$9,252.22
265	10514319	35-43-26-01-00000.2490	\$9,342.68	\$9,252.22
265	10514303	35-43-26-01-00000.2530	\$10,724.73	\$10,620.89
265	10514298	35-43-26-01-00000.2540	\$10,724.73	\$10,620.89
265	10514299	35-43-26-01-00000.2550	\$10,724.73	\$10,620.89
265	10514295	35-43-26-01-00000.2560	\$10,724.73	\$10,620.89
265	10514296	35-43-26-01-00000.2570	\$10,724.73	\$10,620.89
265	10514297	35-43-26-01-00000.2580	\$10,724.73	\$10,620.89
265	10514291	35-43-26-01-00000.2620	\$10,724.73	\$10,620.89
265	10514438	35-43-26-01-00000.3010	\$9,342.68	\$9,252.22
265	10514439	35-43-26-01-00000.3020	\$9,342.68	\$9,252.22
265	10514405	35-43-26-01-00000.3030	\$9,342.68	\$9,252.22
265	10514406	35-43-26-01-00000.3040	\$9,342.68	\$9,252.22

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10514407	35-43-26-01-00000.3050	\$9,342.68	\$9,252.22
265	10514408	35-43-26-01-00000.3060	\$9,342.68	\$9,252.22
265	10514409	35-43-26-01-00000.3070	\$9,342.68	\$9,252.22
265	10514410	35-43-26-01-00000.3080	\$9,342.68	\$9,252.22
265	10514411	35-43-26-01-00000.3090	\$9,342.68	\$9,252.22
265	10514412	35-43-26-01-00000.3100	\$9,342.68	\$9,252.22
265	10514413	35-43-26-01-00000.3110	\$9,342.68	\$9,252.22
265	10514414	35-43-26-01-00000.3120	\$9,342.68	\$9,252.22
265	10514415	35-43-26-01-00000.3130	\$9,342.68	\$9,252.22
265	10514416	35-43-26-01-00000.3140	\$9,342.68	\$9,252.22
265	10514508	35-43-26-01-00000.4030	\$9,342.68	\$9,252.22
265	10514509	35-43-26-01-00000.4040	\$9,342.68	\$9,252.22
265	10515368	35-43-26-02-0000A.0010	\$13,820.53	\$13,686.71
265	10515369	35-43-26-02-0000A.0020	\$13,820.53	\$13,686.71
265	10515370	35-43-26-02-0000A.0030	\$13,820.53	\$13,686.71
265	10515371	35-43-26-02-0000A.0040	\$13,820.53	\$13,686.71
265	10515372	35-43-26-02-0000A.0050	\$13,820.53	\$13,686.71
265	10515373	35-43-26-02-0000A.0060	\$13,820.53	\$13,686.71
265	10515374	35-43-26-02-0000A.0070	\$13,820.53	\$13,686.71
265	10515375	35-43-26-02-0000A.0080	\$13,820.53	\$13,686.71
265	10515376	35-43-26-02-0000A.0090	\$13,820.53	\$13,686.71
265	10515377	35-43-26-02-0000A.0100	\$13,820.53	\$13,686.71
265	10515378	35-43-26-02-0000A.0110	\$13,820.53	\$13,686.71
265	10515379	35-43-26-02-0000A.0120	\$13,820.53	\$13,686.71
265	10515380	35-43-26-02-0000A.0130	\$13,820.53	\$13,686.71
265	10515381	35-43-26-02-0000A.0140	\$13,820.53	\$13,686.71
265	10515382	35-43-26-02-0000A.0150	\$13,820.53	\$13,686.71
265	10515383	35-43-26-02-0000A.0160	\$13,820.53	\$13,686.71
265	10515384	35-43-26-02-0000A.0170	\$13,820.53	\$13,686.71
265	10515385	35-43-26-02-0000A.0180	\$13,820.53	\$13,686.71
265	10515386	35-43-26-02-0000A.0190	\$13,820.53	\$13,686.71
265	10515387	35-43-26-02-0000A.0200	\$13,820.53	\$13,686.71
265	10515388	35-43-26-02-0000A.0210	\$13,820.53	\$13,686.71
265	10515389	35-43-26-02-0000A.0220	\$13,820.53	\$13,686.71
265	10515390	35-43-26-02-0000A.0230	\$13,820.53	\$13,686.71
265	10515391	35-43-26-02-0000A.0240	\$13,820.53	\$13,686.71
265	10515392	35-43-26-02-0000A.0250	\$13,820.53	\$13,686.71
265	10515393	35-43-26-02-0000A.0260	\$13,820.53	\$13,686.71
265	10515394	35-43-26-02-0000A.0270	\$13,820.53	\$13,686.71
265	10515395	35-43-26-02-0000A.0280	\$13,820.53	\$13,686.71
265	10515396	35-43-26-02-0000A.0290	\$13,820.53	\$13,686.71

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10515397	35-43-26-02-0000A.0300	\$13,820.53	\$13,686.71
265	10515398	35-43-26-02-0000A.0310	\$13,820.53	\$13,686.71
265	10515399	35-43-26-02-0000A.0320	\$13,820.53	\$13,686.71
265	10515400	35-43-26-02-0000A.0330	\$13,820.53	\$13,686.71
265	10515401	35-43-26-02-0000A.0340	\$13,820.53	\$13,686.71
265	10515402	35-43-26-02-0000A.0350	\$13,820.53	\$13,686.71
265	10515403	35-43-26-02-0000A.0360	\$13,820.53	\$13,686.71
265	10515404	35-43-26-02-0000A.0370	\$13,820.53	\$13,686.71
265	10515405	35-43-26-02-0000A.0380	\$13,820.53	\$13,686.71
265	10515406	35-43-26-02-0000A.0390	\$13,820.53	\$13,686.71
265	10515407	35-43-26-02-0000A.0400	\$13,820.53	\$13,686.71
265	10515408	35-43-26-02-0000A.0410	\$13,820.53	\$13,686.71
265	10515409	35-43-26-02-0000A.0420	\$13,820.53	\$13,686.71
265	10515410	35-43-26-02-0000A.0430	\$13,820.53	\$13,686.71
265	10515411	35-43-26-02-0000A.0440	\$13,820.53	\$13,686.71
265	10515412	35-43-26-02-0000A.0450	\$13,820.53	\$13,686.71
265	10515413	35-43-26-02-0000A.0460	\$13,820.53	\$13,686.71
265	10515414	35-43-26-02-0000A.0470	\$13,820.53	\$13,686.71
265	10515415	35-43-26-02-0000A.0480	\$13,820.53	\$13,686.71
265	10515416	35-43-26-02-0000A.0490	\$13,820.53	\$13,686.71
265	10515417	35-43-26-02-0000A.0500	\$13,820.53	\$13,686.71
265	10515418	35-43-26-02-0000A.0510	\$13,820.53	\$13,686.71
265	10515419	35-43-26-02-0000A.0520	\$13,820.53	\$13,686.71
265	10515420	35-43-26-02-0000A.0530	\$13,820.53	\$13,686.71
265	10515421	35-43-26-02-0000A.0540	\$13,820.53	\$13,686.71
265	10515422	35-43-26-02-0000A.0550	\$13,820.53	\$13,686.71
265	10515423	35-43-26-02-0000A.0560	\$13,820.53	\$13,686.71
265	10515424	35-43-26-02-0000A.0570	\$13,820.53	\$13,686.71
265	10515425	35-43-26-02-0000A.0580	\$13,820.53	\$13,686.71
265	10515426	35-43-26-02-0000A.0590	\$13,820.53	\$13,686.71
265	10515427	35-43-26-02-0000A.0600	\$13,820.53	\$13,686.71
265	10515428	35-43-26-02-0000A.0610	\$13,820.53	\$13,686.71
265	10515429	35-43-26-02-0000A.0620	\$13,820.53	\$13,686.71
265	10515309	35-43-26-02-0000B.0200	\$10,724.73	\$10,620.89
265	10515310	35-43-26-02-0000B.0210	\$10,724.73	\$10,620.89
265	10515311	35-43-26-02-0000B.0220	\$10,724.73	\$10,620.89
265	10515312	35-43-26-02-0000B.0230	\$10,724.73	\$10,620.89
265	10586841	35-43-26-02-0000B.0240	\$21,449.47	\$21,241.78
265	10515315	35-43-26-02-0000B.0260	\$10,724.73	\$10,620.89
265	10515316	35-43-26-02-0000B.0270	\$10,724.73	\$10,620.89
265	10515317	35-43-26-02-0000B.0280	\$10,724.73	\$10,620.89

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10515318	35-43-26-02-0000B.0290	\$10,724.73	\$10,620.89
265	10515319	35-43-26-02-0000B.0300	\$10,724.73	\$10,620.89
265	10515320	35-43-26-02-0000B.0310	\$10,724.73	\$10,620.89
265	10515321	35-43-26-02-0000B.0320	\$10,724.73	\$10,620.89
265	10515322	35-43-26-02-0000B.0330	\$10,724.73	\$10,620.89
265	10515323	35-43-26-02-0000B.0340	\$10,724.73	\$10,620.89
265	10515324	35-43-26-02-0000B.0350	\$10,724.73	\$10,620.89
265	10515325	35-43-26-02-0000B.0360	\$10,724.73	\$10,620.89
265	10515326	35-43-26-02-0000B.0370	\$10,724.73	\$10,620.89
265	10515327	35-43-26-02-0000B.0380	\$10,724.73	\$10,620.89
265	10515328	35-43-26-02-0000B.0390	\$10,724.73	\$10,620.89
265	10515329	35-43-26-02-0000B.0400	\$10,724.73	\$10,620.89
265	10515330	35-43-26-02-0000B.0410	\$10,724.73	\$10,620.89
265	10515331	35-43-26-02-0000B.0420	\$10,724.73	\$10,620.89
265	10515332	35-43-26-02-0000B.0430	\$10,724.73	\$10,620.89
265	10515333	35-43-26-02-0000B.0440	\$10,724.73	\$10,620.89
265	10515334	35-43-26-02-0000B.0450	\$10,724.73	\$10,620.89
265	10515335	35-43-26-02-0000B.0460	\$10,724.73	\$10,620.89
265	10515346	35-43-26-02-0000B.0500	\$10,724.73	\$10,620.89
265	10515347	35-43-26-02-0000B.0510	\$10,724.73	\$10,620.89
265	10515348	35-43-26-02-0000B.0520	\$10,724.73	\$10,620.89
265	10515349	35-43-26-02-0000B.0530	\$10,724.73	\$10,620.89
265	10515350	35-43-26-02-0000B.0540	\$10,724.73	\$10,620.89
265	10515351	35-43-26-02-0000B.0550	\$10,724.73	\$10,620.89
265	10515352	35-43-26-02-0000B.0560	\$10,724.73	\$10,620.89
265	10515353	35-43-26-02-0000B.0570	\$10,724.73	\$10,620.89
265	10515354	35-43-26-02-0000B.0580	\$10,724.73	\$10,620.89
265	10515355	35-43-26-02-0000B.0590	\$10,724.73	\$10,620.89
265	10515356	35-43-26-02-0000B.0600	\$10,724.73	\$10,620.89
265	10515357	35-43-26-02-0000B.0610	\$10,724.73	\$10,620.89
265	10515358	35-43-26-02-0000B.0620	\$10,724.73	\$10,620.89
265	10515359	35-43-26-02-0000B.0630	\$10,724.73	\$10,620.89
265	10515360	35-43-26-02-0000B.0640	\$10,724.73	\$10,620.89
265	10515361	35-43-26-02-0000B.0650	\$10,724.73	\$10,620.89
265	10515362	35-43-26-02-0000B.0660	\$10,724.73	\$10,620.89
265	10515363	35-43-26-02-0000B.0670	\$10,724.73	\$10,620.89
265	10515364	35-43-26-02-0000B.0680	\$10,724.73	\$10,620.89
265	10515365	35-43-26-02-0000B.0690	\$10,724.73	\$10,620.89
265	10515366	35-43-26-02-0000B.0700	\$10,724.73	\$10,620.89
265	10515367	35-43-26-02-0000B.0710	\$10,724.73	\$10,620.89
265	10515430	35-43-26-02-0000D.0010	\$10,724.73	\$10,620.89

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10515431	35-43-26-02-0000D.0020	\$10,724.73	\$10,620.89
265	10515432	35-43-26-02-0000D.0030	\$10,724.73	\$10,620.89
265	10515433	35-43-26-02-0000D.0430	\$10,724.73	\$10,620.89
265	10515434	35-43-26-02-0000D.0440	\$10,724.73	\$10,620.89
265	10515435	35-43-26-02-0000D.0450	\$10,724.73	\$10,620.89
265	10515436	35-43-26-02-0000D.0460	\$10,724.73	\$10,620.89
265	10515437	35-43-26-02-0000D.0470	\$10,724.73	\$10,620.89
265	10515438	35-43-26-02-0000D.0480	\$10,724.73	\$10,620.89
265	10515439	35-43-26-02-0000D.0490	\$10,724.73	\$10,620.89
265	10515440	35-43-26-02-0000D.0500	\$10,724.73	\$10,620.89
265	10515441	35-43-26-02-0000D.0510	\$10,724.73	\$10,620.89
265	10515442	35-43-26-02-0000D.0520	\$10,724.73	\$10,620.89
265	10515443	35-43-26-02-0000D.0530	\$10,724.73	\$10,620.89
265	10515444	35-43-26-02-0000D.0540	\$10,724.73	\$10,620.89
265	10515445	35-43-26-02-0000G.0010	\$17,524.44	\$17,354.75
265	10515446	35-43-26-02-0000G.0020	\$17,524.44	\$17,354.75
265	10515447	35-43-26-02-0000G.0030	\$17,524.44	\$17,354.75
265	10515448	35-43-26-02-0000G.0040	\$17,524.44	\$17,354.75
265	10515449	35-43-26-02-0000G.0050	\$17,524.44	\$17,354.75
265	10515450	35-43-26-02-0000G.0060	\$17,524.44	\$17,354.75
265	10515451	35-43-26-02-0000G.0070	\$17,524.44	\$17,354.75
265	10515452	35-43-26-02-0000G.0080	\$17,524.44	\$17,354.75
265	10515453	35-43-26-02-0000G.0090	\$17,524.44	\$17,354.75
265	10515454	35-43-26-02-0000G.0100	\$17,524.44	\$17,354.75
265	10515455	35-43-26-02-0000G.0110	\$17,524.44	\$17,354.75
265	10515456	35-43-26-02-0000G.0120	\$17,524.44	\$17,354.75
265	10515457	35-43-26-02-0000G.0130	\$17,524.44	\$17,354.75
265	10515458	35-43-26-02-0000G.0140	\$17,524.44	\$17,354.75
265	10515459	35-43-26-02-0000G.0150	\$17,524.44	\$17,354.75
265	10515460	35-43-26-02-0000G.0160	\$17,524.44	\$17,354.75
265	10515461	35-43-26-02-0000G.0170	\$17,524.44	\$17,354.75
265	10515462	35-43-26-02-0000G.0180	\$17,524.44	\$17,354.75
265	10515463	35-43-26-02-0000G.0190	\$17,524.44	\$17,354.75
265	10515464	35-43-26-02-0000G.0200	\$17,524.44	\$17,354.75
265	10515465	35-43-26-02-0000G.0350	\$17,524.44	\$17,354.75
265	10515466	35-43-26-02-0000G.0360	\$0.00	\$0.00
265	10515467	35-43-26-02-0000G.0370	\$17,524.44	\$17,354.75
265	10515468	35-43-26-02-0000G.0380	\$17,524.44	\$17,354.75
265	10515469	35-43-26-02-0000G.0390	\$17,524.44	\$17,354.75
265	10515470	35-43-26-02-0000G.0400	\$0.00	\$0.00
265	10515471	35-43-26-02-0000G.0410	\$17,524.44	\$17,354.75

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10515472	35-43-26-02-0000G.0420	\$17,524.44	\$17,354.75
265	10539291	35-43-26-04-0000A.0000	\$286,748.44	\$283,971.96
265	10539294	35-43-26-04-0000A.0101	\$6,827.34	\$6,761.24
265	10539295	35-43-26-04-0000A.0102	\$6,827.34	\$6,761.24
265	10539296	35-43-26-04-0000A.0103	\$6,827.34	\$6,761.24
265	10539297	35-43-26-04-0000A.0201	\$6,827.34	\$6,761.24
265	10539298	35-43-26-04-0000A.0202	\$6,827.34	\$6,761.24
265	10539299	35-43-26-04-0000A.0203	\$0.00	\$0.00
265	10551716	35-43-26-04-0000B.0101	\$6,827.34	\$6,761.24
265	10551717	35-43-26-04-0000B.0102	\$6,827.34	\$6,761.24
265	10551718	35-43-26-04-0000B.0103	\$6,827.34	\$6,761.24
265	10551719	35-43-26-04-0000B.0201	\$6,827.34	\$6,761.24
265	10551720	35-43-26-04-0000B.0202	\$6,827.34	\$6,761.24
265	10551721	35-43-26-04-0000B.0203	\$6,827.34	\$6,761.24
265	10552736	35-43-26-04-0000C.0101	\$6,827.34	\$6,761.24
265	10552737	35-43-26-04-0000C.0102	\$6,827.34	\$6,761.24
265	10552738	35-43-26-04-0000C.0103	\$6,827.34	\$6,761.24
265	10552739	35-43-26-04-0000C.0201	\$6,827.34	\$6,761.24
265	10552740	35-43-26-04-0000C.0202	\$6,827.34	\$6,761.24
265	10552741	35-43-26-04-0000C.0203	\$6,827.34	\$6,761.24
265	10547469	35-43-26-04-0000G.0101	\$6,827.34	\$6,761.24
265	10547470	35-43-26-04-0000G.0102	\$6,827.34	\$6,761.24
265	10547471	35-43-26-04-0000G.0103	\$6,827.34	\$6,761.24
265	10547472	35-43-26-04-0000G.0201	\$6,827.34	\$6,761.24
265	10547473	35-43-26-04-0000G.0202	\$6,827.34	\$6,761.24
265	10547474	35-43-26-04-0000G.0203	\$6,827.34	\$6,761.24
265	10543487	35-43-26-04-0000L.0101	\$6,827.34	\$6,761.24
265	10543488	35-43-26-04-0000L.0102	\$6,827.34	\$6,761.24
265	10543489	35-43-26-04-0000L.0103	\$6,827.34	\$6,761.24
265	10543490	35-43-26-04-0000L.0201	\$6,827.34	\$6,761.24
265	10543491	35-43-26-04-0000L.0202	\$6,827.34	\$6,761.24
265	10543492	35-43-26-04-0000L.0203	\$6,827.34	\$6,761.24
265	10543493	35-43-26-04-0000M.0101	\$6,827.34	\$6,761.24
265	10543494	35-43-26-04-0000M.0102	\$6,827.34	\$6,761.24
265	10543495	35-43-26-04-0000M.0103	\$6,827.34	\$6,761.24
265	10543496	35-43-26-04-0000M.0201	\$6,827.34	\$6,761.24
265	10543497	35-43-26-04-0000M.0202	\$6,827.34	\$6,761.24
265	10543498	35-43-26-04-0000M.0203	\$6,827.34	\$6,761.24
265	10539300	35-43-26-04-0000N.0101	\$6,827.34	\$6,761.24
265	10539301	35-43-26-04-0000N.0102	\$6,827.34	\$6,761.24
265	10539302	35-43-26-04-0000N.0103	\$6,827.34	\$6,761.24

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10539303	35-43-26-04-0000N.0201	\$6,827.34	\$6,761.24
265	10539304	35-43-26-04-0000N.0202	\$6,827.34	\$6,761.24
265	10539305	35-43-26-04-0000N.0203	\$6,827.34	\$6,761.24
265	10539306	35-43-26-04-0000O.0101	\$6,827.34	\$6,761.24
265	10539307	35-43-26-04-0000O.0102	\$6,827.34	\$6,761.24
265	10539308	35-43-26-04-0000O.0103	\$6,827.34	\$6,761.24
265	10539309	35-43-26-04-0000O.0201	\$6,827.34	\$6,761.24
265	10539310	35-43-26-04-0000O.0202	\$6,827.34	\$6,761.24
265	10539311	35-43-26-04-0000O.0203	\$6,827.34	\$6,761.24
265	10539312	35-43-26-04-0000P.0101	\$6,827.34	\$6,761.24
265	10539313	35-43-26-04-0000P.0102	\$6,827.34	\$6,761.24
265	10539314	35-43-26-04-0000P.0103	\$6,827.34	\$6,761.24
265	10539315	35-43-26-04-0000P.0201	\$6,827.34	\$6,761.24
265	10539316	35-43-26-04-0000P.0202	\$6,827.34	\$6,761.24
265	10539317	35-43-26-04-0000P.0203	\$6,827.34	\$6,761.24
265	10539318	35-43-26-04-0000Q.0101	\$6,827.34	\$6,761.24
265	10539319	35-43-26-04-0000Q.0102	\$6,827.34	\$6,761.24
265	10539320	35-43-26-04-0000Q.0103	\$6,827.34	\$6,761.24
265	10539321	35-43-26-04-0000Q.0201	\$6,827.34	\$6,761.24
265	10539322	35-43-26-04-0000Q.0202	\$6,827.34	\$6,761.24
265	10539323	35-43-26-04-0000Q.0203	\$6,827.34	\$6,761.24
265	10515473	36-43-26-02-0000D.0040	\$10,724.73	\$10,620.89
265	10515474	36-43-26-02-0000D.0050	\$10,724.73	\$10,620.89
265	10515475	36-43-26-02-0000D.0060	\$10,724.73	\$10,620.89
265	10515476	36-43-26-02-0000D.0070	\$10,724.73	\$10,620.89
265	10515477	36-43-26-02-0000D.0080	\$10,724.73	\$10,620.89
265	10515478	36-43-26-02-0000D.0090	\$10,724.73	\$10,620.89
265	10515479	36-43-26-02-0000D.0100	\$10,724.73	\$10,620.89
265	10515480	36-43-26-02-0000D.0110	\$10,724.73	\$10,620.89
265	10515481	36-43-26-02-0000D.0120	\$10,724.73	\$10,620.89
265	10515482	36-43-26-02-0000D.0130	\$10,724.73	\$10,620.89
265	10515483	36-43-26-02-0000D.0140	\$10,724.73	\$10,620.89
265	10515484	36-43-26-02-0000D.0150	\$10,724.73	\$10,620.89
265	10515485	36-43-26-02-0000D.0160	\$10,724.73	\$10,620.89
265	10515486	36-43-26-02-0000D.0170	\$10,724.73	\$10,620.89
265	10515487	36-43-26-02-0000D.0180	\$10,724.73	\$10,620.89
265	10515488	36-43-26-02-0000D.0190	\$10,724.73	\$10,620.89
265	10515489	36-43-26-02-0000D.0200	\$10,724.73	\$10,620.89
265	10515490	36-43-26-02-0000D.0210	\$10,724.73	\$10,620.89
265	10515491	36-43-26-02-0000D.0220	\$10,724.73	\$10,620.89
265	10515492	36-43-26-02-0000D.0230	\$10,724.73	\$10,620.89

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	FolioID	STRAP	2011A-1	
			Bonds Principal per Unit	2021A-1 Bonds Principal per Unit
265	10515493	36-43-26-02-0000D.0240	\$10,724.73	\$10,620.89
265	10515494	36-43-26-02-0000D.0250	\$10,724.73	\$10,620.89
265	10515495	36-43-26-02-0000D.0260	\$10,724.73	\$10,620.89
265	10515496	36-43-26-02-0000D.0270	\$10,724.73	\$10,620.89
265	10515497	36-43-26-02-0000D.0280	\$10,724.73	\$10,620.89
265	10515498	36-43-26-02-0000D.0290	\$10,724.73	\$10,620.89
265	10515499	36-43-26-02-0000D.0300	\$10,724.73	\$10,620.89
265	10515500	36-43-26-02-0000D.0310	\$10,724.73	\$10,620.89
265	10515501	36-43-26-02-0000D.0320	\$10,724.73	\$10,620.89
265	10515502	36-43-26-02-0000D.0330	\$10,724.73	\$10,620.89
265	10515503	36-43-26-02-0000D.0340	\$10,724.73	\$10,620.89
265	10515504	36-43-26-02-0000D.0350	\$10,724.73	\$10,620.89
265	10515505	36-43-26-02-0000D.0360	\$10,724.73	\$10,620.89
265	10515506	36-43-26-02-0000D.0370	\$10,724.73	\$10,620.89
265	10515507	36-43-26-02-0000D.0380	\$10,724.73	\$10,620.89
265	10515508	36-43-26-02-0000D.0390	\$10,724.73	\$10,620.89
265	10515509	36-43-26-02-0000D.0400	\$10,724.73	\$10,620.89
265	10515510	36-43-26-02-0000D.0410	\$10,724.73	\$10,620.89
265	10515511	36-43-26-02-0000D.0420	\$10,724.73	\$10,620.89
265	10515562	36-43-26-02-0000E.0010	\$13,820.53	\$13,686.71
265	10515563	36-43-26-02-0000E.0020	\$13,820.53	\$13,686.71
265	10515564	36-43-26-02-0000E.0030	\$13,820.53	\$13,686.71
265	10515565	36-43-26-02-0000E.0040	\$13,820.53	\$13,686.71
265	10515566	36-43-26-02-0000E.0050	\$13,820.53	\$13,686.71
265	10515567	36-43-26-02-0000E.0060	\$13,820.53	\$13,686.71
265	10515568	36-43-26-02-0000E.0070	\$13,820.53	\$13,686.71
265	10515569	36-43-26-02-0000E.0080	\$13,820.53	\$13,686.71
265	10515570	36-43-26-02-0000E.0090	\$13,820.53	\$13,686.71
265	10515571	36-43-26-02-0000E.0100	\$13,820.53	\$13,686.71
265	10515572	36-43-26-02-0000E.0110	\$13,820.53	\$13,686.71
265	10515573	36-43-26-02-0000E.0120	\$13,820.53	\$13,686.71
265	10515574	36-43-26-02-0000E.0130	\$13,820.53	\$13,686.71
265	10515575	36-43-26-02-0000E.0140	\$13,820.53	\$13,686.71
265	10515576	36-43-26-02-0000E.0150	\$13,820.53	\$13,686.71
265	10515577	36-43-26-02-0000E.0160	\$13,820.53	\$13,686.71
265	10515578	36-43-26-02-0000E.0170	\$13,820.53	\$13,686.71
265	10515579	36-43-26-02-0000E.0180	\$13,820.53	\$13,686.71
265	10515580	36-43-26-02-0000E.0190	\$13,820.53	\$13,686.71
265	10515581	36-43-26-02-0000E.0200	\$13,820.53	\$13,686.71
265	10515582	36-43-26-02-0000E.0210	\$13,820.53	\$13,686.71
265	10515583	36-43-26-02-0000E.0220	\$13,820.53	\$13,686.71

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10515584	36-43-26-02-0000E.0230	\$13,820.53	\$13,686.71
265	10515585	36-43-26-02-0000E.0240	\$13,820.53	\$13,686.71
265	10515586	36-43-26-02-0000E.0250	\$13,820.53	\$13,686.71
265	10515587	36-43-26-02-0000E.0260	\$13,820.53	\$13,686.71
265	10515588	36-43-26-02-0000E.0270	\$13,820.53	\$13,686.71
265	10515589	36-43-26-02-0000E.0280	\$13,820.53	\$13,686.71
265	10515590	36-43-26-02-0000E.0290	\$13,820.53	\$13,686.71
265	10515591	36-43-26-02-0000E.0300	\$13,820.53	\$13,686.71
265	10515592	36-43-26-02-0000E.0310	\$13,820.53	\$13,686.71
265	10515593	36-43-26-02-0000E.0320	\$13,820.53	\$13,686.71
265	10515594	36-43-26-02-0000E.0330	\$13,820.53	\$13,686.71
265	10515595	36-43-26-02-0000E.0340	\$13,820.53	\$13,686.71
265	10515596	36-43-26-02-0000E.0350	\$13,820.53	\$13,686.71
265	10515597	36-43-26-02-0000E.0360	\$13,820.53	\$13,686.71
265	10515598	36-43-26-02-0000E.0370	\$13,820.53	\$13,686.71
265	10515599	36-43-26-02-0000E.0380	\$13,820.53	\$13,686.71
265	10515600	36-43-26-02-0000E.0390	\$13,820.53	\$13,686.71
265	10515601	36-43-26-02-0000E.0400	\$13,820.53	\$13,686.71
265	10515602	36-43-26-02-0000E.0410	\$13,820.53	\$13,686.71
265	10515603	36-43-26-02-0000E.0420	\$13,820.53	\$13,686.71
265	10515604	36-43-26-02-0000E.0430	\$13,820.53	\$13,686.71
265	10515605	36-43-26-02-0000E.0440	\$13,820.53	\$13,686.71
265	10515606	36-43-26-02-0000E.0450	\$13,820.53	\$13,686.71
265	10515607	36-43-26-02-0000E.0460	\$13,820.53	\$13,686.71
265	10515608	36-43-26-02-0000E.0470	\$13,820.53	\$13,686.71
265	10515609	36-43-26-02-0000E.0480	\$13,820.53	\$13,686.71
265	10515610	36-43-26-02-0000E.0490	\$13,820.53	\$13,686.71
265	10515611	36-43-26-02-0000E.0500	\$13,820.53	\$13,686.71
265	10515612	36-43-26-02-0000E.0510	\$13,820.53	\$13,686.71
265	10515512	36-43-26-02-0000G.0210	\$17,524.44	\$17,354.75
265	10515513	36-43-26-02-0000G.0220	\$17,524.44	\$17,354.75
265	10515514	36-43-26-02-0000G.0230	\$17,524.44	\$17,354.75
265	10515515	36-43-26-02-0000G.0240	\$17,524.44	\$17,354.75
265	10515516	36-43-26-02-0000G.0250	\$17,524.44	\$17,354.75
265	10515517	36-43-26-02-0000G.0260	\$17,524.44	\$17,354.75
265	10515518	36-43-26-02-0000G.0270	\$17,524.44	\$17,354.75
265	10515519	36-43-26-02-0000G.0280	\$17,524.44	\$17,354.75
265	10515520	36-43-26-02-0000G.0290	\$17,524.44	\$17,354.75
265	10515521	36-43-26-02-0000G.0300	\$17,524.44	\$17,354.75
265	10515522	36-43-26-02-0000G.0310	\$0.00	\$0.00
265	10515523	36-43-26-02-0000G.0320	\$17,524.44	\$17,354.75

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10515524	36-43-26-02-0000G.0330	\$17,524.44	\$17,354.75
265	10515525	36-43-26-02-0000G.0340	\$17,524.44	\$17,354.75
265	10515526	36-43-26-02-0000G.0430	\$17,524.44	\$17,354.75
265	10515527	36-43-26-02-0000G.0440	\$17,524.44	\$17,354.75
265	10538543	36-43-26-03-0000D.0550	\$10,724.73	\$10,620.89
265	10538544	36-43-26-03-0000D.0780	\$10,724.73	\$10,620.89
265	10538592	36-43-26-03-0000E.0710	\$13,820.53	\$13,686.71
265	10538744	36-43-26-03-0000F.0010	\$10,724.73	\$10,620.89
265	10538745	36-43-26-03-0000F.0020	\$10,724.73	\$10,620.89
265	10538746	36-43-26-03-0000F.0030	\$10,724.73	\$10,620.89
265	10538747	36-43-26-03-0000F.0040	\$10,724.73	\$10,620.89
265	10538748	36-43-26-03-0000F.0050	\$10,724.73	\$10,620.89
265	10538749	36-43-26-03-0000F.0060	\$10,724.73	\$10,620.89
265	10538750	36-43-26-03-0000F.0070	\$10,724.73	\$10,620.89
265	10538751	36-43-26-03-0000F.0080	\$10,724.73	\$10,620.89
265	10538752	36-43-26-03-0000F.0090	\$10,724.73	\$10,620.89
265	10538753	36-43-26-03-0000F.0100	\$10,724.73	\$10,620.89
265	10538754	36-43-26-03-0000F.0110	\$10,724.73	\$10,620.89
265	10538755	36-43-26-03-0000F.0120	\$10,724.73	\$10,620.89
265	10538756	36-43-26-03-0000F.0130	\$10,724.73	\$10,620.89
265	10538757	36-43-26-03-0000F.0140	\$10,724.73	\$10,620.89
265	10538758	36-43-26-03-0000F.0150	\$10,724.73	\$10,620.89
265	10538759	36-43-26-03-0000F.0160	\$10,724.73	\$10,620.89
265	10538760	36-43-26-03-0000F.0170	\$10,724.73	\$10,620.89
265	10538761	36-43-26-03-0000F.0180	\$10,724.73	\$10,620.89
265	10538762	36-43-26-03-0000F.0190	\$10,724.73	\$10,620.89
265	10538763	36-43-26-03-0000F.0200	\$10,724.73	\$10,620.89
265	10538764	36-43-26-03-0000F.0210	\$10,724.73	\$10,620.89
265	10538765	36-43-26-03-0000F.0220	\$10,724.73	\$10,620.89
265	10538766	36-43-26-03-0000F.0230	\$10,724.73	\$10,620.89
265	10538767	36-43-26-03-0000F.0240	\$10,724.73	\$10,620.89
265	10538768	36-43-26-03-0000F.0250	\$10,724.73	\$10,620.89
265	10538600	36-43-26-03-0000F.0260	\$10,724.73	\$10,620.89
265	10538601	36-43-26-03-0000F.0270	\$10,724.73	\$10,620.89
265	10538602	36-43-26-03-0000F.0280	\$10,724.73	\$10,620.89
265	10538603	36-43-26-03-0000F.0290	\$10,724.73	\$10,620.89
265	10538769	36-43-26-03-0000F.0300	\$10,724.73	\$10,620.89
265	10538770	36-43-26-03-0000F.0310	\$10,724.73	\$10,620.89
265	10538771	36-43-26-03-0000F.0320	\$10,724.73	\$10,620.89
265	10538772	36-43-26-03-0000F.0330	\$10,724.73	\$10,620.89
265	10538773	36-43-26-03-0000F.0340	\$10,724.73	\$10,620.89

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	
			Bonds Principal per Unit	2021A-1 Bonds Principal per Unit
265	10538774	36-43-26-03-0000F.0350	\$10,724.73	\$10,620.89
265	10538775	36-43-26-03-0000F.0360	\$10,724.73	\$10,620.89
265	10538776	36-43-26-03-0000F.0370	\$10,724.73	\$10,620.89
265	10538777	36-43-26-03-0000F.0380	\$10,724.73	\$10,620.89
265	10538778	36-43-26-03-0000F.0390	\$10,724.73	\$10,620.89
265	10538779	36-43-26-03-0000F.0400	\$10,724.73	\$10,620.89
265	10538780	36-43-26-03-0000F.0410	\$10,724.73	\$10,620.89
265	10538781	36-43-26-03-0000F.0420	\$10,724.73	\$10,620.89
265	10538782	36-43-26-03-0000F.0430	\$10,724.73	\$10,620.89
265	10538783	36-43-26-03-0000F.0440	\$10,724.73	\$10,620.89
265	10538784	36-43-26-03-0000F.0450	\$10,724.73	\$10,620.89
265	10538785	36-43-26-03-0000F.0460	\$10,724.73	\$10,620.89
265	10538786	36-43-26-03-0000F.0470	\$10,724.73	\$10,620.89
265	10538604	36-43-26-03-0000F.0480	\$10,724.73	\$10,620.89
265	10538605	36-43-26-03-0000F.0490	\$10,724.73	\$10,620.89
265	10538606	36-43-26-03-0000F.0500	\$10,724.73	\$10,620.89
265	10538607	36-43-26-03-0000F.0510	\$10,724.73	\$10,620.89
265	10538608	36-43-26-03-0000F.0520	\$10,724.73	\$10,620.89
265	10538916	36-43-26-03-0000K.0580	\$13,820.53	\$13,686.71
265	10538917	36-43-26-03-0000K.0590	\$13,820.53	\$13,686.71
265	10538918	36-43-26-03-0000K.0600	\$13,820.53	\$13,686.71
265	10538919	36-43-26-03-0000K.0610	\$13,820.53	\$13,686.71
265	10538920	36-43-26-03-0000K.0620	\$13,820.53	\$13,686.71
265	10538921	36-43-26-03-0000K.0630	\$13,820.53	\$13,686.71
265	10538922	36-43-26-03-0000K.0640	\$13,820.53	\$13,686.71
265	10538736	36-43-26-03-0000K.0910	\$13,820.53	\$13,686.71
265	10538942	36-43-26-03-0000K.1050	\$13,820.53	\$13,686.71
265	10538943	36-43-26-03-0000K.1060	\$13,820.53	\$13,686.71
265	10538944	36-43-26-03-0000K.1070	\$13,820.53	\$13,686.71
265	10538945	36-43-26-03-0000K.1080	\$13,820.53	\$13,686.71
265	10538946	36-43-26-03-0000K.1090	\$13,820.53	\$13,686.71
265	10538947	36-43-26-03-0000K.1100	\$13,820.53	\$13,686.71
265	10538948	36-43-26-03-0000K.1110	\$13,820.53	\$13,686.71
265	10538949	36-43-26-03-0000K.1120	\$13,820.53	\$13,686.71
265	10538950	36-43-26-03-0000K.1130	\$13,820.53	\$13,686.71
265	10538951	36-43-26-03-0000K.1140	\$13,820.53	\$13,686.71
265	10538952	36-43-26-03-0000K.1150	\$13,820.53	\$13,686.71
265	10538953	36-43-26-03-0000K.1160	\$13,820.53	\$13,686.71
265	10538954	36-43-26-03-0000K.1170	\$0.00	\$0.00
265	10538955	36-43-26-03-0000K.1180	\$13,820.53	\$13,686.71
265	10538956	36-43-26-03-0000K.1190	\$13,820.53	\$13,686.71

**Exhibit A: River Hall CDD  
Series 2021A-1 Assessment Roll**

SA ID	Folioid	STRAP	2011A-1	2021A-1
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10538957	36-43-26-03-0000K.1200	\$13,820.53	\$13,686.71
265	10538958	36-43-26-03-0000K.1210	\$13,820.53	\$13,686.71
265	10538959	36-43-26-03-0000K.1220	\$0.00	\$0.00
265	10538960	36-43-26-03-0000K.1230	\$13,820.53	\$13,686.71
265	10538961	36-43-26-03-0000K.1240	\$13,820.53	\$13,686.71
265	10538962	36-43-26-03-0000K.1250	\$13,820.53	\$13,686.71
265	10538963	36-43-26-03-0000K.1260	\$13,820.53	\$13,686.71
265	10538964	36-43-26-03-0000K.1270	\$13,820.53	\$13,686.71
265	10538965	36-43-26-03-0000K.1280	\$13,820.53	\$13,686.71
<b>Total</b>			<b>\$9,295,000.00</b>	<b>\$9,205,000.00</b>

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	Folioid	STRAP	2011A-2	2021A-2 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10539203	25-43-26-03-0000E.0530	\$16,752.70	\$18,618.95
265	10539192	25-43-26-03-0000E.0540	\$16,752.70	\$18,618.95
265	10539193	25-43-26-03-0000E.0550	\$16,752.70	\$18,618.95
265	10539194	25-43-26-03-0000E.0560	\$16,752.70	\$18,618.95
265	10539195	25-43-26-03-0000E.0570	\$16,752.70	\$18,618.95
265	10539196	25-43-26-03-0000E.0580	\$16,752.70	\$18,618.95
265	10539197	25-43-26-03-0000E.0590	\$16,752.70	\$18,618.95
265	10539198	25-43-26-03-0000E.0600	\$16,752.70	\$18,618.95
265	10539199	25-43-26-03-0000E.0610	\$16,752.70	\$18,618.95
265	10539200	25-43-26-03-0000E.0620	\$16,752.70	\$18,618.95
265	10539201	25-43-26-03-0000E.0630	\$16,752.70	\$18,618.95
265	10539202	25-43-26-03-0000E.0640	\$16,752.70	\$18,618.95
265	10538547	25-43-26-03-0000E.0650	\$16,752.70	\$18,618.95
265	10538548	25-43-26-03-0000E.0660	\$16,752.70	\$18,618.95
265	10538549	25-43-26-03-0000E.0670	\$16,752.70	\$18,618.95
265	10538550	25-43-26-03-0000E.0680	\$16,752.70	\$18,618.95
265	10538827	25-43-26-03-0000J.0670	\$12,986.80	\$14,433.54
265	10538828	25-43-26-03-0000J.0680	\$12,986.80	\$14,433.54
265	10538829	25-43-26-03-0000J.0690	\$12,986.80	\$14,433.54
265	10538830	25-43-26-03-0000J.0700	\$12,986.80	\$14,433.54
265	10538831	25-43-26-03-0000J.0710	\$12,986.80	\$14,433.54
265	10538832	25-43-26-03-0000J.0720	\$12,986.80	\$14,433.54
265	10538833	25-43-26-03-0000J.0730	\$12,986.80	\$14,433.54
265	10538834	25-43-26-03-0000J.0740	\$12,986.80	\$14,433.54
265	10538835	25-43-26-03-0000J.0750	\$12,986.80	\$14,433.54
265	10538836	25-43-26-03-0000J.0760	\$12,986.80	\$14,433.54
265	10538837	25-43-26-03-0000J.0770	\$12,986.80	\$14,433.54
265	10538838	25-43-26-03-0000J.0780	\$12,986.80	\$14,433.54
265	10538839	25-43-26-03-0000J.0790	\$12,986.80	\$14,433.54
265	10538840	25-43-26-03-0000J.0800	\$12,986.80	\$14,433.54
265	10514096	34-43-26-01-00000.0010	\$11,325.38	\$12,587.03
265	10514097	34-43-26-01-00000.0020	\$11,325.38	\$12,587.03
265	10514098	34-43-26-01-00000.0030	\$11,325.38	\$12,587.03
265	10514099	34-43-26-01-00000.0040	\$11,325.38	\$12,587.03
265	10514266	35-43-26-01-00000.1250	\$12,986.80	\$14,433.54
265	10514267	35-43-26-01-00000.1260	\$12,986.80	\$14,433.54
265	10514268	35-43-26-01-00000.1270	\$12,986.80	\$14,433.54
265	10514269	35-43-26-01-00000.1280	\$12,986.80	\$14,433.54
265	10514270	35-43-26-01-00000.1290	\$12,986.80	\$14,433.54
265	10514271	35-43-26-01-00000.1300	\$12,986.80	\$14,433.54
265	10514272	35-43-26-01-00000.1310	\$12,986.80	\$14,433.54

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds Principal per Unit	Bonds Principal per Unit
265	10514273	35-43-26-01-00000.1320	\$12,986.80	\$14,433.54
265	10514274	35-43-26-01-00000.1330	\$12,986.80	\$14,433.54
265	10514275	35-43-26-01-00000.1340	\$12,986.80	\$14,433.54
265	10514276	35-43-26-01-00000.1350	\$12,986.80	\$14,433.54
265	10514277	35-43-26-01-00000.1360	\$12,986.80	\$14,433.54
265	10514278	35-43-26-01-00000.1370	\$12,986.80	\$14,433.54
265	10514279	35-43-26-01-00000.1380	\$12,986.80	\$14,433.54
265	10514280	35-43-26-01-00000.1390	\$12,986.80	\$14,433.54
265	10514281	35-43-26-01-00000.1400	\$12,986.80	\$14,433.54
265	10514282	35-43-26-01-00000.1410	\$12,986.80	\$14,433.54
265	10514283	35-43-26-01-00000.1420	\$12,986.80	\$14,433.54
265	10514284	35-43-26-01-00000.1430	\$12,986.80	\$14,433.54
265	10514285	35-43-26-01-00000.1440	\$12,986.80	\$14,433.54
265	10514286	35-43-26-01-00000.1450	\$12,986.80	\$14,433.54
265	10514287	35-43-26-01-00000.1460	\$12,986.80	\$14,433.54
265	10514288	35-43-26-01-00000.1470	\$12,986.80	\$14,433.54
265	10514289	35-43-26-01-00000.1480	\$12,986.80	\$14,433.54
265	10514320	35-43-26-01-00000.1490	\$11,325.38	\$12,587.03
265	10514321	35-43-26-01-00000.1500	\$11,325.38	\$12,587.03
265	10514322	35-43-26-01-00000.1510	\$11,325.38	\$12,587.03
265	10514323	35-43-26-01-00000.1520	\$11,325.38	\$12,587.03
265	10514324	35-43-26-01-00000.1530	\$11,325.38	\$12,587.03
265	10514325	35-43-26-01-00000.1540	\$11,325.38	\$12,587.03
265	10514326	35-43-26-01-00000.1550	\$11,325.38	\$12,587.03
265	10514327	35-43-26-01-00000.1560	\$11,325.38	\$12,587.03
265	10514328	35-43-26-01-00000.1570	\$11,325.38	\$12,587.03
265	10514329	35-43-26-01-00000.1580	\$11,325.38	\$12,587.03
265	10514330	35-43-26-01-00000.1590	\$11,325.38	\$12,587.03
265	10514331	35-43-26-01-00000.1600	\$11,325.38	\$12,587.03
265	10514332	35-43-26-01-00000.1610	\$11,325.38	\$12,587.03
265	10514333	35-43-26-01-00000.1620	\$11,325.38	\$12,587.03
265	10514334	35-43-26-01-00000.1630	\$11,325.38	\$12,587.03
265	10514335	35-43-26-01-00000.1640	\$11,325.38	\$12,587.03
265	10514336	35-43-26-01-00000.1650	\$11,325.38	\$12,587.03
265	10514337	35-43-26-01-00000.1660	\$11,325.38	\$12,587.03
265	10514338	35-43-26-01-00000.1670	\$11,325.38	\$12,587.03
265	10514339	35-43-26-01-00000.1680	\$11,325.38	\$12,587.03
265	10514340	35-43-26-01-00000.1690	\$11,325.38	\$12,587.03
265	10514341	35-43-26-01-00000.1700	\$11,325.38	\$12,587.03
265	10514342	35-43-26-01-00000.1710	\$11,325.38	\$12,587.03
265	10514343	35-43-26-01-00000.1720	\$11,325.38	\$12,587.03

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10514344	35-43-26-01-00000.1730	\$11,325.38	\$12,587.03
265	10514345	35-43-26-01-00000.1740	\$11,325.38	\$12,587.03
265	10514346	35-43-26-01-00000.1750	\$11,325.38	\$12,587.03
265	10514347	35-43-26-01-00000.1760	\$11,325.38	\$12,587.03
265	10514348	35-43-26-01-00000.1770	\$11,325.38	\$12,587.03
265	10514349	35-43-26-01-00000.1780	\$11,325.38	\$12,587.03
265	10514350	35-43-26-01-00000.1790	\$11,325.38	\$12,587.03
265	10514351	35-43-26-01-00000.1800	\$11,325.38	\$12,587.03
265	10514352	35-43-26-01-00000.1810	\$11,325.38	\$12,587.03
265	10514353	35-43-26-01-00000.1820	\$11,325.38	\$12,587.03
265	10514354	35-43-26-01-00000.1830	\$11,325.38	\$12,587.03
265	10514355	35-43-26-01-00000.1840	\$11,325.38	\$12,587.03
265	10514356	35-43-26-01-00000.1850	\$11,325.38	\$12,587.03
265	10514357	35-43-26-01-00000.1860	\$11,325.38	\$12,587.03
265	10514358	35-43-26-01-00000.1870	\$11,325.38	\$12,587.03
265	10514359	35-43-26-01-00000.1880	\$11,325.38	\$12,587.03
265	10514360	35-43-26-01-00000.1890	\$11,325.38	\$12,587.03
265	10514361	35-43-26-01-00000.1900	\$11,325.38	\$12,587.03
265	10514362	35-43-26-01-00000.1910	\$11,325.38	\$12,587.03
265	10514363	35-43-26-01-00000.1920	\$11,325.38	\$12,587.03
265	10514364	35-43-26-01-00000.1930	\$11,325.38	\$12,587.03
265	10514365	35-43-26-01-00000.1940	\$11,325.38	\$12,587.03
265	10514366	35-43-26-01-00000.1950	\$11,325.38	\$12,587.03
265	10514367	35-43-26-01-00000.1960	\$11,325.38	\$12,587.03
265	10514368	35-43-26-01-00000.1970	\$11,325.38	\$12,587.03
265	10514374	35-43-26-01-00000.2030	\$11,325.38	\$12,587.03
265	10514375	35-43-26-01-00000.2040	\$11,325.38	\$12,587.03
265	10514376	35-43-26-01-00000.2050	\$11,325.38	\$12,587.03
265	10514377	35-43-26-01-00000.2060	\$11,325.38	\$12,587.03
265	10514378	35-43-26-01-00000.2070	\$11,325.38	\$12,587.03
265	10514379	35-43-26-01-00000.2080	\$11,325.38	\$12,587.03
265	10514380	35-43-26-01-00000.2090	\$11,325.38	\$12,587.03
265	10514381	35-43-26-01-00000.2100	\$11,325.38	\$12,587.03
265	10514382	35-43-26-01-00000.2110	\$11,325.38	\$12,587.03
265	10514383	35-43-26-01-00000.2120	\$11,325.38	\$12,587.03
265	10514384	35-43-26-01-00000.2130	\$11,325.38	\$12,587.03
265	10514385	35-43-26-01-00000.2140	\$11,325.38	\$12,587.03
265	10514386	35-43-26-01-00000.2150	\$11,325.38	\$12,587.03
265	10514387	35-43-26-01-00000.2160	\$11,325.38	\$12,587.03
265	10514388	35-43-26-01-00000.2170	\$11,325.38	\$12,587.03
265	10514389	35-43-26-01-00000.2180	\$11,325.38	\$12,587.03

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	Folioid	STRAP	2011A-2	2021A-2 Bonds
			Bonds Principal per Unit	Bonds Principal per Unit
265	10514390	35-43-26-01-00000.2190	\$11,325.38	\$12,587.03
265	10514391	35-43-26-01-00000.2200	\$11,325.38	\$12,587.03
265	10514392	35-43-26-01-00000.2210	\$11,325.38	\$12,587.03
265	10514393	35-43-26-01-00000.2220	\$11,325.38	\$12,587.03
265	10514300	35-43-26-01-00000.2500	\$12,986.80	\$14,433.54
265	10514301	35-43-26-01-00000.2510	\$12,986.80	\$14,433.54
265	10514302	35-43-26-01-00000.2520	\$12,986.80	\$14,433.54
265	10514437	35-43-26-01-00000.3000	\$11,325.38	\$12,587.03
265	10514417	35-43-26-01-00000.3150	\$11,325.38	\$12,587.03
265	10514418	35-43-26-01-00000.3160	\$11,325.38	\$12,587.03
265	10514419	35-43-26-01-00000.3170	\$11,325.38	\$12,587.03
265	10514420	35-43-26-01-00000.3180	\$11,325.38	\$12,587.03
265	10514421	35-43-26-01-00000.3190	\$11,325.38	\$12,587.03
265	10514422	35-43-26-01-00000.3200	\$11,325.38	\$12,587.03
265	10514423	35-43-26-01-00000.3210	\$11,325.38	\$12,587.03
265	10514424	35-43-26-01-00000.3220	\$11,325.38	\$12,587.03
265	10514425	35-43-26-01-00000.3230	\$11,325.38	\$12,587.03
265	10514426	35-43-26-01-00000.3240	\$11,325.38	\$12,587.03
265	10514427	35-43-26-01-00000.3250	\$11,325.38	\$12,587.03
265	10514428	35-43-26-01-00000.3260	\$11,325.38	\$12,587.03
265	10514429	35-43-26-01-00000.3270	\$11,325.38	\$12,587.03
265	10514430	35-43-26-01-00000.3280	\$11,325.38	\$12,587.03
265	10514431	35-43-26-01-00000.3290	\$11,325.38	\$12,587.03
265	10514432	35-43-26-01-00000.3300	\$11,325.38	\$12,587.03
265	10514433	35-43-26-01-00000.3310	\$11,325.38	\$12,587.03
265	10514434	35-43-26-01-00000.3320	\$11,325.38	\$12,587.03
265	10514435	35-43-26-01-00000.3330	\$11,325.38	\$12,587.03
265	10514436	35-43-26-01-00000.3340	\$11,325.38	\$12,587.03
265	10514440	35-43-26-01-00000.3350	\$11,325.38	\$12,587.03
265	10514441	35-43-26-01-00000.3360	\$11,325.38	\$12,587.03
265	10514448	35-43-26-01-00000.3370	\$11,325.38	\$12,587.03
265	10514449	35-43-26-01-00000.3380	\$11,325.38	\$12,587.03
265	10514450	35-43-26-01-00000.3390	\$11,325.38	\$12,587.03
265	10514451	35-43-26-01-00000.3400	\$11,325.38	\$12,587.03
265	10514452	35-43-26-01-00000.3410	\$11,325.38	\$12,587.03
265	10514453	35-43-26-01-00000.3420	\$11,325.38	\$12,587.03
265	10514454	35-43-26-01-00000.3430	\$11,325.38	\$12,587.03
265	10514455	35-43-26-01-00000.3440	\$11,325.38	\$12,587.03
265	10514456	35-43-26-01-00000.3450	\$11,325.38	\$12,587.03
265	10514457	35-43-26-01-00000.3460	\$11,325.38	\$12,587.03
265	10514458	35-43-26-01-00000.3470	\$11,325.38	\$12,587.03

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10514459	35-43-26-01-00000.3480	\$11,325.38	\$12,587.03
265	10514460	35-43-26-01-00000.3490	\$11,325.38	\$12,587.03
265	10514461	35-43-26-01-00000.3500	\$11,325.38	\$12,587.03
265	10514462	35-43-26-01-00000.3510	\$11,325.38	\$12,587.03
265	10514463	35-43-26-01-00000.3520	\$11,325.38	\$12,587.03
265	10514464	35-43-26-01-00000.3530	\$11,325.38	\$12,587.03
265	10514465	35-43-26-01-00000.3540	\$11,325.38	\$12,587.03
265	10514466	35-43-26-01-00000.3550	\$11,325.38	\$12,587.03
265	10514467	35-43-26-01-00000.3560	\$11,325.38	\$12,587.03
265	10514468	35-43-26-01-00000.3570	\$11,325.38	\$12,587.03
265	10514469	35-43-26-01-00000.3580	\$11,325.38	\$12,587.03
265	10514470	35-43-26-01-00000.3590	\$11,325.38	\$12,587.03
265	10514442	35-43-26-01-00000.3600	\$12,986.80	\$14,433.54
265	10514443	35-43-26-01-00000.3610	\$12,986.80	\$14,433.54
265	10514471	35-43-26-01-00000.3620	\$12,986.80	\$14,433.54
265	10514472	35-43-26-01-00000.3630	\$12,986.80	\$14,433.54
265	10514473	35-43-26-01-00000.3640	\$12,986.80	\$14,433.54
265	10514474	35-43-26-01-00000.3650	\$12,986.80	\$14,433.54
265	10514475	35-43-26-01-00000.3660	\$12,986.80	\$14,433.54
265	10514444	35-43-26-01-00000.3670	\$11,325.38	\$12,587.03
265	10514445	35-43-26-01-00000.3680	\$11,325.38	\$12,587.03
265	10514476	35-43-26-01-00000.3690	\$11,325.38	\$12,587.03
265	10514477	35-43-26-01-00000.3700	\$11,325.38	\$12,587.03
265	10514478	35-43-26-01-00000.3710	\$11,325.38	\$12,587.03
265	10514479	35-43-26-01-00000.3720	\$11,325.38	\$12,587.03
265	10514480	35-43-26-01-00000.3730	\$11,325.38	\$12,587.03
265	10514481	35-43-26-01-00000.3740	\$11,325.38	\$12,587.03
265	10514482	35-43-26-01-00000.3750	\$11,325.38	\$12,587.03
265	10514483	35-43-26-01-00000.3760	\$11,325.38	\$12,587.03
265	10514484	35-43-26-01-00000.3770	\$11,325.38	\$12,587.03
265	10514485	35-43-26-01-00000.3780	\$11,325.38	\$12,587.03
265	10514486	35-43-26-01-00000.3790	\$11,325.38	\$12,587.03
265	10514487	35-43-26-01-00000.3800	\$11,325.38	\$12,587.03
265	10514488	35-43-26-01-00000.3810	\$11,325.38	\$12,587.03
265	10514489	35-43-26-01-00000.3820	\$11,325.38	\$12,587.03
265	10514490	35-43-26-01-00000.3830	\$11,325.38	\$12,587.03
265	10514491	35-43-26-01-00000.3840	\$11,325.38	\$12,587.03
265	10514492	35-43-26-01-00000.3850	\$11,325.38	\$12,587.03
265	10514493	35-43-26-01-00000.3860	\$11,325.38	\$12,587.03
265	10514494	35-43-26-01-00000.3870	\$11,325.38	\$12,587.03
265	10514495	35-43-26-01-00000.3880	\$11,325.38	\$12,587.03

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10514496	35-43-26-01-00000.3890	\$11,325.38	\$12,587.03
265	10514497	35-43-26-01-00000.3900	\$11,325.38	\$12,587.03
265	10514498	35-43-26-01-00000.3910	\$11,325.38	\$12,587.03
265	10514499	35-43-26-01-00000.3920	\$11,325.38	\$12,587.03
265	10514500	35-43-26-01-00000.3930	\$11,325.38	\$12,587.03
265	10514501	35-43-26-01-00000.3940	\$11,325.38	\$12,587.03
265	10514502	35-43-26-01-00000.3950	\$11,325.38	\$12,587.03
265	10514503	35-43-26-01-00000.3960	\$11,325.38	\$12,587.03
265	10514504	35-43-26-01-00000.3970	\$11,325.38	\$12,587.03
265	10514505	35-43-26-01-00000.3980	\$11,325.38	\$12,587.03
265	10514506	35-43-26-01-00000.3990	\$11,325.38	\$12,587.03
265	10514446	35-43-26-01-00000.4000	\$11,325.38	\$12,587.03
265	10514447	35-43-26-01-00000.4010	\$11,325.38	\$12,587.03
265	10514507	35-43-26-01-00000.4020	\$11,325.38	\$12,587.03
265	10538979	35-43-26-03-00C01.0000	\$29,001.28	\$32,232.03
265	10538980	35-43-26-03-00C02.0000	\$25,755.65	\$28,624.84
265	10542585	35-43-26-05-00000.0010	\$12,986.80	\$14,433.54
265	10542586	35-43-26-05-00000.0020	\$12,986.80	\$14,433.54
265	10542587	35-43-26-05-00000.0030	\$12,986.80	\$14,433.54
265	10542588	35-43-26-05-00000.0040	\$12,986.80	\$14,433.54
265	10542589	35-43-26-05-00000.0050	\$12,986.80	\$14,433.54
265	10542590	35-43-26-05-00000.0060	\$12,986.80	\$14,433.54
265	10542591	35-43-26-05-00000.0070	\$12,986.80	\$14,433.54
265	10542592	35-43-26-05-00000.0080	\$12,986.80	\$14,433.54
265	10542593	35-43-26-05-00000.0090	\$12,986.80	\$14,433.54
265	10542594	35-43-26-05-00000.0100	\$12,986.80	\$14,433.54
265	10542609	35-43-26-05-00000.0110	\$12,986.80	\$14,433.54
265	10542610	35-43-26-05-00000.0120	\$12,986.80	\$14,433.54
265	10542613	35-43-26-05-00000.0130	\$12,986.80	\$14,433.54
265	10542614	35-43-26-05-00000.0140	\$12,986.80	\$14,433.54
265	10542615	35-43-26-05-00000.0150	\$12,986.80	\$14,433.54
265	10542616	35-43-26-05-00000.0160	\$12,986.80	\$14,433.54
265	10542617	35-43-26-05-00000.0170	\$12,986.80	\$14,433.54
265	10542618	35-43-26-05-00000.0180	\$12,986.80	\$14,433.54
265	10542619	35-43-26-05-00000.0190	\$12,986.80	\$14,433.54
265	10542620	35-43-26-05-00000.0200	\$12,986.80	\$14,433.54
265	10542621	35-43-26-05-00000.0210	\$12,986.80	\$14,433.54
265	10542622	35-43-26-05-00000.0220	\$12,986.80	\$14,433.54
265	10542595	35-43-26-05-00000.0230	\$12,986.80	\$14,433.54
265	10542596	35-43-26-05-00000.0240	\$12,986.80	\$14,433.54
265	10542597	35-43-26-05-00000.0250	\$12,986.80	\$14,433.54

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds Principal per Unit	Bonds Principal per Unit
265	10542598	35-43-26-05-00000.0260	\$12,986.80	\$14,433.54
265	10542599	35-43-26-05-00000.0270	\$12,986.80	\$14,433.54
265	10542600	35-43-26-05-00000.0280	\$12,986.80	\$14,433.54
265	10542601	35-43-26-05-00000.0290	\$12,986.80	\$14,433.54
265	10542602	35-43-26-05-00000.0300	\$12,986.80	\$14,433.54
265	10542603	35-43-26-05-00000.0310	\$12,986.80	\$14,433.54
265	10542604	35-43-26-05-00000.0320	\$12,986.80	\$14,433.54
265	10542605	35-43-26-05-00000.0330	\$12,986.80	\$14,433.54
265	10542606	35-43-26-05-00000.0340	\$12,986.80	\$14,433.54
265	10542611	35-43-26-05-00000.0350	\$12,986.80	\$14,433.54
265	10542612	35-43-26-05-00000.0360	\$12,986.80	\$14,433.54
265	10602557	35-43-26-L2-09000.0010	\$8,999.38	\$10,001.92
265	10602558	35-43-26-L2-09000.0020	\$8,999.38	\$10,001.92
265	10602559	35-43-26-L2-09000.0030	\$8,999.38	\$10,001.92
265	10602560	35-43-26-L2-09000.0040	\$8,999.38	\$10,001.92
265	10602561	35-43-26-L2-09000.0050	\$8,999.38	\$10,001.92
265	10602562	35-43-26-L2-09000.0060	\$8,999.38	\$10,001.92
265	10602563	35-43-26-L2-09000.0070	\$8,999.38	\$10,001.92
265	10602564	35-43-26-L2-09000.0080	\$8,999.38	\$10,001.92
265	10602565	35-43-26-L2-09000.0090	\$8,999.38	\$10,001.92
265	10602566	35-43-26-L2-09000.0100	\$8,999.38	\$10,001.92
265	10602567	35-43-26-L2-09000.0110	\$8,999.38	\$10,001.92
265	10602568	35-43-26-L2-09000.0120	\$8,999.38	\$10,001.92
265	10602569	35-43-26-L2-09000.0130	\$8,999.38	\$10,001.92
265	10602570	35-43-26-L2-09000.0140	\$8,999.38	\$10,001.92
265	10602571	35-43-26-L2-09000.0150	\$8,999.38	\$10,001.92
265	10602572	35-43-26-L2-09000.0160	\$8,999.38	\$10,001.92
265	10602573	35-43-26-L2-09000.0170	\$8,999.38	\$10,001.92
265	10602574	35-43-26-L2-09000.0180	\$8,999.38	\$10,001.92
265	10602575	35-43-26-L2-09000.0190	\$8,999.38	\$10,001.92
265	10602576	35-43-26-L2-09000.0200	\$8,999.38	\$10,001.92
265	10602577	35-43-26-L2-09000.0210	\$8,999.38	\$10,001.92
265	10602578	35-43-26-L2-09000.0220	\$8,999.38	\$10,001.92
265	10602579	35-43-26-L2-09000.0230	\$8,999.38	\$10,001.92
265	10602580	35-43-26-L2-09000.0830	\$8,999.38	\$10,001.92
265	10602581	35-43-26-L2-09000.0840	\$8,999.38	\$10,001.92
265	10602582	35-43-26-L2-09000.0850	\$8,999.38	\$10,001.92
265	10602583	35-43-26-L2-09000.0860	\$8,999.38	\$10,001.92
265	10602584	35-43-26-L2-09000.0870	\$8,999.38	\$10,001.92
265	10602585	35-43-26-L2-09000.0880	\$8,999.38	\$10,001.92
265	10602586	35-43-26-L2-09000.0890	\$8,999.38	\$10,001.92

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds Principal per Unit	Bonds Principal per Unit
265	10602587	35-43-26-L2-09000.0900	\$8,999.38	\$10,001.92
265	10602588	35-43-26-L2-09000.0910	\$8,999.38	\$10,001.92
265	10602589	35-43-26-L2-09000.0920	\$8,999.38	\$10,001.92
265	10598882	35-43-26-L3-06000.2060	\$12,986.80	\$14,433.54
265	10598883	35-43-26-L3-06000.2070	\$12,986.80	\$14,433.54
265	10598884	35-43-26-L3-06000.2080	\$12,986.80	\$14,433.54
265	10598885	35-43-26-L3-06000.2520	\$12,986.80	\$14,433.54
265	10601489	35-43-26-L3-080F1.0000	\$507,155.99	\$563,653.33
265	10601492	35-43-26-L3-080L7.0000	\$32,456.31	\$36,071.95
265	10602595	35-43-26-L3-09000.0240	\$8,999.38	\$10,001.92
265	10602596	35-43-26-L3-09000.0250	\$8,999.38	\$10,001.92
265	10602597	35-43-26-L3-09000.0260	\$8,999.38	\$10,001.92
265	10602598	35-43-26-L3-09000.0270	\$8,999.38	\$10,001.92
265	10602599	35-43-26-L3-09000.0280	\$8,999.38	\$10,001.92
265	10602600	35-43-26-L3-09000.0290	\$8,999.38	\$10,001.92
265	10602601	35-43-26-L3-09000.0300	\$8,999.38	\$10,001.92
265	10602602	35-43-26-L3-09000.0310	\$8,999.38	\$10,001.92
265	10602603	35-43-26-L3-09000.0320	\$8,999.38	\$10,001.92
265	10602604	35-43-26-L3-09000.0330	\$8,999.38	\$10,001.92
265	10602605	35-43-26-L3-09000.0340	\$8,999.38	\$10,001.92
265	10602606	35-43-26-L3-09000.0350	\$8,999.38	\$10,001.92
265	10602607	35-43-26-L3-09000.0360	\$8,999.38	\$10,001.92
265	10602608	35-43-26-L3-09000.0370	\$8,999.38	\$10,001.92
265	10602609	35-43-26-L3-09000.0380	\$8,999.38	\$10,001.92
265	10602610	35-43-26-L3-09000.0390	\$8,999.38	\$10,001.92
265	10602611	35-43-26-L3-09000.0400	\$8,999.38	\$10,001.92
265	10602612	35-43-26-L3-09000.0410	\$8,999.38	\$10,001.92
265	10602613	35-43-26-L3-09000.0420	\$8,999.38	\$10,001.92
265	10602614	35-43-26-L3-09000.0430	\$8,999.38	\$10,001.92
265	10602615	35-43-26-L3-09000.0440	\$8,999.38	\$10,001.92
265	10602616	35-43-26-L3-09000.0450	\$8,999.38	\$10,001.92
265	10602617	35-43-26-L3-09000.0460	\$8,999.38	\$10,001.92
265	10602618	35-43-26-L3-09000.0470	\$8,999.38	\$10,001.92
265	10602619	35-43-26-L3-09000.0480	\$8,999.38	\$10,001.92
265	10602620	35-43-26-L3-09000.0490	\$8,999.38	\$10,001.92
265	10602621	35-43-26-L3-09000.0500	\$8,999.38	\$10,001.92
265	10602622	35-43-26-L3-09000.0510	\$8,999.38	\$10,001.92
265	10602623	35-43-26-L3-09000.0520	\$8,999.38	\$10,001.92
265	10602624	35-43-26-L3-09000.0530	\$8,999.38	\$10,001.92
265	10602625	35-43-26-L3-09000.0540	\$8,999.38	\$10,001.92
265	10602626	35-43-26-L3-09000.0550	\$8,999.38	\$10,001.92

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds Principal per Unit	Bonds Principal per Unit
265	10602627	35-43-26-L3-09000.0560	\$8,999.38	\$10,001.92
265	10602628	35-43-26-L3-09000.0570	\$8,999.38	\$10,001.92
265	10602629	35-43-26-L3-09000.0580	\$8,999.38	\$10,001.92
265	10602630	35-43-26-L3-09000.0590	\$8,999.38	\$10,001.92
265	10602631	35-43-26-L3-09000.0600	\$8,999.38	\$10,001.92
265	10602632	35-43-26-L3-09000.0610	\$8,999.38	\$10,001.92
265	10602633	35-43-26-L3-09000.0620	\$8,999.38	\$10,001.92
265	10602634	35-43-26-L3-09000.0630	\$8,999.38	\$10,001.92
265	10602635	35-43-26-L3-09000.0640	\$8,999.38	\$10,001.92
265	10602636	35-43-26-L3-09000.0650	\$8,999.38	\$10,001.92
265	10602637	35-43-26-L3-09000.0660	\$8,999.38	\$10,001.92
265	10602638	35-43-26-L3-09000.0670	\$8,999.38	\$10,001.92
265	10602639	35-43-26-L3-09000.0680	\$8,999.38	\$10,001.92
265	10602640	35-43-26-L3-09000.0690	\$8,999.38	\$10,001.92
265	10602641	35-43-26-L3-09000.0700	\$8,999.38	\$10,001.92
265	10602642	35-43-26-L3-09000.0710	\$8,999.38	\$10,001.92
265	10602643	35-43-26-L3-09000.0720	\$8,999.38	\$10,001.92
265	10602644	35-43-26-L3-09000.0730	\$8,999.38	\$10,001.92
265	10602645	35-43-26-L3-09000.0740	\$8,999.38	\$10,001.92
265	10602646	35-43-26-L3-09000.0750	\$8,999.38	\$10,001.92
265	10602647	35-43-26-L3-09000.0760	\$8,999.38	\$10,001.92
265	10602648	35-43-26-L3-09000.0770	\$8,999.38	\$10,001.92
265	10602649	35-43-26-L3-09000.0780	\$8,999.38	\$10,001.92
265	10602650	35-43-26-L3-09000.0790	\$8,999.38	\$10,001.92
265	10602651	35-43-26-L3-09000.0800	\$8,999.38	\$10,001.92
265	10602652	35-43-26-L3-09000.0810	\$8,999.38	\$10,001.92
265	10602653	35-43-26-L3-09000.0820	\$8,999.38	\$10,001.92
265	10598887	35-43-26-L4-06000.2510	\$12,986.80	\$14,433.54
265	10598907	35-43-26-L4-07000.3390	\$11,325.38	\$12,587.03
265	10598908	35-43-26-L4-07000.3400	\$11,325.38	\$12,587.03
265	10598909	35-43-26-L4-07000.3560	\$11,325.38	\$12,587.03
265	10301438	36-43-26-00-00001.0000	\$601,750.42	\$668,785.61
265	10558633	36-43-26-00-00002.0000	\$185,105.65	\$205,726.48
265	10538590	36-43-26-03-0000E.0520	\$16,752.70	\$18,618.95
265	10538591	36-43-26-03-0000E.0700	\$16,752.70	\$18,618.95
265	10538593	36-43-26-03-0000E.0720	\$16,752.70	\$18,618.95
265	10538594	36-43-26-03-0000E.0730	\$16,752.70	\$18,618.95
265	10538595	36-43-26-03-0000E.0740	\$16,752.70	\$18,618.95
265	10538596	36-43-26-03-0000E.0750	\$16,752.70	\$18,618.95
265	10538597	36-43-26-03-0000E.0760	\$16,752.70	\$18,618.95
265	10538598	36-43-26-03-0000E.0770	\$16,752.70	\$18,618.95

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds Principal per Unit	Bonds Principal per Unit
265	10538599	36-43-26-03-0000E.0780	\$16,752.70	\$18,618.95
265	10538787	36-43-26-03-0000H.0010	\$21,238.54	\$23,604.52
265	10538788	36-43-26-03-0000H.0020	\$21,238.54	\$23,604.52
265	10538789	36-43-26-03-0000H.0030	\$21,238.54	\$23,604.52
265	10538790	36-43-26-03-0000H.0040	\$21,238.54	\$23,604.52
265	10538791	36-43-26-03-0000H.0050	\$21,238.54	\$23,604.52
265	10538792	36-43-26-03-0000H.0060	\$21,238.54	\$23,604.52
265	10538793	36-43-26-03-0000H.0070	\$21,238.54	\$23,604.52
265	10538794	36-43-26-03-0000H.0080	\$21,238.54	\$23,604.52
265	10538795	36-43-26-03-0000H.0090	\$21,238.54	\$23,604.52
265	10538796	36-43-26-03-0000H.0100	\$21,238.54	\$23,604.52
265	10538797	36-43-26-03-0000H.0110	\$21,238.54	\$23,604.52
265	10538798	36-43-26-03-0000H.0120	\$21,238.54	\$23,604.52
265	10538799	36-43-26-03-0000H.0130	\$21,238.54	\$23,604.52
265	10538800	36-43-26-03-0000H.0140	\$21,238.54	\$23,604.52
265	10538609	36-43-26-03-0000H.0150	\$21,238.54	\$23,604.52
265	10538610	36-43-26-03-0000H.0160	\$21,238.54	\$23,604.52
265	10538611	36-43-26-03-0000H.0170	\$21,238.54	\$23,604.52
265	10538612	36-43-26-03-0000H.0180	\$21,238.54	\$23,604.52
265	10538613	36-43-26-03-0000H.0190	\$21,238.54	\$23,604.52
265	10538614	36-43-26-03-0000H.0200	\$21,238.54	\$23,604.52
265	10538615	36-43-26-03-0000H.0210	\$21,238.54	\$23,604.52
265	10538616	36-43-26-03-0000H.0220	\$21,238.54	\$23,604.52
265	10538617	36-43-26-03-0000H.0230	\$21,238.54	\$23,604.52
265	10538841	36-43-26-03-0000J.0010	\$12,986.80	\$14,433.54
265	10538842	36-43-26-03-0000J.0020	\$12,986.80	\$14,433.54
265	10538843	36-43-26-03-0000J.0030	\$12,986.80	\$14,433.54
265	10538844	36-43-26-03-0000J.0040	\$12,986.80	\$14,433.54
265	10538845	36-43-26-03-0000J.0050	\$12,986.80	\$14,433.54
265	10538846	36-43-26-03-0000J.0060	\$12,986.80	\$14,433.54
265	10538847	36-43-26-03-0000J.0070	\$12,986.80	\$14,433.54
265	10538848	36-43-26-03-0000J.0080	\$12,986.80	\$14,433.54
265	10538849	36-43-26-03-0000J.0090	\$12,986.80	\$14,433.54
265	10538850	36-43-26-03-0000J.0100	\$12,986.80	\$14,433.54
265	10538851	36-43-26-03-0000J.0110	\$12,986.80	\$14,433.54
265	10538852	36-43-26-03-0000J.0120	\$12,986.80	\$14,433.54
265	10538853	36-43-26-03-0000J.0130	\$12,986.80	\$14,433.54
265	10538854	36-43-26-03-0000J.0140	\$12,986.80	\$14,433.54
265	10538855	36-43-26-03-0000J.0150	\$12,986.80	\$14,433.54
265	10538856	36-43-26-03-0000J.0160	\$12,986.80	\$14,433.54
265	10538857	36-43-26-03-0000J.0170	\$12,986.80	\$14,433.54

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds Principal per Unit	Bonds Principal per Unit
265	10538858	36-43-26-03-0000J.0180	\$12,986.80	\$14,433.54
265	10538859	36-43-26-03-0000J.0190	\$12,986.80	\$14,433.54
265	10538860	36-43-26-03-0000J.0200	\$12,986.80	\$14,433.54
265	10538861	36-43-26-03-0000J.0210	\$12,986.80	\$14,433.54
265	10538862	36-43-26-03-0000J.0220	\$12,986.80	\$14,433.54
265	10538863	36-43-26-03-0000J.0230	\$12,986.80	\$14,433.54
265	10538864	36-43-26-03-0000J.0240	\$12,986.80	\$14,433.54
265	10538865	36-43-26-03-0000J.0250	\$12,986.80	\$14,433.54
265	10538866	36-43-26-03-0000J.0260	\$12,986.80	\$14,433.54
265	10538867	36-43-26-03-0000J.0270	\$12,986.80	\$14,433.54
265	10538868	36-43-26-03-0000J.0280	\$12,986.80	\$14,433.54
265	10538869	36-43-26-03-0000J.0290	\$12,986.80	\$14,433.54
265	10538870	36-43-26-03-0000J.0300	\$12,986.80	\$14,433.54
265	10538871	36-43-26-03-0000J.0310	\$12,986.80	\$14,433.54
265	10538872	36-43-26-03-0000J.0320	\$12,986.80	\$14,433.54
265	10538873	36-43-26-03-0000J.0330	\$12,986.80	\$14,433.54
265	10538874	36-43-26-03-0000J.0340	\$12,986.80	\$14,433.54
265	10538618	36-43-26-03-0000J.0350	\$12,986.80	\$14,433.54
265	10538619	36-43-26-03-0000J.0360	\$12,986.80	\$14,433.54
265	10538620	36-43-26-03-0000J.0370	\$12,986.80	\$14,433.54
265	10538621	36-43-26-03-0000J.0380	\$12,986.80	\$14,433.54
265	10538622	36-43-26-03-0000J.0390	\$12,986.80	\$14,433.54
265	10538623	36-43-26-03-0000J.0400	\$12,986.80	\$14,433.54
265	10538624	36-43-26-03-0000J.0410	\$12,986.80	\$14,433.54
265	10538625	36-43-26-03-0000J.0420	\$12,986.80	\$14,433.54
265	10538626	36-43-26-03-0000J.0430	\$12,986.80	\$14,433.54
265	10538627	36-43-26-03-0000J.0440	\$12,986.80	\$14,433.54
265	10538628	36-43-26-03-0000J.0450	\$12,986.80	\$14,433.54
265	10538629	36-43-26-03-0000J.0460	\$12,986.80	\$14,433.54
265	10538875	36-43-26-03-0000J.0470	\$12,986.80	\$14,433.54
265	10538876	36-43-26-03-0000J.0480	\$12,986.80	\$14,433.54
265	10538877	36-43-26-03-0000J.0490	\$12,986.80	\$14,433.54
265	10538878	36-43-26-03-0000J.0500	\$12,986.80	\$14,433.54
265	10538879	36-43-26-03-0000J.0510	\$12,986.80	\$14,433.54
265	10538880	36-43-26-03-0000J.0520	\$12,986.80	\$14,433.54
265	10538881	36-43-26-03-0000J.0530	\$12,986.80	\$14,433.54
265	10538882	36-43-26-03-0000J.0540	\$12,986.80	\$14,433.54
265	10538883	36-43-26-03-0000J.0550	\$12,986.80	\$14,433.54
265	10538884	36-43-26-03-0000J.0560	\$12,986.80	\$14,433.54
265	10538885	36-43-26-03-0000J.0570	\$12,986.80	\$14,433.54
265	10538886	36-43-26-03-0000J.0580	\$12,986.80	\$14,433.54

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds Principal per Unit	Bonds Principal per Unit
265	10538887	36-43-26-03-0000J.0590	\$12,986.80	\$14,433.54
265	10538888	36-43-26-03-0000J.0600	\$12,986.80	\$14,433.54
265	10538889	36-43-26-03-0000J.0610	\$12,986.80	\$14,433.54
265	10538890	36-43-26-03-0000J.0620	\$12,986.80	\$14,433.54
265	10538891	36-43-26-03-0000J.0630	\$12,986.80	\$14,433.54
265	10538892	36-43-26-03-0000J.0640	\$12,986.80	\$14,433.54
265	10538893	36-43-26-03-0000J.0650	\$12,986.80	\$14,433.54
265	10538894	36-43-26-03-0000J.0660	\$12,986.80	\$14,433.54
265	10538801	36-43-26-03-0000J.0810	\$12,986.80	\$14,433.54
265	10538802	36-43-26-03-0000J.0820	\$12,986.80	\$14,433.54
265	10538803	36-43-26-03-0000J.0830	\$12,986.80	\$14,433.54
265	10538804	36-43-26-03-0000J.0840	\$12,986.80	\$14,433.54
265	10538805	36-43-26-03-0000J.0850	\$12,986.80	\$14,433.54
265	10538806	36-43-26-03-0000J.0860	\$12,986.80	\$14,433.54
265	10538807	36-43-26-03-0000J.0870	\$12,986.80	\$14,433.54
265	10538808	36-43-26-03-0000J.0880	\$12,986.80	\$14,433.54
265	10538809	36-43-26-03-0000J.0890	\$12,986.80	\$14,433.54
265	10538810	36-43-26-03-0000J.0900	\$12,986.80	\$14,433.54
265	10538811	36-43-26-03-0000J.0910	\$12,986.80	\$14,433.54
265	10538812	36-43-26-03-0000J.0920	\$12,986.80	\$14,433.54
265	10538813	36-43-26-03-0000J.0930	\$12,986.80	\$14,433.54
265	10538814	36-43-26-03-0000J.0940	\$12,986.80	\$14,433.54
265	10538815	36-43-26-03-0000J.0950	\$12,986.80	\$14,433.54
265	10538816	36-43-26-03-0000J.0960	\$12,986.80	\$14,433.54
265	10538817	36-43-26-03-0000J.0970	\$12,986.80	\$14,433.54
265	10538818	36-43-26-03-0000J.0980	\$12,986.80	\$14,433.54
265	10538819	36-43-26-03-0000J.0990	\$12,986.80	\$14,433.54
265	10538820	36-43-26-03-0000J.1000	\$12,986.80	\$14,433.54
265	10538821	36-43-26-03-0000J.1010	\$12,986.80	\$14,433.54
265	10538822	36-43-26-03-0000J.1020	\$12,986.80	\$14,433.54
265	10538823	36-43-26-03-0000J.1030	\$12,986.80	\$14,433.54
265	10538824	36-43-26-03-0000J.1040	\$12,986.80	\$14,433.54
265	10538825	36-43-26-03-0000J.1050	\$12,986.80	\$14,433.54
265	10538826	36-43-26-03-0000J.1060	\$12,986.80	\$14,433.54
265	10538895	36-43-26-03-0000J.1070	\$12,986.80	\$14,433.54
265	10538896	36-43-26-03-0000J.1080	\$12,986.80	\$14,433.54
265	10538630	36-43-26-03-0000J.1090	\$12,986.80	\$14,433.54
265	10538631	36-43-26-03-0000J.1100	\$12,986.80	\$14,433.54
265	10538632	36-43-26-03-0000J.1110	\$12,986.80	\$14,433.54
265	10538633	36-43-26-03-0000J.1120	\$12,986.80	\$14,433.54
265	10538634	36-43-26-03-0000J.1130	\$12,986.80	\$14,433.54

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10538635	36-43-26-03-0000J.1140	\$12,986.80	\$14,433.54
265	10538636	36-43-26-03-0000J.1150	\$12,986.80	\$14,433.54
265	10538637	36-43-26-03-0000J.1160	\$12,986.80	\$14,433.54
265	10538638	36-43-26-03-0000J.1170	\$12,986.80	\$14,433.54
265	10538639	36-43-26-03-0000J.1180	\$12,986.80	\$14,433.54
265	10538640	36-43-26-03-0000J.1190	\$12,986.80	\$14,433.54
265	10538641	36-43-26-03-0000J.1200	\$12,986.80	\$14,433.54
265	10538642	36-43-26-03-0000J.1210	\$12,986.80	\$14,433.54
265	10538643	36-43-26-03-0000J.1220	\$12,986.80	\$14,433.54
265	10538644	36-43-26-03-0000J.1230	\$12,986.80	\$14,433.54
265	10538645	36-43-26-03-0000J.1240	\$12,986.80	\$14,433.54
265	10538646	36-43-26-03-0000J.1250	\$12,986.80	\$14,433.54
265	10538647	36-43-26-03-0000J.1260	\$12,986.80	\$14,433.54
265	10538648	36-43-26-03-0000J.1270	\$12,986.80	\$14,433.54
265	10538649	36-43-26-03-0000J.1280	\$12,986.80	\$14,433.54
265	10538650	36-43-26-03-0000J.1290	\$12,986.80	\$14,433.54
265	10538651	36-43-26-03-0000J.1300	\$12,986.80	\$14,433.54
265	10538652	36-43-26-03-0000J.1310	\$12,986.80	\$14,433.54
265	10538653	36-43-26-03-0000J.1320	\$12,986.80	\$14,433.54
265	10538654	36-43-26-03-0000J.1330	\$12,986.80	\$14,433.54
265	10538655	36-43-26-03-0000J.1340	\$12,986.80	\$14,433.54
265	10538656	36-43-26-03-0000J.1350	\$12,986.80	\$14,433.54
265	10538657	36-43-26-03-0000J.1360	\$12,986.80	\$14,433.54
265	10538658	36-43-26-03-0000J.1370	\$12,986.80	\$14,433.54
265	10538659	36-43-26-03-0000J.1380	\$12,986.80	\$14,433.54
265	10538660	36-43-26-03-0000J.1390	\$12,986.80	\$14,433.54
265	10538661	36-43-26-03-0000J.1400	\$12,986.80	\$14,433.54
265	10538662	36-43-26-03-0000J.1410	\$12,986.80	\$14,433.54
265	10538663	36-43-26-03-0000J.1420	\$12,986.80	\$14,433.54
265	10538664	36-43-26-03-0000J.1430	\$12,986.80	\$14,433.54
265	10538665	36-43-26-03-0000J.1440	\$12,986.80	\$14,433.54
265	10538666	36-43-26-03-0000J.1450	\$12,986.80	\$14,433.54
265	10538667	36-43-26-03-0000J.1460	\$12,986.80	\$14,433.54
265	10538668	36-43-26-03-0000J.1470	\$12,986.80	\$14,433.54
265	10538669	36-43-26-03-0000J.1480	\$12,986.80	\$14,433.54
265	10538670	36-43-26-03-0000J.1490	\$12,986.80	\$14,433.54
265	10538671	36-43-26-03-0000J.1500	\$12,986.80	\$14,433.54
265	10538672	36-43-26-03-0000J.1510	\$12,986.80	\$14,433.54
265	10538673	36-43-26-03-0000J.1520	\$12,986.80	\$14,433.54
265	10538674	36-43-26-03-0000J.1530	\$12,986.80	\$14,433.54
265	10538675	36-43-26-03-0000J.1540	\$12,986.80	\$14,433.54

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds Principal per Unit	Bonds Principal per Unit
265	10538676	36-43-26-03-0000J.1550	\$12,986.80	\$14,433.54
265	10538677	36-43-26-03-0000J.1560	\$12,986.80	\$14,433.54
265	10538678	36-43-26-03-0000J.1570	\$12,986.80	\$14,433.54
265	10538679	36-43-26-03-0000J.1580	\$12,986.80	\$14,433.54
265	10538680	36-43-26-03-0000J.1590	\$12,986.80	\$14,433.54
265	10538681	36-43-26-03-0000J.1600	\$12,986.80	\$14,433.54
265	10538682	36-43-26-03-0000J.1610	\$12,986.80	\$14,433.54
265	10538683	36-43-26-03-0000J.1620	\$12,986.80	\$14,433.54
265	10538897	36-43-26-03-0000J.1630	\$12,986.80	\$14,433.54
265	10538898	36-43-26-03-0000K.0010	\$16,752.70	\$18,618.95
265	10538899	36-43-26-03-0000K.0020	\$16,752.70	\$18,618.95
265	10538900	36-43-26-03-0000K.0030	\$16,752.70	\$18,618.95
265	10538684	36-43-26-03-0000K.0040	\$16,752.70	\$18,618.95
265	10538685	36-43-26-03-0000K.0050	\$16,752.70	\$18,618.95
265	10538686	36-43-26-03-0000K.0060	\$16,752.70	\$18,618.95
265	10538687	36-43-26-03-0000K.0070	\$16,752.70	\$18,618.95
265	10538688	36-43-26-03-0000K.0080	\$16,752.70	\$18,618.95
265	10538689	36-43-26-03-0000K.0090	\$16,752.70	\$18,618.95
265	10538690	36-43-26-03-0000K.0100	\$16,752.70	\$18,618.95
265	10538691	36-43-26-03-0000K.0110	\$16,752.70	\$18,618.95
265	10538692	36-43-26-03-0000K.0120	\$16,752.70	\$18,618.95
265	10538693	36-43-26-03-0000K.0130	\$16,752.70	\$18,618.95
265	10538694	36-43-26-03-0000K.0140	\$16,752.70	\$18,618.95
265	10538695	36-43-26-03-0000K.0150	\$16,752.70	\$18,618.95
265	10538696	36-43-26-03-0000K.0160	\$16,752.70	\$18,618.95
265	10538697	36-43-26-03-0000K.0170	\$16,752.70	\$18,618.95
265	10538698	36-43-26-03-0000K.0180	\$16,752.70	\$18,618.95
265	10538699	36-43-26-03-0000K.0190	\$16,752.70	\$18,618.95
265	10538700	36-43-26-03-0000K.0200	\$16,752.70	\$18,618.95
265	10538701	36-43-26-03-0000K.0210	\$16,752.70	\$18,618.95
265	10538901	36-43-26-03-0000K.0220	\$16,752.70	\$18,618.95
265	10538902	36-43-26-03-0000K.0230	\$16,752.70	\$18,618.95
265	10538903	36-43-26-03-0000K.0240	\$16,752.70	\$18,618.95
265	10538904	36-43-26-03-0000K.0250	\$16,752.70	\$18,618.95
265	10538905	36-43-26-03-0000K.0260	\$16,752.70	\$18,618.95
265	10538906	36-43-26-03-0000K.0270	\$16,752.70	\$18,618.95
265	10538907	36-43-26-03-0000K.0280	\$16,752.70	\$18,618.95
265	10538908	36-43-26-03-0000K.0290	\$16,752.70	\$18,618.95
265	10538702	36-43-26-03-0000K.0300	\$16,752.70	\$18,618.95
265	10538703	36-43-26-03-0000K.0310	\$16,752.70	\$18,618.95
265	10538704	36-43-26-03-0000K.0320	\$16,752.70	\$18,618.95

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds Principal per Unit	Bonds Principal per Unit
265	10538705	36-43-26-03-0000K.0330	\$16,752.70	\$18,618.95
265	10538706	36-43-26-03-0000K.0340	\$16,752.70	\$18,618.95
265	10538707	36-43-26-03-0000K.0350	\$16,752.70	\$18,618.95
265	10538708	36-43-26-03-0000K.0360	\$16,752.70	\$18,618.95
265	10538909	36-43-26-03-0000K.0370	\$16,752.70	\$18,618.95
265	10538910	36-43-26-03-0000K.0380	\$16,752.70	\$18,618.95
265	10538911	36-43-26-03-0000K.0390	\$16,752.70	\$18,618.95
265	10538709	36-43-26-03-0000K.0400	\$16,752.70	\$18,618.95
265	10538710	36-43-26-03-0000K.0410	\$16,752.70	\$18,618.95
265	10538711	36-43-26-03-0000K.0420	\$16,752.70	\$18,618.95
265	10538712	36-43-26-03-0000K.0430	\$16,752.70	\$18,618.95
265	10538713	36-43-26-03-0000K.0440	\$16,752.70	\$18,618.95
265	10538714	36-43-26-03-0000K.0450	\$16,752.70	\$18,618.95
265	10538715	36-43-26-03-0000K.0460	\$16,752.70	\$18,618.95
265	10538716	36-43-26-03-0000K.0470	\$16,752.70	\$18,618.95
265	10538717	36-43-26-03-0000K.0480	\$16,752.70	\$18,618.95
265	10538718	36-43-26-03-0000K.0490	\$16,752.70	\$18,618.95
265	10538719	36-43-26-03-0000K.0500	\$16,752.70	\$18,618.95
265	10538720	36-43-26-03-0000K.0510	\$16,752.70	\$18,618.95
265	10538721	36-43-26-03-0000K.0520	\$16,752.70	\$18,618.95
265	10538722	36-43-26-03-0000K.0530	\$16,752.70	\$18,618.95
265	10538912	36-43-26-03-0000K.0540	\$16,752.70	\$18,618.95
265	10538913	36-43-26-03-0000K.0550	\$16,752.70	\$18,618.95
265	10538914	36-43-26-03-0000K.0560	\$16,752.70	\$18,618.95
265	10538915	36-43-26-03-0000K.0570	\$16,752.70	\$18,618.95
265	10538923	36-43-26-03-0000K.0650	\$16,752.70	\$18,618.95
265	10538924	36-43-26-03-0000K.0660	\$16,752.70	\$18,618.95
265	10538925	36-43-26-03-0000K.0670	\$16,752.70	\$18,618.95
265	10538926	36-43-26-03-0000K.0680	\$16,752.70	\$18,618.95
265	10538927	36-43-26-03-0000K.0690	\$16,752.70	\$18,618.95
265	10538928	36-43-26-03-0000K.0700	\$16,752.70	\$18,618.95
265	10538929	36-43-26-03-0000K.0710	\$16,752.70	\$18,618.95
265	10538930	36-43-26-03-0000K.0720	\$16,752.70	\$18,618.95
265	10538931	36-43-26-03-0000K.0730	\$16,752.70	\$18,618.95
265	10538932	36-43-26-03-0000K.0740	\$16,752.70	\$18,618.95
265	10538933	36-43-26-03-0000K.0750	\$16,752.70	\$18,618.95
265	10538934	36-43-26-03-0000K.0760	\$16,752.70	\$18,618.95
265	10538935	36-43-26-03-0000K.0770	\$16,752.70	\$18,618.95
265	10538723	36-43-26-03-0000K.0780	\$16,752.70	\$18,618.95
265	10538724	36-43-26-03-0000K.0790	\$16,752.70	\$18,618.95
265	10538725	36-43-26-03-0000K.0800	\$16,752.70	\$18,618.95

**Exhibit B: River Hall CDD  
Series 2021A-2 Assessment Roll**

SA ID	FolioID	STRAP	2011A-2	2021A-2 Bonds
			Bonds	Bonds
			Principal per	Principal per
			Unit	Unit
265	10538726	36-43-26-03-0000K.0810	\$16,752.70	\$18,618.95
265	10538727	36-43-26-03-0000K.0820	\$16,752.70	\$18,618.95
265	10538728	36-43-26-03-0000K.0830	\$16,752.70	\$18,618.95
265	10538729	36-43-26-03-0000K.0840	\$16,752.70	\$18,618.95
265	10538730	36-43-26-03-0000K.0850	\$16,752.70	\$18,618.95
265	10538731	36-43-26-03-0000K.0860	\$16,752.70	\$18,618.95
265	10538732	36-43-26-03-0000K.0870	\$16,752.70	\$18,618.95
265	10538733	36-43-26-03-0000K.0880	\$16,752.70	\$18,618.95
265	10538734	36-43-26-03-0000K.0890	\$16,752.70	\$18,618.95
265	10538735	36-43-26-03-0000K.0900	\$16,752.70	\$18,618.95
265	10538737	36-43-26-03-0000K.0920	\$16,752.70	\$18,618.95
265	10538738	36-43-26-03-0000K.0930	\$16,752.70	\$18,618.95
265	10538739	36-43-26-03-0000K.0940	\$16,752.70	\$18,618.95
265	10538740	36-43-26-03-0000K.0950	\$16,752.70	\$18,618.95
265	10538741	36-43-26-03-0000K.0960	\$16,752.70	\$18,618.95
265	10538742	36-43-26-03-0000K.0970	\$16,752.70	\$18,618.95
265	10538743	36-43-26-03-0000K.0980	\$16,752.70	\$18,618.95
265	10538936	36-43-26-03-0000K.0990	\$16,752.70	\$18,618.95
265	10538937	36-43-26-03-0000K.1000	\$16,752.70	\$18,618.95
265	10538938	36-43-26-03-0000K.1010	\$16,752.70	\$18,618.95
265	10538939	36-43-26-03-0000K.1020	\$16,752.70	\$18,618.95
265	10538940	36-43-26-03-0000K.1030	\$16,752.70	\$18,618.95
265	10538941	36-43-26-03-0000K.1040	\$16,752.70	\$18,618.95
<b>Total</b>			<b>\$9,605,000.00</b>	<b>\$10,675,000.00</b>

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

**5**

## RESOLUTION 2021-08

**A RESOLUTION OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF ITS CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS, SERIES 2021A-1 AND SERIES 2021A-2 IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING IN A PRINCIPAL AMOUNT NOT EXCEEDING THE OUTSTANDING PRINCIPAL AMOUNT OF THE DISTRICT'S CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS, SERIES 2011A-1 (THE "2011A-1 BONDS") AND CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS, SERIES 2021A-2 IN AN AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$10,675,000, FOR THE PRINCIPAL PURPOSE OF REFUNDING ALL OF THE 2011A-1 BONDS AND THE DISTRICT'S OUTSTANDING CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2011A-2 (COLLECTIVELY, THE "REFUNDED BONDS"); DELEGATING TO THE CHAIRMAN OR VICE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE DISTRICT, SUBJECT TO COMPLIANCE WITH THE APPLICABLE PROVISIONS HEREOF, THE AUTHORITY TO AWARD THE SALE OF SUCH BONDS TO FMSBONDS, INC. BY EXECUTING AND DELIVERING TO SUCH UNDERWRITER A BOND PURCHASE CONTRACT AND APPROVING THE FORM THEREOF; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A FOURTH SUPPLEMENTAL TRUST INDENTURE; APPROVING U.S. BANK NATIONAL ASSOCIATION AS THE TRUSTEE, BOND REGISTRAR AND PAYING AGENT FOR SUCH 2021A BONDS; MAKING CERTAIN FINDINGS; APPROVING THE FORM OF SUCH BONDS; APPROVING THE FORM OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE USE BY THE UNDERWRITER OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND THE LIMITED OFFERING MEMORANDUM AND THE EXECUTION OF THE LIMITED OFFERING MEMORANDUM; APPROVING THE FORM OF THE CONTINUING DISCLOSURE AGREEMENT AND AUTHORIZING THE EXECUTION THEREOF; AUTHORIZING CERTAIN OFFICIALS OF THE DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID BONDS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, River Hall Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act") and is authorized by the Act to issue its bonds for the purpose of acquiring and constructing assessable improvements all as provided in the Act and the Ordinance; and

**WHEREAS**, the District is authorized by the Act to make payments of principal, interest, and premium, if any, with respect to its bonds by levying and collecting special assessments on property located within the District and specially benefited by the assessable improvements to be financed with certain proceeds of its bonds; and

**WHEREAS**, the District pursuant to its Resolution 2005-18 (the “Bond Resolution”), adopted by the Board of Supervisors of the District (the “Governing Body”) on June 17, 2005, the District authorized the issuance, sale and delivery of not to exceed \$125,000,000 of its River Hall Community Development District Capital Improvement Revenue Bonds (collectively, the “Bonds”) for the purposes set forth in said Bond Resolution and approved the form of the Master Indenture (hereinafter defined) in substantially the form attached to the Bond Resolution; and

**WHEREAS**, pursuant to Resolution No 2005-33, adopted by the Governing Body of the District on September 23, 2005, the District issued its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2005 (the “Original 2005 Bonds”) in the principal amount of \$30,000,000.00 as an issue of Bonds under the Master Indenture Master Trust Indenture, dated as of October 1, 2005 (the “Master Indenture”) and a First Supplemental Indenture, dated as of October 1, 2005, each from the District to the U.S. Bank National Association (as successor to Wachovia Bank, N.A.) as Trustee (the “Trustee”), in order to secure the issuance of the Original 2005 Bonds and to set forth the terms of the Original 2005 Bonds; and

**WHEREAS**, pursuant to the Master Indenture and a Second Supplemental Trust Indenture, dated as of May 1, 2011, the District issued its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-1 and River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-2 (the “Prior Bonds”) in the aggregate principal amount of \$24,668,674.60 in exchange for the Original 2005 Bonds;

**WHEREAS**, pursuant to the Master Indenture and a Third Supplemental Trust Indenture, dated as of September 1, 2020, the District issued its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2020A (Assessment Area 3) (the “2020A Bonds”) in the aggregate principal amount of \$7,600,000; and

**WHEREAS**, the District has determined it to be advantageous to the District to issue its Capital Improvement Refunding Bonds, Series 2021A-1 (the “2021A-1 Bonds”) and Capital Improvement Refunding Bonds, Series 2021A-2 (the “2021A-2 Bonds” and, together with the 2021A-1 Bonds, the “2021A Bonds”) for the primary purpose of, together with other legally available money of the District, of refunding and defeasing all of the Prior Bonds Outstanding on the date of issuance of the 2021A Bonds (the “Refunded Bonds”), which refunding will reduce the debt service of the District to the advantage of the residents of the District; and

**WHEREAS**, the District now desires to (a) supplement the Bond Resolution, to authorize the issuance of and award the sale of (i) \$ \_\_\_\_\_ initial principal amount of 2021A-1 Bonds as an issue of Bonds under the Master Indenture, and (ii) \$ \_\_\_\_\_ initial principal amount of 2021A-2 Bonds as an issue of Bonds under the Master Indenture, for the purpose of (i) refunding and defeasing all of the Refunded Bonds, (ii) making deposit to the respective Debt Service Reserve Accounts for the benefit of the 2021A Bonds, and (iii) paying

certain costs associated with the issuance of the 2021A Bonds, , (b) approve the Fourth Supplemental Indenture (hereinafter defined), and (c) provide for various other matters relating to the issuance of the 2021A Bonds; and

**WHEREAS**, the Board has received from FMSbonds, Inc. (the “Underwriter”) a proposal in the form of a Bond Purchase Contract (the “Contract”) for the purchase of the 2021A Bonds and the Board has determined that acceptance of such proposal and the sale of the 2021A Bonds to the Underwriter is in the best interest of the District for the reasons hereafter indicated;

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

**SECTION 1. Definitions.** All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture (hereinafter defined).

**SECTION 2. Authorization.** There is hereby authorized to be issued the 2021A-1 Bonds in the aggregate principal amount not exceeding in a principal amount not exceeding the principal amount of the 2011A-1 on the date of delivery of the 2021A-1 Bonds. There is hereby authorized to be issued the 2021A-2 Bonds in the aggregate principal amount not exceeding \$10,675,000. The 2021A Bonds shall be issued under and secured by the Master Indenture, as supplemented by the Third Supplemental Trust Indenture (the “Fourth Supplemental Indenture”), by and between the District and the Trustee (the Master Indenture and the Fourth Supplemental Indenture are referred to collectively as the “Indenture”). The proceeds of the 2021A Bonds shall be used for the purposes set forth in the Fourth Supplemental Indenture and the Limited Offering Memorandum (hereinafter defined).

**SECTION 3. Approval of Fourth Supplemental Indentures.** The Fourth Supplemental Indenture is hereby approved in substantially the form attached hereto as **Exhibit A**, and the Chairman or the Vice Chairman of the Board is hereby authorized and directed to execute and deliver such Fourth Supplemental Indenture on behalf of and in the name of the District and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval. The Trustee is hereby approved to serve as Trustee, Bond Registrar and Paying Agent under such Fourth Supplemental Indenture.

**SECTION 4. Negotiated Sale.** The Board hereby determines that a negotiated sale of the 2021A Bonds to the Underwriter is in the best interest of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District’s ability to issue and deliver the 2021A Bonds at presently favorable interest rates, and because the nature of the security for the 2021A Bonds and the sources of payment of debt service on the 2021A Bonds require the participation of an underwriter in structuring the bond issue.

**SECTION 5. Contract Approved.** The Board hereby approves the Contract submitted by the Underwriter in substantially the form attached hereto as **Exhibit B**. The Chairman or

Vice Chairman of the Board is hereby authorized to execute the Contract and to deliver the Contract to the Underwriter with such changes, amendments, modifications, omissions and additions as may be approved by the executing Chairman or Vice Chairman; provided that:

(a) with respect to the 2021A-1 Bonds: (i) the aggregate principal amount of the 2021A-1 Bonds shall not exceed the principal amount of the 2011A-1 Bonds outstanding on the date of delivery of the 2021A-1 Bonds; (ii) the interest rate on the 2021A-1 Bonds will not exceed the maximum rate permitted by Section 218.84, *Florida Statutes*; (iii) the Underwriter's discount shall not exceed two percent (2.0%) of the principal amount of the 2021A-1 Bonds; (iv) if the Series 2021A-1 Bonds are subject to optional redemption, which determination will be made on or before the sale date of the Series 2021A-1 Bonds, the first optional call date and the redemption price shall be as set forth in the Contract; (v) the final maturity of the 2021A Bonds shall be no later than the final maturity of the 2011A-1 Bonds; and (vi) for each parcel subject to assessments securing the Prior Bonds, the principal and interest amount of the debt assessment securing the 2021A-1 Bonds shall not exceed the level currently in place to secure the Prior Bonds; and

(b) with respect to the 2021A-2 Bonds, (i) the aggregate principal amount of the 2021A-2 Bonds shall not exceed \$10,675,000; (ii) the interest rate on the 2021A Bonds will not exceed the maximum rate permitted by Section 218.84, *Florida Statutes*; (iii) the Underwriter's discount shall not exceed two percent (1.5%) of the principal amount of the 2021A Bonds; (iv) if the Series 2021A-2 Bonds are subject to optional redemption, which determination will be made on or before the sale date of the Series 2021A-2 Bonds, the first optional call date and the redemption price shall be as set forth in the Contract; and (v) the final maturity of the 2021A Bonds shall be no later than no later than the final maturity of the 2011A-2 Bonds; and (vi) for each parcel subject to assessments securing the Prior Bonds, the principal and interest amount of the debt assessment securing the 2021A-2 Bonds shall not exceed the level currently in place to secure the Prior Bonds.

**SECTION 6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum.** The District hereby approves the Preliminary Limited Offering Memorandum in substantially the form attached hereto as **Exhibit C** (the "Preliminary Limited Offering Memorandum") and authorizes its distribution and use by the Underwriter in connection with the offering for the sale of the 2021A Bonds. If between the date hereof and the mailing of the Preliminary Limited Offering Memorandum it is necessary to make insertions, modifications and changes to the Preliminary Limited Offering Memorandum, the Chairman or Vice Chairman is hereby authorized to approve such insertions, changes and modifications, and, the Chairman or Vice Chairman is hereby authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") under the Securities Exchange Act of 1934, in the form as mailed and in furtherance thereof to execute a certificate evidencing same. The preparation of a final Limited Offering Memorandum is hereby approved and the Chairman or Vice Chairman is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the award of the 2021A Bonds and, upon such award, to deliver the same to the Underwriter for use by it in connection with the sale and distribution of the 2021A Bonds. The Limited Offering

Memorandum shall be substantially in the form of the final Preliminary Limited Offering Memorandum, with such changes as shall be approved by the Chairman or Vice Chairman as necessary to conform to the details of the 2021A Bonds and such other insertions, modifications and changes as may be approved by the Chairman or Vice Chairman. The execution and delivery of the Limited Offering Memorandum by the Chairman shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the 2021A Bonds.

**SECTION 7. Form of 2021A Bonds.** The 2021A Bonds shall be in substantially the form as set forth in the exhibit to the Fourth Supplemental Indenture, with such additions, deletions and other changes thereto as the officials of the Board executing the 2021A Bonds shall approve, such approval to be conclusively evidenced by the execution of the 2021A Bonds (by manual or facsimile signature) by such officials. The Board hereby authorizes and approves the use of a facsimile of the District seal on the 2021A Bonds.

**SECTION 8. Continuing Disclosure Agreement.** The form and content of the Continuing Disclosure Agreement (the “Disclosure Document”) relating to the 2021A Bonds in substantially the form attached hereto as **Exhibit D** is hereby approved. Wrathell, Hunt and Associates, LLC is hereby approved as the Dissemination Agent under the Disclosure Document. The Chairman or Vice Chairman and the Secretary or any Assistant Secretary are hereby authorized to execute on behalf of the District the Disclosure Document in substantially the form attached hereto, with such additions, deletions, and other changes as may be necessitated by applicable law, this Resolution and the Contract as such officers may approve (such approval to be conclusively evidenced by their execution of the Disclosure Document).

**SECTION 9. Application of Series 2021A Bond Proceeds.** Proceeds of the 2021A Bonds shall be applied as provided in the Fourth Supplemental Indenture.

**SECTION 10. Open Meetings.** It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the 2021A Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

**SECTION 11. Other Actions.** The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the “District Officers”), Akerman LLP, as Bond Counsel, the District’s Counsel, and any other consultant or experts retained by the District, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the 2021A Bonds and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, this Resolution, the Disclosure Document and the Contract.

**SECTION 12. Other Agreements.** The District hereby authorizes and approves the execution and delivery by the District Officers of such completion agreements, acquisition agreements, assessment true-up agreements, collateral assignments of contract rights and other agreements and instruments, between the District and the owners or developers of lands within the District as shall be necessary or desirable in connection with the issuance and delivery of the 2021A Bonds and the consummation of all transactions in connection therewith. Such agreements shall be in substantially the form subsequently prepared and approved by District Counsel, with such changes therein as shall be approved by the District Officers executing or accepting delivery of the same, with such execution or acceptance to constitute conclusive evidence of such officer's approval and the District's approval of any changes therein.

**SECTION 13. Approval of Prior Actions.** All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the 2021A Bonds are hereby approved, confirmed and ratified.

**SECTION 14. Inconsistent Resolutions and Motions.** All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

**SECTION 15. Severability.** If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

**SECTION 16. Effective Date.** This Resolution shall become effective immediately upon its adoption.

*[Signature page follows.]*

*[Signature page to Resolution 2021-08]*

ADOPTED this 29<sup>th</sup> day of July, 2021.

**RIVER HALL COMMUNITY  
DEVELOPMENT DISTRICT**

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

[SEAL]  
Attest:

By: \_\_\_\_\_  
Secretary/Assistant Secretary

Exhibits

- A-Fourth Supplemental Trust Indenture
- B-Bond Purchase Contract
- C-Preliminary Limited Offering Memorandum
- D-Disclosure Document

Exhibit A: Fourth Supplemental Trust Indenture

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**FOURTH SUPPLEMENTAL TRUST INDENTURE**

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**BETWEEN**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

**AND**

**U.S. BANK NATIONAL ASSOCIATION  
As Trustee**

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**Dated as of August 1, 2021**

---

**Authorizing and Securing**

**\$ \_\_\_\_\_  
RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS  
SERIES 2021A-1**

**and**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REFUNDING REVENUE BONDS  
SERIES 2021A-2**

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THIS FOURTH SUPPLEMENTAL TRUST INDENTURE (the “Fourth Supplemental Indenture”), dated as of August 1, 2021, between River Hall Community Development District (the “Issuer” or the “District”), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. Bank National Association, a national banking association duly organized and existing under the laws of the United States of America, as successor trustee to Wachovia Bank, National Association (said banking association and any bank or trust company becoming successor trustee under this Fourth Supplemental Indenture being hereinafter referred to as the “Trustee”);

W I T N E S S E T H:

WHEREAS, the District is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose, among other things, of financing and managing the acquisition and construction, maintenance, and operation of the major infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has entered into a Master Trust Indenture, dated as of October 1, 2005 (the “Master Indenture”) with the Trustee to secure the issuance of its River Hall Community Development District Capital Improvement Revenue Bonds, issuable in one or more series from time to time; and

WHEREAS, pursuant to Resolution 2005-18, adopted by the Board of Supervisors of the District (the “Governing Body”) on June 17, 2005 (as supplemented by the Award Resolution hereinafter defined, the “Bond Resolution”), the District authorized the issuance, sale and delivery of not to exceed \$125,000,000 of its River Hall Community Development District Capital Improvement Revenue Bonds (the “Bonds”), to be issued in one or more Series of Bonds from time to time as authorized under the Master Indenture, which Bonds were validated by final judgment of the Circuit Court of Lee County, Florida on August 29, 2005; and

WHEREAS, the Governing Body of the District duly adopted Resolution No. 2005-31, on September 23, 2005, providing for the acquisition, construction and installation of assessable capital improvements (the “Original Capital Improvement Program”); and

WHEREAS, pursuant to the Master Indenture and a First Supplemental Trust Indenture, dated as of October 1, 2005, the District issued its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2005 (the “2005 Bonds”) in the aggregate principal amount of \$30,000,000; and

WHEREAS, pursuant to the Master Indenture and a Second Supplemental Trust Indenture, dated as of May 1, 2011 (the “Second Supplemental Trust Indenture”), the District issued its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-1 and River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-2 (the “Prior Bonds”) in the aggregate principal amount of \$24,668,674.60 in exchange for the then Outstanding 2005 Bonds;

WHEREAS, pursuant to the Master Indenture and a Third Supplemental Trust Indenture, dated as of September 1, 2020, the District issued its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2020A (Assessment Area 3) (the “2020A Bonds”) in the aggregate principal amount of \$7,600,000; and

WHEREAS, the District has determined it to be advantageous to the District to issue its Capital Improvement Refunding Bonds, Series 2021A-1 (the “2021A-1 Bonds”) and Capital Improvement Refunding Bonds, Series 2021A-2 (the “2021A-2 Bonds” and, together with the 2021A-1 Bonds, the “2021A Bonds”) for the primary purpose of, together with other legally available money of the District, of refunding and defeasing all of the Prior Bonds Outstanding on the date of issuance of the 2021A Bonds (the “Refunded Bonds”), which refunding will reduce the debt service of the District to the advantage of the residents of the District; and

WHEREAS, pursuant to Resolution No. 2021-\_\_ adopted by the Governing Body of the District on August \_\_, 2021 (the “2021 Authorizing Resolution”) and the Master Indenture, the District authorized the issuance of (i) not exceeding \$\_\_\_\_\_ initial principal amount of 2021A-1 Bonds as an issue of Bonds under the Master Indenture, and (ii) not exceeding \$\_\_\_\_\_ initial principal amount of 2021A-2 Bonds as an issue of Bonds under the Master Indenture, and has authorized the execution and delivery of this Fourth Supplemental Indenture to secure the issuance of the 2021A-1 Bonds and the 2021A-2 Bonds, respectively, and to set forth the terms of the 2021A Bonds; and

WHEREAS, the District will apply the proceeds of the 2021A Bonds to: (i) refund and defease for retirement on \_\_\_\_\_, 2021 all of the Refunded Bonds; (ii) pay certain costs associated with the issuance of the 2021A Bonds; and (iii) fund the 2021A-1 Reserve Account and the 2021A-2 Reserve Account as herein provided; and

WHEREAS, the Governing Body of the District duly adopted Resolution No. 2020-13, on August 6, 2020, approving a supplement to the Capital Improvement Plan providing for the acquisition, construction and installation of additional assessable capital improvements (the Original Capital Improvement Plan as so supplemented, the “Capital Improvement Program”), providing estimated Costs of the Capital Improvement Program, defining assessable property to be benefited by the Capital Improvement Program, defining the portion of the Costs of the Capital Improvement Program with respect to which Assessments will be imposed and the manner in which such Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll, and, stating the intent of the District to issue Bonds of the District secured by such Assessments to finance the costs of the acquisition, construction and installation of a portion of the Capital Improvement Program and the Governing Body of the District duly adopted Resolution No. 2021-\_\_, on August \_\_, 2021, following a public hearing conducted in accordance with the Act, to fix and establish the Assessments on the benefited property (collectively, the “Assessment Resolution”); and

WHEREAS, the Board of the District in connection with the issuance of the 2005 Bonds duly adopted resolutions, defining the assessable property specially benefited by the “assessable improvements” financed with proceeds of the 2005 Bonds, and the manner in which such 2005 Assessments were to be levied against such specially benefited property within the District, directing the preparation of an assessment roll calling for a public hearing of the District at which

owners of property to be subject to the 2005 Assessments were heard as to the propriety and advisability of levying the 2005 Assessments, the manner of payment therefor, and the amount to be assessed against each such specially benefited property, and following a public hearing conducted in accordance with the Act, to fix and establish the 2005 Assessments and the specially benefited property against which the 2007 Assessments were levied, and the 2005 Assessment Resolutions were amended in connection with the issuance of the Prior Bonds by Resolutions No. 2011-\_\_ and 2011-\_\_ (as so amended, the “2005 Assessment Resolution”); and

WHEREAS, the Governing Body of the District adopted Resolution 2021-\_\_ to supplement to the 2005 Assessment Resolution (the “2021 Assessment Resolution,” together with the 2005 Assessment Resolution, the “Assessment Resolution”) whereby the assessments securing the Series 2021A Bonds reflect the interest rate and principal assessment corresponding to the 2021A Bonds; and

WHEREAS, the execution and delivery of the 2021A Bonds and of this Fourth Supplemental Indenture have been duly authorized by the Governing Body of the District and all things necessary to make the 2021A Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Fourth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the 2021A-1 Trust Estate and the 2021A-2 Trust Estate (each as defined below), respectively (each a “Series Trust Estate” for purposes of the Master Indenture) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS FOURTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the 2021A-1 Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all 2021A-1 Bonds Outstanding from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fourth Supplemental Indenture and in the 2021A-1 Bonds: (a) has executed and delivered this Fourth Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture, as amended hereby, and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture as amended hereby the revenues derived by the District from the 2021A-1 Assessments pledged to the 2021A-1 Bonds (the “2021A-1 Pledged Revenues”) and the Funds and Accounts established for the 2021A-1 Bonds, including, without limitation, the 2021A-1 Reserve Account (except for the 2021A-1 Rebate Account) established by the Master Indenture as amended hereby (the “2021A-1 Pledged Funds and Accounts”) (collectively, the “2021A-1 Trust Estate”);

and

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the 2021A-2 Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all 2021A-2 Bonds Outstanding from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Fourth Supplemental Indenture and in the 2021A-2 Bonds: (a) has executed and delivered this Fourth Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture, as amended hereby, and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture as amended hereby the revenues derived by the District from the 2021A-2 Assessments pledged to the 2021A-2 Bonds (the “2021A-2 Pledged Revenues”) and the Funds and Accounts established for the 2021A-2 Bonds, including, without limitation, the 2021A-2 Reserve Account (except for the 2021A-2 Rebate Account) established by the Master Indenture as amended hereby (the “2021A-2 Pledged Funds and Accounts”) (collectively, the “2021A-2 Trust Estate”);

TO HAVE AND TO HOLD all the same by the Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Indenture, in the case of the 2021A-1 Bonds upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the 2021A-1 Bonds issued or to be issued under and secured by the 2021A-1 Trust Estate under this Fourth Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any one 2021A-1 Bond over any other 2021A-1 Bond by reason of priority in their issue, sale or execution, and in the case of the 2021A-2 Bonds upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the 2021A-2 Bonds issued or to be issued under and secured by the 2021A-2 Trust Estate under this Fourth Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any one 2021A-2 Bond over any other 2021A-2 Bond by reason of priority in their issue, sale or execution;

PROVIDED FURTHER HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the 2021A Bonds or any 2021A Bond of a particular maturity issued, secured and Outstanding under this Fourth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the 2021A Bonds and this Fourth Supplemental Indenture, according to the true intent and meaning thereof, and shall well

and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Indenture, then upon such final payments, this Fourth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all 2021A Bonds or any 2021A Bond of a particular maturity, otherwise this Fourth Supplemental Indenture shall remain in full force and effect;

THIS FOURTH SUPPLEMENTAL TRUST INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all 2021A Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Indenture expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the 2021A Bonds, as follows:

## ARTICLE I

### DEFINITIONS

SECTION 1.01 Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

“Authorized Denomination” shall mean, with respect to the 2021A Bonds, on the date of issuance, in the denominations of \$5,000 and any integral multiple thereof, provided, however, if any initial beneficial owner of 2021A Bonds does not purchase at least \$100,000 of the 2021A Bonds at the time of initial delivery of the 2021A Bonds, such beneficial owner must execute and deliver to the District and the Underwriter on the date of delivery of the 2021A Bonds the investor letter in the form attached hereto as Exhibit C or otherwise establish to the satisfaction of the Underwriter that such beneficial owner is an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended.

“Bond Depository” shall mean the securities depository from time to time under Section 2.01 hereof, which may be the District.

“Bond Participants” shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds 2021A Bonds as securities depository.

“Continuing Disclosure Agreement” shall mean the continuing disclosure agreement for the benefit of the owners of the 2021A Bonds, to be entered into among the District, the Landowner and Wrathell, Hunt and Associates, as dissemination agent, and for limited purposes, agreed to and acknowledged by the Trustee, dated August \_\_, 2021 in connection with the issuance of the 2021A Bonds.

“DTC” shall mean The Depository Trust Company, New York, New York, and its successors and assigns.

“Government Obligations” shall mean direct obligations of, or obligations the payment of principal of and interest on which are unconditionally guaranteed by, the United States of America.

“Indenture” shall mean the Master Indenture, as amended and supplemented by this Fourth Supplemental Indenture.

“Interest Payment Date” shall mean each May 1 and November 1, commencing November 1, 2021.

“Landowner” shall mean RH Venture II, LLC.

“Majority Owners” shall mean (i) with respect to the 2021A-1 Bonds, the Beneficial Owners of more than 50% of the principal amount of the 2021A-1 Bonds Outstanding, and (i) with respect to the 2021A-2 Bonds, the Beneficial Owners of more than 50% of the principal amount of the 2021A-2 Bonds Outstanding.

“Master Indenture” shall mean the Master Trust Indenture, dated as of October 1, 2005 from the District to the Trustee, as previously amended and supplemented with respect to matters pertaining solely to the Master Indenture or the Series 2021A Bonds (as opposed to supplements or amendments relating to Series of Bonds other than the Series 2021A Bonds).

“Nominee” shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Fourth Supplemental Indenture.

“Quarterly Redemption Date” shall mean each February 1, May 1, August 1 and November 1.

“Redemption Date” shall mean, in the event that the 2021A Bonds are to be redeemed in part, each Quarterly Redemption Date, or, in the event that the 2021A Bonds are to be redeemed in full, any date.

“2021A Assessments” means the 2021A-1 Assessments and the 2021A-2 Assessments.

“2021A Bonds” means the 2021A-1 Bonds and the 2021A-2 Bonds.

“2021A Costs of Issuance Account” shall mean the Account so designated, established as a separate account within the Acquisition and Construction Fund pursuant to Section 4.01(e) of this Fourth Supplemental Indenture.

“2021A Investment Obligations” shall mean the investments described on Exhibit E hereto.

“2021A-1 Assessments” shall mean the Assessments on the tax parcels identified on the tax roll attached as Exhibit A-1 and corresponding to the 2021A-1 Bonds.

“2021A-1 Assessment Principal” shall mean the principal portion of the 2021A-1 Assessments.

“2021A-1 Assessment Proceedings” shall mean the proceedings of the District with respect to the establishment, levy and collection of the 2021A-1 Assessments, including, but not limited to Resolutions No. 2021-\_\_ and 2021-\_\_, adopted by the Governing Body of the District, and any supplemental proceedings undertaken by the District with respect to the 2021A-1 Assessments.

“2021A-1 Bonds” shall mean \$\_\_\_\_\_ River Hall Community Development District Capital Improvement Refunding Revenue Bonds, Series 2021A-1.

“2021A-1 Debt Service Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-1 Interest Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-1 Optional Redemption Account” shall mean the Account so designated, established as a separate subaccount of the 2021A-1 Redemption Account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-1 Pledged Revenues” shall mean all revenues received by the District from the 2021A-1 Assessments, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such 2021A-1 Assessments or from the issuance and sale of tax certificates with respect to such 2021A-1 Assessments; provided, however, that 2021A-1 Pledged Revenues shall not include (A) any moneys transferred to the 2021A-1 Rebate Fund, or investment earnings thereon and (B) “special assessments” levied and collected by the District under Section 190.022 of the Act for maintenance purposes or “maintenance special assessments” levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso).

“2021A-1 Prepayment Account” shall mean the Account so designated, established as a separate subaccount of the 2021A-1 Redemption Account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-1 Prepayment Principal” shall mean the excess amount of 2021A-1 Assessment Principal received by the District over the 2021A-1 Assessment Principal included in an 2021A-1 Assessment appearing on any outstanding and unpaid tax bill, whether or not mandated to be prepaid in accordance with the 2021A-1 Assessment Proceedings. Anything herein or in the Indenture to the contrary notwithstanding, the term 2021A-1 Prepayment Principal shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

“2021A-1 Principal Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-1 Rebate Account” shall mean the Account so designated, established as a separate account within the Rebate Fund pursuant to Section 4.01(d) of this Fourth Supplemental Indenture.

“2021A-1 Redemption Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-1 Reserve Account” shall mean the Account so designated, established as a separate account within the Reserve Fund pursuant to Section 4.01(b) of this Fourth Supplemental Indenture.

“2021A-1 Reserve Account Requirement” shall mean an amount calculated from time to time equal to ten percent (10%) of the maximum annual debt service on the Outstanding 2021A-1 Bonds. The 2021A-1 Reserve Account Requirement is initially \$\_\_\_\_\_.

“2021A-1 Revenue Account” shall mean the Account so designated, established as a separate account within the Revenue Fund pursuant to Section 4.01(c) of this Fourth Supplemental Indenture.

“2021A-1 Sinking Fund Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-2 Assessments” shall mean the Assessments on the tax parcels identified on the tax roll attached as Exhibit A-2 and corresponding to the 2021A-2 Bonds.

“2021A-2 Assessment Principal” shall mean the principal portion of the 2021A-2 Assessments.

“2021A-2 Assessment Proceedings” shall mean the proceedings of the District with respect to the establishment, levy and collection of the 2021A-2 Assessments, including, but not limited to Resolutions No. 2021-\_\_ and 2021-\_\_, adopted by the Governing Body of the District, and any supplemental proceedings undertaken by the District with respect to the 2021A-2 Assessments.

“2021A-2 Bonds” shall mean \$\_\_\_\_\_ River Hall Community Development District Capital Improvement Refunding Revenue Bonds, Series 2021A-2.

“2021A-2 Debt Service Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-2 Interest Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-2 Optional Redemption Account” shall mean the Account so designated, established as a separate subaccount of the 2021A-2 Redemption Account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-2 Pledged Revenues” shall mean all revenues received by the District from the 2021A-2 Assessments, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such 2021A-2 Assessments or from the issuance and sale of tax certificates with respect to such 2021A-2 Assessments; provided, however, that 2021A-2 Pledged Revenues shall not include (A) any moneys transferred to the 2021A-2 Rebate

Fund, or investment earnings thereon and (B) “special assessments” levied and collected by the District under Section 190.022 of the Act for maintenance purposes or “maintenance special assessments” levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso).

“2021A-2 Prepayment Account” shall mean the Account so designated, established as a separate subaccount of the 2021A-2 Redemption Account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-2 Prepayment Principal” shall mean the excess amount of 2021A-2 Assessment Principal received by the District over the 2021A-2 Assessment Principal included in an 2021A-2 Assessment appearing on any outstanding and unpaid tax bill, whether or not mandated to be prepaid in accordance with the 2021A-2 Assessment Proceedings. Anything herein or in the Indenture to the contrary notwithstanding, the term 2021A-2 Prepayment Principal shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

“2021A-2 Principal Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-2 Rebate Account” shall mean the Account so designated, established as a separate account within the Rebate Fund pursuant to Section 4.01(d) of this Fourth Supplemental Indenture.

“2021A-2 Redemption Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

“2021A-2 Reserve Account” shall mean the Account so designated, established as a separate account within the Reserve Fund pursuant to Section 4.01(b) of this Fourth Supplemental Indenture.

“2021A-2 Reserve Account Requirement” shall mean an amount calculated from time to time equal to fifty percent (50%) of the maximum annual debt service on the Outstanding 2021A-2 Bonds. The 2021A-2 Reserve Account Requirement is initially \$\_\_\_\_\_.

“2021A-2 Revenue Account” shall mean the Account so designated, established as a separate account within the Revenue Fund pursuant to Section 4.01(c) of this Fourth Supplemental Indenture.

“2021A-2 Sinking Fund Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(a) of this Fourth Supplemental Indenture.

The words “hereof”, “herein”, “hereto”, “hereby”, and “hereunder” (except in the forms of 2021A Bonds), refer to the entire Indenture.

Every “request”, “requisition”, “order”, “demand”, “application”, “notice”, “statement”, “certificate”, “consent”, or similar action hereunder by the District shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by a Responsible Officer of the District.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[End of Article I]

## ARTICLE II

### AUTHORIZATION, ISSUANCE AND PROVISIONS OF 2021A BONDS

#### SECTION 2.01 Authorization of 2021A Bonds; Book-Entry Only Form.

(a) The 2021A-1 Bonds are hereby authorized to be issued in the aggregate principal amount of \$\_\_\_\_\_ for the purposes enumerated in the recitals hereto to be designated “River Hall Community Development District Capital Improvement Refunding Revenue Bonds, Series Series 2021A-1”. The 2021A-1 Bonds shall be substantially in the form set forth as Exhibit B to this Fourth Supplemental Indenture. Each 2021A-1 Bond shall bear the designation “Series 2021A-1-R” and shall be numbered consecutively from 1 upwards.

(b) The 2021A-2 Bonds are hereby authorized to be issued in the aggregate principal amount of \$\_\_\_\_\_ for the purposes enumerated in the recitals hereto to be designated “River Hall Community Development District Capital Improvement Refunding Revenue Bonds, Series 2021A-2”. The 2021A-2 Bonds shall be substantially in the form set forth as Exhibit B to this Fourth Supplemental Indenture. Each 2021A-2 Bond shall bear the designation “2021A-2-R” and shall be numbered consecutively from 1 upwards.

(c) The 2021A-1 Bonds shall be a separate Series for all purposes under the Master Indenture, including but not limited to, determining requisite percentages for consent or control by Owners and consents to amendments and the occurrence of defaults and Events of Default. The 2021A-1 Bonds shall be secured by the Series 2021A-1 Trust Estate. The 2021A-1 Bonds are not cross defaulted with any other Series of Bonds issued under the Master Trust Indenture.

(d) The 2021A-2 Bonds shall be a separate Series for all purposes under the Master Indenture, including but not limited to, determining requisite percentages for consent or control by Owners and consents to amendments and the occurrence of defaults and Events of Default. The 2021A-2 Bonds shall be secured by the Series 2021A-2 Trust Estate. The 2021A-2 Bonds are not cross defaulted with any other Series of Bonds issued under the Master Trust Indenture.

(e) The 2021A Bonds shall be initially issued in the form of a separate single certificated fully registered Bond for each Series and maturity thereof. Upon initial issuance, the ownership of each such 2021A Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding 2021A Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC.

(f) With respect to 2021A Bonds registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond Participant or to any indirect Bond Participant. Without limiting the immediately preceding sentence, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Bond Participant with respect to any ownership interest in the 2021A Bonds, (ii) the delivery

to any Bond Participant or any other person other than an Owner, as shown in the registration books kept by the Bond Registrar, of any notice with respect to the 2021A Bonds, including any notice of redemption, or (iii) the payment to any Bond Participant or any other person, other than an Owner, as shown in the registration books kept by the Bond Registrar, of any amount with respect to principal of, premium, if any, or interest on the 2021A Bonds. The District, the Trustee, the Bond Registrar and the Paying Agent may treat and consider the person in whose name each 2021A Bond is registered in the registration books kept by the Bond Registrar as the absolute owner of such 2021A Bond for the purpose of payment of principal, premium and interest with respect to such 2021A Bond, for the purpose of giving notices of redemption and other matters with respect to such 2021A Bond, for the purpose of registering transfers with respect to such 2021A Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the 2021A Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Bond Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of, premium, if any, and interest on the 2021A Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Bond Registrar, shall receive a certificated 2021A Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the District of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions herein with respect to Record Dates, the words "Cede & Co." in this Fourth Supplemental Indenture shall refer to such new Nominee of DTC; and upon receipt of such a notice the District shall promptly deliver a copy of the same to the Trustee, Bond Registrar and the Paying Agent.

Upon receipt by the Trustee or the District of written notice from DTC: (i) confirming that DTC has received written notice from the District to the effect that a continuation of the requirement that all of the Outstanding 2021A Bonds be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the Beneficial Owners of the 2021A Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the 2021A Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, but may be registered in whatever name or names Owners transferring or exchanging the 2021A Bonds shall designate, in accordance with the provisions hereof.

SECTION 2.02 Terms. (a) The 2021A-1 Bonds shall be issued as Term Bonds, shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below

<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>CUSIP</u>
\$ _____	%	May 1, 20__	768247 ____
\$ _____	%	May 1, 20__	768247 ____

\$\$	%	May 1, 20__	768247__
\$\$	%	May 1, 20__	768247__

(b) The 2021A-2 Bonds shall be issued as Term Bonds, shall bear interest at the fixed interest rates per annum and shall mature in the amounts and on the dates set forth below

<u>Principal Amount</u>	<u>Interest Rate</u>	<u>Maturity Date</u>	<u>CUSIP</u>
\$ _____	%	May 1, 20__	768247__
\$ _____	%	May 1, 20__	768247__
\$\$	%	May 1, 20__	768247__
\$\$	%	May 1, 20__	768247__

SECTION 2.03 Dating; Interest Accrual. Each 2021A Bond shall be dated the date of delivery thereof. Each 2021A Bond also shall bear its date of authentication. Each 2021A Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such 2021A Bond has been paid, in which event such 2021A Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the 2021A Bonds, in which event, such 2021A Bond shall bear interest from its date. Interest on the 2021A Bonds shall be due and payable on each May 1 and November 1, commencing November 1, 2021, and shall be computed on the basis of a 360-day year of twelve 30-day months.

SECTION 2.04 Denominations. The 2021A Bonds shall be issued in Authorized Denominations.

SECTION 2.05 Paying Agent. The District appoints the Trustee as Paying Agent for the 2021A Bonds.

SECTION 2.06 Bond Registrar. The District appoints the Trustee as Bond Registrar for the 2021A Bonds.

SECTION 2.07 Conditions Precedent to Issuance of 2021A Bonds. The 2021A Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

- (i) Certified copies of the 2021A-1 Assessment Proceedings and the 2021A-2 Assessment Proceedings.
- (ii) Executed copies of the Master Indenture and this Fourth Supplemental Indenture.

(iii) A Bond Counsel opinion to the effect that: (A) the District has the right and power under the Act as amended to the date of such opinion to authorize, execute and deliver this Fourth Supplemental Indenture, that it has been duly and lawfully authorized, executed and delivered by the District, is in full force and effect and is valid and binding upon the District and enforceable in accordance with its terms; (B) the Master Indenture, as amended and supplemented by this Fourth Supplemental Indenture, creates the valid pledge which it purports to create of the 2021A-1 Trust Estate to secure the 2021A-1 Bonds and the 2021A-2 Trust Estate to secure the 2021A-2 Bonds, all in the manner and to the extent provided in the Master Indenture and this Fourth Supplemental Indenture; (C) the 2021A Bonds are valid, binding, special obligations of the District, enforceable in accordance with their terms and the terms of the Indenture and this Fourth Supplemental Indenture, subject to bankruptcy, insolvency or other laws affecting the rights of creditors generally and entitled to the benefits of the Act as amended to the date of such opinion, and the 2021A Bonds have been duly and validly authorized and issued in accordance with law and the Master Indenture and this Fourth Supplemental Indenture; (D) interest on the 2021A Bonds is excludible from gross income for federal income tax purposes, and (v) lien of the Refunded Bonds have been legally defeased.

(iv) The District Counsel opinion required by Section 207 of the Master Indenture.

(v) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the 2021A Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Fourth Supplemental Indenture with respect to the 2021A Bonds.

(vi) Such other documents, instruments, certificates and opinions as Bond Counsel shall reasonably require in order to render its opinion under (iii) above or as the Trustee may require to effect the delivery of the 2021A Bonds. The delivery by Bond Counsel of its opinion under (iii) above shall be conclusive evidence of the satisfaction of the foregoing condition.

Payment to the Trustee of the net proceeds from the issuance of the 2021A Bonds shall be conclusive evidence that the purchasers of the 2021A Bonds are satisfied that the foregoing conditions have been met.

[End of Article II]

## ARTICLE III

### REDEMPTION OF 2021A BONDS

SECTION 3.01 Bonds Subject to Redemption. The 2021A Bonds are subject to redemption prior to maturity as provided in the forms thereof set forth as Exhibit B to this Fourth Supplemental Indenture. Interest on 2021A-1 Bonds which are called for redemption shall be paid on the Redemption Date from the 2021A-1 Interest Account or from the 2021A-1 Revenue Account to the extent monies in the 2021A-1 Interest Account are insufficient for such purpose. Interest on 2021A-2 Bonds which are called for redemption shall be paid on the Redemption Date from the 2021A-2 Interest Account or from the 2021A-2 Revenue Account to the extent monies in the 2021A-2 Interest Account are insufficient for such purpose.

SECTION 3.02 Notice of Redemption. When required to redeem 2021A Bonds under any provision of this Fourth Supplemental Indenture or directed to redeem 2021A Bonds by the District, the Trustee shall give or cause to be given to Owners of the 2021A Bonds to be redeemed notice of the redemption, as set forth in Section 302 of the Master Indenture, provided that if at the time of mailing of notice of an optional redemption or purchase, the District shall not have deposited with the Trustee or Paying Agent moneys sufficient to redeem or purchase all the 2021A Bonds called for redemption or purchase, such notice shall state that the redemption is conditional and is subject to the deposit of the redemption or purchase moneys with the Trustee or Paying Agent, as the case may be, not later than the opening of business on the redemption or purchase date, and such notice shall be of no effect unless such moneys are so deposited.

SECTION 3.03 Prepayment By Cancellation of Bonds Permitted. Any landowner or any Person, on behalf of such landowner, may deliver to the District or the Trustee 2021A Bonds purchased or otherwise acquired in the open market for cancellation, or may arrange for the purchase of 2021A Bonds by the Trustee at a purchase price at or below the par amount thereof, with funds provided by the landowner in an amount equal to such purchase price, whereupon the Trustee shall cancel the 2021A Bonds so delivered or purchased and such cancellation of 2021A Bonds shall be treated as an optional prepayment of the 2021A Assessments, in an amount equal to the principal amount and accrued interest of 2021A Bonds so surrendered or purchased and cancelled. The lien of the 2021A Assessments shall be reduced to reflect such prepayment. The landowner may designate the specific lots or parcels owned by such landowner to which such prepayment shall apply and the amount prepaid with respect to each lot or parcel. The Amortization Installments with respect to 2021A Bonds remaining Outstanding shall be adjusted as provided in Section 4.05 hereof.

[End of Article III]

## ARTICLE IV

### ESTABLISHMENT AND MAINTENANCE OF ACCOUNTS AND OPERATION THEREOF

#### SECTION 4.01 Establishment of Accounts.

(a) There are hereby established in the Debt Service Fund held by the Trustee (i) a 2021A-1 Debt Service Account and therein a 2021A-1 Principal Account, a 2021A-1 Sinking Fund Account, and a 2021A-1 Interest Account; (ii) a 2021A-1 Redemption Account and therein a 2021A-1 Prepayment Subaccount and a 2021A-1 Optional Redemption Subaccount; (iii) 2021A-2 Debt Service Account and therein a 2021A-2 Principal Account, a 2021A-2 Sinking Fund Account and a 2021A-2 Interest Account; and (iv) a 2021A-2 Redemption Account and therein a 2021A-2 Prepayment Subaccount and a 2021A-2 Optional Redemption Subaccount;

(b) There is hereby established within the Reserve Fund held by the Trustee (i) a 2021A-1 Reserve Account, which shall be held for the benefit of all of the 2021A-1 Bonds, without distinction and without privilege or priority of one 2021A-1 Bond over another, and (ii) a 2021A-2 Reserve Account, which shall be held for the benefit of all of the 2021A-2 Bonds, without distinction and without privilege or priority of one 2021A-2 Bond over another;

(c) There is hereby established within the Revenue Fund held by the Trustee (i) a 2021A-2 Revenue Account, and (ii) a 2021A-2 Revenue Account; and

(d) There is hereby established within the Rebate Fund held by the Trustee (i) a 2021A-1 Rebate Account, and (i) a 2021A-2 Rebate Account; and

(e) There is hereby established within the Acquisition and Construction Fund held by the Trustee a 2021A Costs of Issuance Account.

SECTION 4.02 Use of 2021A Bond Proceeds. Following the Trustee's receipt of the items set forth in Section 207 of the Master Indenture and Section 2.07 hereof, the net proceeds of sale of the 2021A Bonds, \$\_\_\_\_\_ (par amount of the 2021A Bonds less an original issue discount of \$\_\_\_\_\_ and an underwriter's discount of \$\_\_\_\_\_), shall be delivered to the Trustee by the District and be applied as follows:

(a) \$\_\_\_\_\_ (which is an amount equal to the initial 2021A-1 Reserve Account Requirement in respect of the 2021A-1 Bonds) shall be deposited in the 2021A-1 Reserve Account of the Reserve Fund,

(b) \$\_\_\_\_\_ (which is an amount equal to the initial 2021A-2 Reserve Account Requirement in respect of the 2021A-2 Bonds) shall be deposited in the 2021A-2 Reserve Account of the Reserve Fund,

(c) \$\_\_\_\_\_ shall be deposited in the 2021A Costs of Issuance Account of the Acquisition and Construction Fund to be applied to costs of issuance as directed in writing by the District. Six months after the issuance of the Series 2021A Bonds, any moneys remaining in the Series 2021A Costs of Issuance Account in excess of the costs of issuing the Series 2021A Bonds requested to be disbursed by the District shall be transferred *pro rata* into the 2021A-1 Prepayment Account of the Debt Service Fund and the 2021A-2 Prepayment Account of the Debt Service Fund, and the 2021A Costs of Issuance Account shall be closed.

(d) \$\_\_\_\_\_ of the proceeds of the 2021A Bonds, together with \$\_\_\_\_\_ previously held in the 2011A-1 Revenue Account, the 2011A-1 Reserve Account and the 2011A-1 Prepayment Subaccount for the Prior Bonds shall be deposited in the Optional Redemption Subaccount in the 2011A-1 Redemption Account created under that Second Supplemental Trust Indenture applied to retire the Series 2011A-1 Refunded Bonds on \_\_\_\_\_, 2021.

(e) \$\_\_\_\_\_ of the proceeds of the 2021A Bonds, together with \$\_\_\_\_\_ previously held in the 2011A-2 Revenue Account, the 2011A-2 Reserve Account and the 2011A-2 Prepayment Subaccount for the Prior Bonds, shall be deposited in the Optional Redemption Subaccount in the 2011A-2 Redemption Account created under that Second Supplemental Trust Indenture applied to retire the Series 2011A-2 Refunded Bonds on \_\_\_\_\_, 2021.

**SECTION 4.03**      2021A-1 Reserve Account.      Except as otherwise provided in this Section 4.03 or in the Master Indenture, amounts on deposit in the 2021A-1 Reserve Account shall be used only for the purpose of making payments into the 2021A-1 Interest Account, the 2021A-1 Principal Account and the 2021A-1 Sinking Fund Account to pay Debt Service on the 2021A-1 Bonds, when due, without privilege or priority of one 2021A-1 Bond over another, to the extent the moneys on deposit in such Accounts and available therefor are insufficient and for no other purpose. Such Account shall consist only of cash and 2021A-1 Investment Obligations. The 2021A-1 Reserve Account is held solely for the benefit of, and as security for, the 2021A-1 Bonds and amounts therein shall not be available or be used for the purpose of making any payments with respect to any other Bonds.

(a)      On each December 15, March 15, June 15 and September 15 (or, if such date is not a Business Day, on the Business Day preceding such day), the Trustee shall determine the amount on deposit in the 2021A-1 Reserve Account and transfer any excess therein above the 2021A-1 Reserve Account Requirement (other than as a result of optional prepayment of a 2021A-1 Assessment which shall be applied as provided in the succeeding paragraph or as a result of investment earnings which shall be deposited into the 2021A-1 Revenue Account as required by Section 510 of the Master Indenture), to the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account for the extraordinary mandatory redemption of 2021A-1 Bonds.

(b)      On each December 15, March 15, June 15 and September 15 (or, if such date is not a Business Day, on the Business Day preceding such day), in the event that the amount of proceeds of the 2021A-1 Bonds on deposit in the 2021A-1 Reserve Account exceeds the 2021A-1 Reserve Account Requirement due to a decrease in the amount of 2021A-1 Bonds that will be outstanding as a result of an optional prepayment by the owner of a lot or parcel of land of a 2021A-1 Assessment against such lot or parcel, such excess shall be transferred to the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account (and the District shall include such

excess as a credit against the 2021A-1 Prepayment Principal otherwise required to be made by the owner of such lot or parcel) to be used for the extraordinary mandatory redemption of 2021A-1 Bonds.

(c) On the date of prepayment of a 2021A-1 Assessment by cancellation of 2021A-1 Bonds pursuant to Section 3.03 hereof, in the event that the amount on deposit in the 2021A-1 Reserve Account exceeds the 2021A-1 Reserve Account Requirement due to a decrease in the amount of 2021A-1 Bonds that will be outstanding as a result of such prepayment by such 2021A-1 Assessment, such excess shall be transferred to the 2021A-1 Prepayment Account of the 2021A-1 Redemption Account (and the District shall include such excess as a credit against the 2021A-1 Prepayment Principal otherwise required to be made by the owner of such lot or parcel) to be used for the extraordinary mandatory redemption of 2021A-1 Bonds.

(d) Anything herein or in the Master Indenture to the contrary notwithstanding, on the earliest date on which there is on deposit in the 2021A-1 Reserve Account sufficient monies, taking into account other monies available therefor, to pay and redeem all of the Outstanding 2021A-1 Bonds, together with accrued interest and redemption premium, if any, on such 2021A-1 Bonds to the earliest date of redemption permitted therein and herein, then the Trustee shall transfer the amount on deposit in the 2021A-1 Reserve Account into the 2021A-1 Prepayment Subaccount in the 2021A-1 Redemption Account to pay and redeem all of the Outstanding 2021A-1 Bonds on the earliest date permitted for redemption therein and herein.

SECTION 4.04 2021A-1 Reserve Account. Except as otherwise provided in this Section 4.04 or in the Master Indenture, amounts on deposit in the 2021A-2 Reserve Account shall be used only for the purpose of making payments into the 2021A-2 Interest Account, the 2021A-2 Principal Account and the 2021A-2 Sinking Fund Account to pay Debt Service on the 2021A-2 Bonds, when due, without privilege or priority of one 2021A-2 Bond over another, to the extent the moneys on deposit in such Accounts and available therefor are insufficient and for no other purpose. Such Account shall consist only of cash and 2021A-2 Investment Obligations. The 2021A-2 Reserve Account is held solely for the benefit of, and as security for, the 2021A-2 Bonds and amounts therein shall not be available or be used for the purpose of making any payments with respect to any other Bonds.

(a) On each December 15, March 15, June 15 and September 15 (or, if such date is not a Business Day, on the Business Day preceding such day), the Trustee shall determine the amount on deposit in the 2021A-2 Reserve Account and transfer any excess therein above the 2021A-2 Reserve Account Requirement (other than as a result of optional prepayment of a 2021A-2 Assessment which shall be applied as provided in the succeeding paragraph or as a result of investment earnings which shall be deposited into the 2021A-2 Revenue Account as required by Section 510 of the Master Indenture), to the 2021A-2 Prepayment Subaccount of the 2021A-2 Redemption Account for the extraordinary mandatory redemption of 2021A-2 Bonds.

(b) On each December 15, March 15, June 15 and September 15 (or, if such date is not a Business Day, on the Business Day preceding such day), in the event that the amount of proceeds of the 2021A-2 Bonds on deposit in the 2021A-2 Reserve Account exceeds the 2021A-2 Reserve Account Requirement due to a decrease in the amount of 2021A-2 Bonds that will be outstanding as a result of an optional prepayment by the owner of a lot or parcel of land of a

2021A-2 Assessment against such lot or parcel, such excess shall be transferred to the 2021A-2 Prepayment Subaccount of the 2021A-2 Redemption Account (and the District shall include such excess as a credit against the 2021A-2 Prepayment Principal otherwise required to be made by the owner of such lot or parcel) to be used for the extraordinary mandatory redemption of 2021A-2 Bonds.

(c) On the date of prepayment of a 2021A-2 Assessment by cancellation of 2021A-2 Bonds pursuant to Section 3.03 hereof, in the event that the amount on deposit in the 2021A-2 Reserve Account exceeds the 2021A-2 Reserve Account Requirement due to a decrease in the amount of 2021A-2 Bonds that will be outstanding as a result of such prepayment by such 2021A-2 Assessment, such excess shall be transferred to the 2021A-2 Prepayment Account of the 2021A-2 Redemption Account (and the District shall include such excess as a credit against the 2021A-2 Prepayment Principal otherwise required to be made by the owner of such lot or parcel) to be used for the extraordinary mandatory redemption of 2021A-2 Bonds.

(d) Anything herein or in the Master Indenture to the contrary notwithstanding, on the earliest date on which there is on deposit in the 2021A-2 Reserve Account sufficient monies, taking into account other monies available therefor, to pay and redeem all of the Outstanding 2021A-2 Bonds, together with accrued interest and redemption premium, if any, on such 2021A-2 Bonds to the earliest date of redemption permitted therein and herein, then the Trustee shall transfer the amount on deposit in the 2021A-2 Reserve Account into the 2021A-2 Prepayment Subaccount in the 2021A-2 Redemption Account to pay and redeem all of the Outstanding 2021A-2 Bonds on the earliest date permitted for redemption therein and herein.

#### SECTION 4.05 Amortization Installments.

(a) The Amortization Installments established for the 2021A Bonds shall be as set forth in the forms of the 2021A Bonds attached hereto.

(b) Upon any redemption of 2021A-1 Bonds (other than 2021A-1 Bonds redeemed in accordance with scheduled Amortization Installments) and upon any cancellation of 2021A-1 Bonds upon surrender to the Trustee (including any surrender pursuant to Section 3.03 hereof), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so as to amortize the Outstanding 2021A-1 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the 2021A-1 Bonds.

(c) Upon any redemption of 2021A-2 Bonds (other than 2021A-2 Bonds redeemed in accordance with scheduled Amortization Installments) and upon any cancellation of 2021A-2 Bonds upon surrender to the Trustee (including any surrender pursuant to Section 3.03 hereof), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so as to amortize the Outstanding 2021A-2 Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the 2021A-2 Bonds.

SECTION 4.06 Tax Covenants and Rebate Accounts. The District shall comply with the agreements, covenants and instructions set forth in the Tax Certificate executed by the

District simultaneously herewith, as amended and supplemented from time to time in accordance with their respective terms.

SECTION 4.07      2021A-1 Revenue Account in Revenue Fund; Application of 2021A-1 Revenues and Investment Earnings.

(a) The District shall deposit into 2021A-1 Revenue Account the amounts required to be deposited therein in accordance with the provisions of this Fourth Supplemental Indenture. The 2021A-1 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee and for the sole benefit of the 2021A-1 Bonds.

(b) The District shall deposit all revenues received by the District from the 2021A-1 Assessments with the Trustee immediately upon receipt together with a written accounting setting forth the amounts of such 2021A-1 Assessments which are in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

- (i) 2021A-1 Prepayment Principal, which shall be deposited into the 2021A-1 Prepayment Subaccount in the Redemption Account; and
- (ii) all other revenues from the 2021A-1 Assessment, which shall be deposited into the 2021A-1 Revenue Account.

Moneys other than 2021A-1 Assessments received by the Trustee in respect of the 2021A-1 Assessments or 2021A-1 Bonds shall, at the written direction of the District, be deposited into the 2021A-1 Optional Redemption Subaccount of the 2021A-1 Redemption Account and used to pay the principal of and premium, if any, on 2021A-1 Bonds called or to be called for optional redemption at the written direction of the District in accordance with the provisions for optional redemption of 2021A-1 Bonds as set forth in the form of 2021A-1 Bonds attached hereto.

(c) On the December 15, March 15, June 15 or September 15, as applicable, preceding each Quarterly Redemption Date (or if such date is not a Business Day, on the Business Day next preceding such date), the Trustee shall determine the amount on deposit in the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account, and, if the balance therein is greater than zero, shall transfer from the 2021A-1 Revenue Account for deposit into the 2021A-1 Prepayment Subaccount (but only after confirming that such transfer will not result in a deficiency in any of the transfers required by Section 4.07(d) below) , an amount sufficient to increase the amount on deposit therein to an integral multiple of \$5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of the 2021A-1 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the 2021A-1 Prepayment Subaccount in accordance with the provisions for extraordinary redemption of such Series of 2021A-1 Bonds set forth in the form of 2021A-1 Bond attached hereto, Section 3.01 hereof, and Article III of the Master Indenture. The Trustee is hereby authorized and directed to withdraw from the corresponding Interest Account,

the amount of interest accrued or to accrue on 2021A-1 Bonds to be redeemed to the Quarterly Redemption Date therefor.

(d) On each May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on, the Business Day preceding such May 1 or November 1), commencing November 1, 2021 the Trustee shall then transfer amounts on deposit in the 2021A-1 Revenue Account to the Funds and Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the 2021A-1 Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all 2021A-1 Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the 2021A-1 Interest Account not previously credited (including amounts transferred from the 2021A-1 Capitalized Interest Account pursuant to Section 505 of the Master Indenture);

SECOND, to the 2021A-1 Principal Account, the amount, if any, equal to the difference between the principal all 2021A-1 Bonds due on such May 1 (or, with respect to each November 1, the next ensuing May 1), and the amount already on deposit in the 2021A-1 Principal Account not previously credited;

THIRD, to the 2021A-1 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all 2021A-1 Bonds subject to mandatory sinking fund redemption on such May 1 (or, with respect to each November 1, the next ensuing May 1), and the amount already on deposit in the 2021A-1 Sinking Fund Account not previously credited; and

FOURTH, to the 2021A-1 Reserve Account, the maximum amount which will not cause the balance therein to exceed the 2021A-1 Reserve Account Requirement.

Anything herein to the contrary notwithstanding, it shall not, a fortiori, constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor.

(e) On any date required by the Tax Certificate, the District shall give the Trustee written direction, and the Trustee shall, transfer from the 2021A-1 Revenue Account to the Rebate Account established for the 2021A-1 Bonds in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Tax Certificate.

(f) After making the transfers described above, the Trustee shall retain any excess in the 2021A-1 Revenue Account or, at the written direction of the District, shall transfer to the District the balance on deposit in the 2021A-1 Revenue Account on November 2 of any year to be used for any lawful District purpose; provided, however, that on the date of such proposed transfer the amount on deposit in the 2021A-1 Reserve Account shall be equal to the 2021A-1 Reserve Account Requirement, and, provided further, that the Trustee shall not have actual knowledge of an Event of Default under the Master Indenture or hereunder relating to any of the 2021A-1 Bonds, including the payment of Trustee's fees and expenses then due.

Anything herein or in the Master Indenture to the contrary notwithstanding, amounts in all of the Funds and Accounts held as security for the 2021A-1 Bonds shall be invested only in 2021A Investment Obligations, and all earnings thereon shall be deposited, as realized, to the 2021A-1 Revenue Account and applied for the purposes of such Account.

SECTION 4.08 2021A-2 Revenue Account in Revenue Fund; Application of 2021A-2 Revenues and Investment Earnings.

(a) The District shall deposit into 2021A-2 Revenue Account the amounts required to be deposited therein in accordance with the provisions of this Fourth Supplemental Indenture. The 2021A-2 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee and for the sole benefit of the 2021A-2 Bonds.

(b) The District shall deposit all revenues received by the District from the 2021A-2 Assessments with the Trustee immediately upon receipt together with a written accounting setting forth the amounts of such 2021A-2 Assessments which are in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) 2021A-2 Prepayment Principal, which shall be deposited into the 2021A-2 Prepayment Subaccount in the Redemption Account; and

(ii) all other revenues from the 2021A-2 Assessment, which shall be deposited into the 2021A-2 Revenue Account.

Moneys other than 2021A-2 Assessments received by the Trustee in respect of the 2021A-2 Assessments or 2021A-2 Bonds shall, at the written direction of the District, be deposited into the 2021A-2 Optional Redemption Subaccount of the 2021A-2 Redemption Account and used to pay the principal of and premium, if any, on 2021A-2 Bonds called or to be called for optional redemption at the written direction of the District in accordance with the provisions for optional redemption of 2021A-2 Bonds as set forth in the form of 2021A-2 Bonds attached hereto.

(c) On the December 15, March 15, June 15 or September 15, as applicable, preceding each Quarterly Redemption Date (or if such date is not a Business Day, on the Business Day next preceding such date), the Trustee shall determine the amount on deposit in the 2021A-2 Prepayment Subaccount of the 2021A-2 Redemption Account, and, if the balance therein is greater than zero, shall transfer from the 2021A-2 Revenue Account for deposit into the 2021A-2 Prepayment Subaccount (but only after confirming that such transfer will not result in a deficiency in any of the transfers required by Section 4.08(d) below), an amount sufficient to increase the amount on deposit therein to an integral multiple of \$5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of the 2021A-2 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the 2021A-2 Prepayment Subaccount in accordance with the provisions for extraordinary redemption of such Series of 2021A-2 Bonds set forth in the form of 2021A-2 Bond attached hereto, Section 3.01 hereof, and Article III of the Master Indenture. The

Trustee is hereby authorized and directed to withdraw from the corresponding Interest Account, the amount of interest accrued or to accrue on 2021A-2 Bonds to be redeemed to the Quarterly Redemption Date therefor.

(d) On each May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on, the Business Day preceding such May 1 or November 1), commencing November 1, 2021 the Trustee shall then transfer amounts on deposit in the 2021A-2 Revenue Account to the Funds and Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the 2021A-2 Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all 2021A-2 Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the 2021A-2 Interest Account not previously credited (including amounts transferred from the 2021A-2 Capitalized Interest Account pursuant to Section 505 of the Master Indenture);

SECOND, to the 2021A-2 Principal Account, the amount, if any, equal to the difference between the principal all 2021A-2 Bonds due on such May 1 (or, with respect to each November 1, the next ensuing May 1), and the amount already on deposit in the 2021A-2 Principal Account not previously credited;

THIRD, to the 2021A-2 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all 2021A-2 Bonds subject to mandatory sinking fund redemption on such May 1 (or, with respect to each November 1, the next ensuing May 1), and the amount already on deposit in the 2021A-2 Sinking Fund Account not previously credited; and

FOURTH, to the 2021A-2 Reserve Account, the maximum amount which will not cause the balance therein to exceed the 2021A-2 Reserve Account Requirement.

Anything herein to the contrary notwithstanding, it shall not, a fortiori, constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor.

(e) On any date required by the Tax Certificate, the District shall give the Trustee written direction, and the Trustee shall, transfer from the 2021A-2 Revenue Account to the Rebate Account established for the 2021A-2 Bonds in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Tax Certificate.

(f) After making the transfers described above, the Trustee shall retain any excess in the 2021A-2 Revenue Account or, at the written direction of the District, shall transfer to the District the balance on deposit in the 2021A-2 Revenue Account on November 2 of any year to be used for any lawful District purpose; provided, however, that on the date of such proposed transfer the amount on deposit in the 2021A-2 Reserve Account shall be equal to the 2021A-2 Reserve Account Requirement, and, provided further, that the Trustee shall not have actual knowledge of an Event of Default under the Master Indenture or hereunder relating to any of the 2021A-2 Bonds, including the payment of Trustee's fees and expenses then due.

(g) Anything herein or in the Master Indenture to the contrary notwithstanding, amounts in all of the Funds and Accounts held as security for the 2021A-2 Bonds shall be invested only in 2021A Investment Obligations, and all earnings thereon shall be deposited, as realized, to the 2021A-2 Revenue Account and applied for the purposes of such Account.

[End of Article IV]

## ARTICLE V

### ASSESSMENT COVENANTS AND PROVISIONS

SECTION 5.01 Additional Covenant Regarding 2021A Assessments. In addition, and not in limitation of, the covenants contained elsewhere in this Fourth Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the 2021A Assessments, including the assessment methodology report, prepared by Wrathell, Hunt and Associates (the “Assessment Methodology Report”), and to levy the 2021A Assessments as set forth in the Assessment Methodology Report, in such manner as will generate funds sufficient to pay the principal of and interest on the 2021A-1 Bonds and the 2021A-2, respectively, when due.

SECTION 5.02 Collection of Assessments. Pursuant to Section 9.04 of the Master Trust Indenture and subject to the District entering into a Property Appraiser and Tax Collector Agreement, 2021A Assessments levied on platted lots and pledged hereunder to secure the 2021A Bonds will be collected pursuant to the uniform method for the levy, collection and enforcement of special assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, as amended, provided, however, that notwithstanding Section 9.04 or Section 9.05 of the Master Indenture, the District may, and shall at the written direction of the Majority Owners, collect 2021A Assessments on any lands as to which there are delinquent 2021A Assessments by foreclosure pursuant to the provisions of Section 170.10, Florida Statutes, in the same method now or hereafter provided by law for the foreclosure of mortgages on real estate, or pursuant to the provisions of Chapter 173, Florida Statutes, and Sections 190.026 and 170.10, Florida Statutes, or otherwise as provided by law.

SECTION 5.03 Additional Matters Relating to Delinquent Assessments.

(a) Notwithstanding anything herein or in the Master Indenture to the contrary, the following provisions shall apply with respect to the 2021A Assessments and 2021A Bonds: If any property shall be offered for sale at a foreclosure sale for the nonpayment of any 2021A Assessments, and no person or persons shall purchase such property for an amount equal to the full amount due on the 2021A Assessments (principal, interest, penalties and costs, plus attorneys’ fees, if any), the District, after receiving the written consent of the Trustee, acting at the direction of the Majority Owners of the applicable Series of the 2021A Bonds Outstanding, specifying whether the District is to take title to the property in its corporate name or in the name of a special purpose entity, may purchase the property for an amount less than or equal to the balance due on the 2021A Assessments (principal, interest, penalties and costs, plus attorneys’ fees, if any), from any legally available funds of the District or by credit bidding any final foreclosure judgment and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the applicable Series of the 2021A Bonds and the District, in its proportionate share, to the extent that operation and maintenance assessments were also subject to the foreclosure resulting in such foreclosure sale. The District, either through its own actions, or actions caused to be taken by the District through the Trustee (acting at the written direction of the Majority Owners of the applicable Series of the 2021A Bonds Outstanding and being indemnified to its satisfaction), shall have the power to and

shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the applicable Revenue Account (less the proportionate amount the District may be due from the foreclosure of any operation and maintenance assessments). The District, either through its own actions, or actions caused to be taken by the District through the Trustee (acting at the written direction of the Majority Owners of the applicable Series of the 2021A Bonds Outstanding and being indemnified to its satisfaction), agrees that it shall, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the 2021A Bonds within sixty (60) days after the receipt of the request therefor signed by the Trustee, acting at the written direction of the Majority Owners of the applicable Series of the 2021A Bonds Outstanding. The District may pay costs associated with any actions taken by the District or the Trustee pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the interest on the applicable Series of the 2021A Bonds.

(b) Notwithstanding anything to the contrary herein or in the Master Indenture, the District acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of 2021A Assessments that are billed directly by the District, that the entire 2021A Assessments levied on the property for which such installment of 2021A Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, with the written consent of the Trustee, acting at the direction of the Majority Owners of the applicable Series of the 2021A Bonds Outstanding, the District shall promptly, but in any event within one hundred twenty (120) days of the receipt of such consent, cause to be brought the necessary legal proceedings for the foreclosure of liens of the delinquent 2021A Assessments, including interest and penalties and (ii) unless some alternative resolution to such proceedings is agreed to with the Trustee and Majority Owners' consent, the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

(c) For the avoidance of doubt and notwithstanding anything to the contrary herein, the Trustee shall only be required to act under this Section 5.03 to the extent it receives timely written directions upon which it may conclusively rely from the Majority Owners and has been indemnified to its satisfaction.

SECTION 5.04 Additional Matters Relating to 2021A Assessments and Assessment Proceedings. The District covenants and agrees that upon the occurrence and continuance of an Event of Default with respect to the 2021A Bonds, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of delinquent 2021A Assessments that are directly billed and collected by the District, and the provisions for the foreclosure of liens of delinquent 2021A Assessments that are directly billed and collected by the District, all in a manner consistent with the Master Indenture and this Fourth Supplemental Indenture, unless otherwise directed by the Majority Owners. All 2021A Assessments that are billed and collected directly by the District shall be due and payable by the applicable landowner no later than thirty (30) days prior to each Interest Payment Date and shall become delinquent thereafter.

SECTION 5.05            Provisions relating to Bankruptcy or Insolvency of Taxpayer.

(a)     The provisions of this Section 5.05 shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least (i) eight percent (8%) of the 2021A-1 Assessments pledged to the 2021A-1 Bonds Outstanding or (ii) eight percent (8%) of the 2021A-2 Assessments pledged to the 2021A-2 Bonds Outstanding (an “Insolvent Taxpayer”) under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a “Proceeding”).

(b)     The District acknowledges and agrees that, although the 2021A Bonds were issued by the District, the Owners of the 2021A Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i)     the District hereby agrees that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the applicable Series of the 2021A Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the 2021A Assessments relating to the 2021A Bonds Outstanding, the Outstanding 2021A Bonds or any rights of the Trustee under the Indenture (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the applicable Series of the 2021A Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent);

(ii)    the District hereby agrees that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the 2021A Assessments relating to the 2021A Bonds Outstanding, the 2021A Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee;

(iii)   the District hereby agrees that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the applicable Series of the 2021A Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent);

(iv)    the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the 2021A Assessments relating to the 2021A Bonds Outstanding would have the

right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the 2021A Assessments relating the 2021A Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) The District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the 2021A Assessments relating to the 2021A Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the 2021A Assessments pledged to the 2021A Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

(c) Notwithstanding the provisions of the immediately preceding paragraphs, nothing in this Section shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for operation and maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for operation and maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the 2021A Assessments relating to the 2021A Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (b)(iv) above.

(d) Notwithstanding anything herein to the contrary, the Trustee shall only act in connection with a Proceeding upon timely written direction of the Majority Owners, upon which the Trustee may conclusively rely, together with indemnity satisfactory to the Trustee sufficient to cover any fees, costs and expenses (including attorney's fees, costs and expenses) of the Trustee or that may be incurred by the Trustee in connections with such Proceeding. The Trustee shall have no liability for any failure to act with respect to any Proceeding if it does not receive such written direction and indemnity in a sufficiently timely manner in order for the Trustee to meet any deadline, applicable to such Proceeding and the Trustee shall be entitled to all of the rights and protections granted to it under Article XI of the Master Indenture regardless

of whether there exists an Event of Default. The District shall notify a Responsible Officer of the Trustee in writing (the "Bankruptcy Notice") within 10 business days from the day it obtains knowledge of any Proceeding. In addition to giving notice of the Proceeding in reasonable detail, the Bankruptcy Notice shall also specifically reference this Section 5.05(d). In the event that the Trustee receives any moneys as the result of a Proceeding, the Trustee shall first reimburse any of its outstanding fees and/or the fees, costs and expenses incurred in connection with the Proceedings (including attorney's fees, costs and expenses) prior to otherwise distributing such moneys. from the Majority Owners and has been indemnified to its satisfaction.

[End of Article V]

## ARTICLE VI

### LIMITATION ON ADDITIONAL BONDS

SECTION 6.01      Limitation on Additional Bonds. (a) Other than Bonds issued to refund a portion of Outstanding 2021A Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not issue or incur any debt payable in whole or in part from the 2021A-1 Pledged Revenues or the 2021A-1 Pledged Revenues other than the 2021A Bonds.

(b) Prior to the delivery of any such Additional Bonds or other debt obligations, the District will deliver a written certificate from the District Manager to the Trustee on which it may conclusively rely that all of the applicable conditions set forth above have been met.

[End of Article VI]

## ARTICLE VII

### CONCERNING THE TRUSTEE

SECTION 7.01 Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Fourth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Indenture.

SECTION 7.02 Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Fourth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

SECTION 7.03 Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

SECTION 7.04 Brokerage Confirmations. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

SECTION 7.05 Patriot Act of Requirements of Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identified each person who opens an account. For a non-individual person such as business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

[End of Article V]

## ARTICLE VIII

### MISCELLANEOUS PROVISIONS

SECTION 8.01 Amendment of Master Indenture. Anything herein or in the Master Indenture to contrary notwithstanding, the District agrees that Chapter 170.10, Florida Statutes provides that in the event an installment of a directly collected 2021A Assessment is not paid when due, the balance of the installments of such 2021A Assessment shall immediately become due and payable and the District shall commence foreclosure proceedings against the property subject to the lien of such delinquent 2021A Assessment. The District covenants and agrees to enforce the provision of Chapter 170.10, Florida Statutes, against the owner or owners of any tax parcel subject to a delinquent directly collected 2021A Assessment if so directed in writing by the Majority Owners.

Subject to this Section 8.01, the provisions of Sections 904 through 906 of the Master Indenture shall apply to the enforcement of any such remedial actions with respect to a delinquent 2021A Assessment, including the ability of the Majority Owners of the 2021A Bonds to direct proceedings and to direct application of the proceeds of any foreclosure of the 2021A Assessments notwithstanding that the existence of such delinquent 2021A Assessment may not constitute a default or an Event of Default in accordance with the provisions of Section 1002 of the Master Indenture. Section 903 of the Master Indenture shall not apply to the 2021A Bonds; notwithstanding anything to the contrary in the Master Indenture, the 2021A Bonds shall not be subject to acceleration.

SECTION 8.02 Additional Matters Relating to Events of Default. (a) In addition to the events set forth in Section 901 of the Master Indenture, each of the following events shall be an Event of Default with respect to the 2021A Bonds, notwithstanding anything to the contrary in the Master Indenture, and references in the Master Indenture and herein to an Event of Default with respect to the 2021A-1 Bonds shall include the following events:

(i) Any portion of the 2021A-1 Assessments pledged to the 2021A-1 Bonds shall have become delinquent and, as the result thereof, the Indenture authorizes the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in 2021A-1 Reserve Account to pay the Debt Service Requirements on the 2021A-1 Bonds (regardless of whether the Trustee does or does not actually withdraw such funds from the 2021A-1 Reserve Account to pay the Debt Service Requirements on the 2021A-1 Bonds) (the foregoing being referred to as a "Reserve Account Event") unless within sixty (60) days from the Reserve Account Event the District has either (i) replenished the amounts, if any, withdrawn from the 2021A-1 Reserve Account or (ii) the portion of the delinquent 2021A-1 Assessments giving rise to the Reserve Account Event are paid and are no longer delinquent 2021A-1 Assessments; and

(ii) More than fifteen percent (15%) of the operation and maintenance assessments that are directly billed by the District and levied by the District on tax

parcels subject to the 2021A-1 Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due. The District shall give written notice to the Trustee of the occurrence of the events set forth in this paragraph (b) not later than 10 days after the end of the sixty day period referred to in the preceding sentence. The Trustee shall not be deemed to have knowledge of the occurrence of such an Event of Default absent notice thereof from the District.

(b) In addition to the events set forth in Section 901 of the Master Indenture, each of the following events shall be an Event of Default with respect to the 2021A-2 Bonds, notwithstanding anything to the contrary in the Master Indenture, and references in the Master Indenture and herein to an Event of Default with respect to the 2021A-2 Bonds shall include the following events:

(i) Any portion of the 2021A-2 Assessments pledged to the 2021A-2 Bonds shall have become delinquent and, as the result thereof, the Indenture authorizes the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in 2021A-2 Reserve Account to pay the Debt Service Requirements on the 2021A-2 Bonds (regardless of whether the Trustee does or does not actually withdraw such funds from the 2021A-2 Reserve Account to pay the Debt Service Requirements on the 2021A-2 Bonds) (the foregoing being referred to as a “Reserve Account Event”) unless within sixty (60) days from the Reserve Account Event the District has either (i) replenished the amounts, if any, withdrawn from the 2021A-2 Reserve Account or (ii) the portion of the delinquent 2021A-2 Assessments giving rise to the Reserve Account Event are paid and are no longer delinquent 2021A-2 Assessments; and

(ii) More than fifteen percent (15%) of the operation and maintenance assessments that are directly billed by the District and levied by the District on tax parcels subject to the 2021A-2 Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due. The District shall give written notice to the Trustee of the occurrence of the events set forth in this paragraph (b) not later than 10 days after the end of the sixty day period referred to in the preceding sentence. The Trustee shall not be deemed to have knowledge of the occurrence of such an Event of Default absent notice thereof from the District.

(c) Further, notwithstanding anything to the contrary in the Master Indenture, references in the Master Indenture to “the Owners of not less than 51% of the aggregate principal amount of Bonds the Outstanding” shall mean, with respect to the 2021A-1 Bonds or the 2021A-2 Bonds, the Majority Owners.

SECTION 8.03 Confirmation of Master Indenture. As supplemented and amended by this Fourth Supplemental Indenture, the Indenture is in all respects ratified and confirmed, and this Fourth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Fourth Supplemental Indenture and to the 2021A Bonds issued hereunder.

SECTION 8.04 Continuing Disclosure Agreement. Contemporaneously with the original execution and delivery of 2021A Bonds, the District will execute and deliver a Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The District covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement; however, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder; but, instead shall be enforceable by mandamus, injunction or any other means of specific performance.

SECTION 8.05 Payment Dates. In any case in which an Interest Payment Date, redemption date or the maturity date of the Series 2021A Bonds or the date fixed for the redemption of any Series 2021A Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

SECTION 8.06 Amendments. Any amendments to this Fourth Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

SECTION 8.07 Counterparts. This Fourth Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 8.08 Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Fourth Supplemental Indenture are hereby incorporated herein and made a part of this Fourth Supplemental Indenture for all purposes.

SECTION 8.09 No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Owners of the 2021A Bonds.

[End of Article VII]

IN WITNESS WHEREOF, River Hall Community Development District has caused this Fourth Supplemental Trust Indenture to be executed by the Chairman of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary of its Board of Supervisors and U.S. Bank National Association has caused this Fourth Supplemental Trust Indenture to be executed by one of its Assistant Vice Presidents all as of the day and year first above written.

RIVER HALL COMMUNITY  
DEVELOPMENT DISTRICT

[SEAL]

Attest:

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

Chairman, Board of Supervisors

\_\_\_\_\_  
Secretary, Board of Supervisors

U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE, PAYING AGENT AND  
REGISTRAR

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

Assistant Vice President

**EXHIBIT A-1**

**Assessment Roll 2021A-1 Assessments**

**EXHIBIT A-2**

**Assessment Roll 2021A-2 Assessments**

EXHIBIT B-1

[FORM OF 2021A-1 BOND]

RA-1-1

\$ \_\_\_\_\_

UNITED STATES OF AMERICA

STATE OF FLORIDA

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
CAPITAL IMPROVEMENT REFUNDING REVENUE BOND, SERIES 2021A-1

<u>Interest</u>	<u>Maturity</u>	<u>Dated Date</u>	<u>CUSIP</u>
<u>Rate</u>	<u>Date</u>		
___%	May 1, 20__	_____, 2021	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT:

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture mentioned hereinafter) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on November 1, 2021, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular record date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of this Bond. Except as provided herein, any payment of

principal, Maturity Amount or Redemption Price shall be made only upon presentation hereof at the designated corporate trust office of designated corporate trust office of U.S. Bank National Association located in Fort Lauderdale, Florida as paying agent, or any alternate or successor paying agent (collectively, the "Paying Agent"). Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular record date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner set forth above owns not less than \$1,000,000 in aggregate principal amount of the 2021A Bonds, as defined below). Interest on this Bond will be computed on the basis of a 360-day year of twelve 30-day months.

NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS BOND AND THE SERIES OF WHICH IT IS A PART AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE MASTER INDENTURE OR IN THE SUPPLEMENTAL INDENTURE AUTHORIZING THE ISSUANCE OF THE 2021A-1 BONDS. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE 2021A-1 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE 2021A-1 BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE 2021A-1 PLEDGED REVENUES AND THE 2021A-1 PLEDGED FUNDS AND ACCOUNTS PLEDGED TO THE 2021A-1 BONDS, ALL AS PROVIDED HEREIN, IN THE MASTER INDENTURE AND IN THE FOURTH SUPPLEMENTAL INDENTURE.

This Bond is one of an authorized series of Bonds of River Hall Community Development District (the "District"), a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the "Act") designated as "River Hall Community Development District Capital Improvement Refunding Revenue Bonds, 2021A-1" (the "2021A-1 Bonds"), in the aggregate principal amount of \$ \_\_\_\_\_ of like date, tenor and effect, except as to maturity date, interest rate and number, issued by the District to (i) refund the District's outstanding River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-1, (ii) pay certain costs associated with the issuance of the 2021A-1 Bonds; and (iii) fund a Reserve Account for the 2021A-1 Bonds.

The 2021A-1 Bonds are issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, and are issued under, and are secured and governed by, a Master Trust Indenture dated as of October 1, 2005 (the "Master Indenture"), by and between the District and the Trustee and a Fourth Supplemental Trust Indenture dated as of August 1,

2021 (the “Fourth Supplemental Indenture”), each by and between the District and the Trustee (the Master Indenture and the Fourth Supplemental Indenture together are referred to herein as the “Indenture”). Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the 2021A-1 Bonds, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal, Maturity Amount and Redemption Price of, and the interest on, the 2021A-1 Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Assessments (as defined in the Indenture), the terms and conditions under which the 2021A-1 Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Owners of the 2021A-1 Bonds, and, by the acceptance of this 2021A-1 Bond, the Owner hereof assents to all of the provisions of the Indenture. The 2021A-1 Bonds are equally and ratably secured by the 2021A-1 Trust Estate, without preference or priority of one 2021A-1 Bond over another. The Indenture does not authorize the issuance of any additional Bonds ranking on a parity with the 2021A-1 Bonds as to the lien and pledge of the 2021A-1 Trust Estate, other than certain refunding Bonds.

It is expressly agreed by the owner of this Bond that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the District, Lee County, Florida (the “County”), the State, or any other political subdivision thereof, or taxation in any form of any real or personal property of the District, the County, the State or any other political subdivision thereof, for the payment of the principal of, premium, if any, and interest on this Bond or the making of any other sinking fund and other payments provided for in the Indenture, except for 2021A Assessments to be assessed and levied by the District as set forth in the Indenture.

The 2021A-1 Bonds are issuable only as registered bonds without coupons in current interest form in denominations of \$5,000 or any integral multiple thereof (an “Authorized Denomination”); provided, however, if any initial beneficial owner of 2021A-1 Bonds does not purchase at least \$100,000 of the 2021A-1 Bonds at the time of initial delivery of the 2021A-1 Bonds, such beneficial owner must execute and deliver to the District and the Underwriter on the date of delivery of the 2021A-1 Bonds the investor letter in the form attached to the Sixth Supplemental Indenture as Exhibit C or otherwise establish to the satisfaction of the Underwriter that such beneficial owner is an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended. This Bond is transferable by the registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee in Fort Lauderdale, Florida, as Bond Registrar (the “Bond Registrar”), upon surrender of this Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new 2021A-1 Bond or Bonds, in the same aggregate principal amount as the 2021A-1 Bond or Bonds transferred, will be issued to the transferee. At the corporate trust office of the Bond Registrar in Fort Lauderdale, Florida, in the manner and subject to the limitations and conditions provided in the Master Indenture and without cost, except for any tax or other governmental charge, 2021A-1 Bonds may be exchanged for an equal aggregate principal amount of 2021A-1 Bonds of the same maturity, of Authorized Denominations and bearing interest at the same rate or rates.

The 2021A-1 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20\_\_ (less than all 2021A-1 Bonds to be selected by lot) at the Redemption Price of equal to the par amount thereof, together with accrued interest to the date of redemption.

The 2021A-1 Bonds maturing on May 1, 20\_\_ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-1 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

Year <u>(May 1)</u>	Principal <u>Amount</u>
------------------------	----------------------------

\*

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\* Maturity.

The 2021A-1 Bonds maturing on May 1, 20\_\_ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-1 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

Year <u>(May 1)</u>	Principal <u>Amount</u>
------------------------	----------------------------

\*

---

\* Maturity.

The 2021A-1 Bonds maturing on May 1, 20\_\_ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-1 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

Year	Principal
------	-----------

(May 1)                      Amount

\*

\_\_\_\_\_  
\* Maturity.

The 2021A-1 Bonds maturing on May 1, 20\_\_ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-1 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

Year                      Principal  
(May 1)                      Amount

\*

\_\_\_\_\_  
\* Maturity.

The 2021A-1 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any February 1, May 1, August 1 or November 1, in the manner determined by the Bond Registrar, at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

(a) from 2021A-1 Prepayment Principal (as defined in the Indenture) deposited into the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account;

(b) from amounts transferred to the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account resulting from a reduction in the 2021A-1 Reserve Account Requirement as provided for in the Indenture, and, on the date on which the amount on deposit in the 2021A-1 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the 2021A-1 Bonds then Outstanding, including accrued interest thereon.

If less than all of the 2021A-1 Bonds shall be called for redemption, the particular 2021A-1 Bonds or portions of 2021A-1 Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

Notice of each redemption of 2021A-1 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the redemption date to each registered Owner of 2021A-1 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the 2021A-1 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such 2021A-1 Bonds or such portions thereof on such date, interest on such 2021A-1 Bonds or such portions thereof so called for redemption shall cease to accrue, such 2021A-1 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such 2021A-1 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed.

This Bond shall be issued initially pursuant to a book-entry-only system administered by The Depository Trust Company, New York, New York (“DTC”), which shall act as securities depository for the 2021A-1 Bonds, with no physical distribution of 2021A-1 Bonds to be made. Any provisions of the Indenture or this Bond requiring physical delivery of 2021A-1 Bonds shall, under the book-entry-only system, be deemed to be satisfied by a notation on the records maintained by DTC of ownership interests of its participants (“DTC Participants”) and other institutions that clear through or maintain a custodial relationship with a DTC Participant, either directly or indirectly (“Indirect Participants”). DTC Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the 2021A-1 Bonds (“Beneficial Owners”).

This 2021A-1 Bond shall initially be issued in the name of Cede & Co. as nominee for DTC, and so long as this Bond is held in book-entry-only form Cede & Co. shall be considered the registered owner for all purposes hereof, including the payment of the principal of and interest on this Bond. Payment to DTC Participants shall be the responsibility of DTC. Payments by DTC Participants to Indirect Participants, and by DTC Participants and Indirect Participants to individual Beneficial Owners shall be the responsibility of DTC Participants and Indirect Participants and not of DTC, the District or the Trustee.

The District shall keep books for the registration of the 2021A-1 Bonds at the designated corporate trust office of the Registrar in Fort Lauderdale, Florida. Except when registration of the 2021A-1 Bonds is being maintained pursuant to a book-entry-only system, the 2021A-1 Bonds may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the District kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging 2021A-1 Bonds is exercised, the District shall execute and the Trustee or such other authenticating agent as may be appointed by the Trustee

under the Indenture shall authenticate and deliver a new 2021A-1 Bond or 2021A-1 Bonds in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. There shall be no charge for any such exchange or transfer of 2021A-1 Bonds, but the District may require payment of a sum sufficient to pay any tax, fee or other governmental charge imposed. Neither the District nor the Registrar shall be required (a) to transfer or exchange 2021A-1 Bonds for a period of 15 days next preceding any selection of 2021A-1 Bonds to be redeemed or thereafter until after the mailing of any notice of redemption; or (b) to transfer or exchange any 2021A-1 Bond called for redemption in whole or in part.

The District, the Trustee, the Paying Agent and the Registrar may deem and treat the person in whose name any 2021A-1 Bond shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not such 2021A-1 Bond shall be overdue and notwithstanding any notation of ownership or other writing thereon made by anyone other than the District, the Trustee, the Paying Agent or the Registrar) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on such 2021A-1 Bond as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon his order shall be valid and effectual to satisfy and discharge the liability upon such 2021A-1 Bond to the extent of the sum or sums so paid, and neither the District, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

The owner of this Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the 2021A-1 Bonds then Outstanding under the Indenture may become and may be declared due and payable before the stated maturities thereof, with the interest accrued thereon.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Master Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any 2021A-1 Bond which remain unclaimed for six (6) years after the date when such 2021A-1 Bond has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for six (6) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such 2021A-1 Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Federal Securities (as defined in the Indenture) sufficient to pay the principal or redemption price of any 2021A-1 Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the 2021A-1 Bonds as to

the 2021A-1 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in the issuance of this Bond exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Bond, and of the issue of the 2021A-1 Bonds of which this Bond is one, is in full compliance with all constitutional and statutory limitations or provisions. This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of the Trustee, or such other authenticating agent as may be appointed by the Trustee under the Indenture, of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, RIVER HALL COMMUNITY DEVELOPMENT DISTRICT has caused this Bond to be signed by the manual signature of the Chairman of its Board of Supervisors and a facsimile of its seal to be imprinted hereon, and attested by the manual signature of the Secretary of its Board of Supervisors, all as of the date hereof.

River Hall Community Development District

By: \_\_\_\_\_  
Chairman, Board of Supervisors

(SEAL)

Attest:

By: \_\_\_\_\_  
Secretary  
Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Bond is one of the 2021A Bonds delivered pursuant to the within mentioned Indenture.

Date of Authentication: \_\_\_\_\_

U.S. Bank National Association, as Trustee

By: \_\_\_\_\_  
Authorized Officer

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common  
TEN ENT as tenants by the entireties  
JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM GIFT MIN ACT - \_\_\_\_\_ Custodian  
(Cust) (Minor)  
under Uniform Gifts to Minors Act  
(State)

Additional abbreviations may also be used though not in the above list.

\*\*\*\*\*

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto \_\_\_\_\_ the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints \_\_\_\_\_, attorney to transfer the said Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or  
Employer Identification  
Number of Transferee:

Signature guaranteed:

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Bond in every particular without alteration or any change whatever.

**EXHIBIT C**  
**FORM OF INVESTOR LETTER**

[Date]

River Hall Community Development District  
c/o Wrathell, Hunt and Associates  
Tampa, Florida

FMSbonds, Inc.  
North Miami Beach, Florida

Re: \$ \_\_\_\_\_ River Hall Community Development District Capital Improvement  
Refunding Revenue Bonds, Series 2021A

Ladies and Gentlemen:

The undersigned is authorized to sign this letter [on behalf of Name of Non-Individual Investor], as the beneficial owner (the “Investor”) of \$ \_\_\_\_\_ of the above-referenced Bonds maturing on May 1, \_\_\_\_\_, bearing interest at the rate of \_\_\_% per annum and CUSIP # \_\_\_\_\_ (herein, the “Investor Bonds”).

The undersigned acknowledges that the Bonds were issued by the River Hall Community Development District Capital (the “District”) for the purpose of providing a portion of the funds necessary to re-finance the acquisition and construction of certain public infrastructure described in the Offering Document referred to below and to pay for costs of issuance. The undersigned further acknowledges that the Bonds, which include the Investor Bonds, are secured under that certain Master Trust Indenture, dated as of October 1, 2005 (the “Master Indenture”) and a Fourth Supplemental Trust Indenture dated as of August 1, 2021 (“Fourth Supplement Indenture” and, collectively with the Master Indenture, the “Indenture”), between the District and U.S. Bank National Association, as trustee (the “Trustee”), which creates a security interest in the trust estate described therein (the “Security”) for the benefit of the Owners of the Bonds.

In connection with the purchase of the Investor Bonds by the Investor, the Investor hereby makes the following representations upon which you may rely:

1. The Investor has authority to purchase the Investor Bonds and to execute this letter, any other instruments and documents required to be executed by the Investor in connection with the purchase of the Investor Bonds.

2. The Investor meets the criteria of an “accredited investor” as described in one or more of the categories derived from Rule 501(a) under Regulation D of the Securities Act of 1933, as amended (the “Securities Act”) summarized below, and therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations including those which are not rated or credit-enhanced, to be able to evaluate the risks and merits of the investment represented by the Bonds. Please check the appropriate box below to indicate the type of accredited investor:

a bank, insurance company, registered investment company, business development company, or small business investment company;

an employee benefit plan, within the meaning of the Employee Retirement Income Security Act, if a bank, insurance company, or registered investment adviser makes the investment decisions, or if the plan has total assets in excess of \$5 million;

a charitable organization, corporation, or partnership with assets exceeding \$5 million;

a business in which all the equity owners are “accredited investors”;

a natural person who has individual net worth, or joint net worth with the person’s spouse, that exceeds \$1 million at the time of the purchase, excluding the value of the primary residence of such person, except that mortgage indebtedness on the primary residence shall not be included as a liability;

a natural person with income exceeding \$200,000 in each of the two most recent years or joint income with a spouse exceeding \$300,000 for those years and a reasonable expectation of the same income level in the current year; or

a trust with total assets in excess of \$5,000,000, not formed for the specified purpose of acquiring the Investor Bonds whose purchase is directed by a sophisticated person.

3. The Investor Bonds are being acquired by the Investor for investment and not with a present view to, or for resale in connection with, any distribution of the Bonds.

4. The Investor has been supplied with an (electronic) copy of the Limited Offering Memorandum dated August \_\_, 2021 of the District and relating to the Bonds (the “Offering Document”) and has reviewed the Offering Document and represents that such Offering Document has provided full and meaningful disclosure in order for the Investor to make an informed decision to invest in the Investor Bonds.

Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Indenture.

Very truly yours,

[Name], [Type of Entity]

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Or

\_\_\_\_\_  
[Name], an Individual

**EXHIBIT E**  
**2021A Investment Obligations**

“2021A Investment Obligations” shall mean and include any of the following securities with respect to the investment of moneys under the Fourth Supplemental Indenture, if and to the extent that such securities are legal investments for funds of the District:

- (i) Government Obligations;
- (ii) obligations of any of the following agencies: Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Farmers Home Administration; Student Loan Marketing Association; Federal Home Loan Mortgage Corporation or other similar governmental sponsored entities.
- (iii) deposits, Federal funds or bankers’ acceptances (with term to maturity of 270 days or less) of any bank, including the Trustee Bank, which, at the time of deposit, has an unsecured, uninsured and unguaranteed obligation rated in one of the top two rating categories by both Moody’s and S&P;
- (iv) commercial paper rated in the top two rating category by both Moody’s and S&P at the time of purchase;
- (v) municipal securities issued by any state or commonwealth of the United States or political subdivision thereof or constituted authority thereof including, but not limited to, municipal corporations, school districts and other special districts and rated A- or higher by Moody’s, Fitch or S&P at the time of purchase;
- (vi) both (A) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 851(a) of the Code) that is a money market fund that is rated in the highest rating category for money market funds by both Moody’s and S&P, including those shares offered or sponsored by the Trustee Bank, and (B) shares of money market mutual funds, including those funds offered or sponsored by the Trustee Bank, that invest only in Government Obligations and obligations of any of the following agencies: Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Farmers Home Administration; Student Loan Marketing Association; Federal Home Loan Mortgage Corporation and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody’s and S&P;
- (vii) repurchase agreements, which will be collateralized at the onset of the repurchase agreement of at least 103% marked to market weekly by the repurchase agreement provider with collateral with a domestic or foreign bank or corporation (other than life or property casualty

insurance company) the long-term debt of which, or, in the case of a financial guaranty insurance company, claims paying ability, of the guarantor is rated at least “AA” by S&P and “Aa” by Moody’s provided that the repurchase agreement shall provide that if during its term the provider’s rating by either S&P or Moody’s falls below “AA-” or “Aa3,” respectively, the provider shall immediately notify the Trustee and the provider shall at its option, within ten days of receipt of publication of such downgrade, either (A) maintain collateral at levels, sufficient to maintain an “AA” rated investment from S&P and an “Aa” rated investment from Moody’s, or (B) repurchase all collateral and terminate the repurchase agreement. Further, if the provider’s rating by either S&P or Moody’s falls below “A-” or “A3,” respectively, the provider must at the direction by the District to the Trustee, within ten (10) calendar days, either (1) maintain collateral at levels sufficient to maintain an “AA” rated investment from S&P and an “Aa” rated investment from Moody’s, or (2) repurchase all Collateral and terminate the repurchase agreement without penalty. In the event the repurchase agreement provider has not satisfied the above conditions within ten (10) calendar days of the date such conditions apply, then the repurchase agreement shall provide that the Trustee shall be entitled to, and upon becoming aware of such event, the Trustee shall withdraw the entire amount invested plus accrued interest within two (2) Business Days. Any repurchase agreement entered into pursuant to this Fourth Supplemental Indenture shall contain the following additional provisions:

- 1) Failure to maintain the requisite collateral percentage will require the District or the Trustee to liquidate the collateral as provided above;
- 2) The Holder of the Collateral, as hereinafter defined, shall have possession of the collateral or the collateral shall have been transferred to the Holder of the Collateral, in accordance with applicable state and federal laws (other than by means of entries on the transferor’s books);
- 3) The repurchase agreement shall state and an opinion of Counsel in form and in substance satisfactory to the Trustee shall be rendered that the Holder of the Collateral has a perfected first priority security interest in the collateral, any substituted collateral and all proceeds thereof (in the case of bearer securities, this means the Holder of the Collateral is in possession);
- 4) The repurchase agreement shall be a “repurchase agreement” as defined in the United States Bankruptcy Code and, if the provider is a domestic bank, a “qualified financial contract” as defined in the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (“FIRREA”) and such bank is subject to FIRREA;
- 5) The repurchase transaction shall be in the form of a written agreement, and such agreement shall require the provider to give written notice to the Trustee of any change in its long-term debt rating;
- 6) The District or its designee shall represent that it has no knowledge of any fraud involved in the repurchase transaction;
- 7) The District and the Trustee shall receive the opinion of Counsel (which opinion shall be addressed to the District and the Trustee and shall be in form and

substance satisfactory to the District) that such repurchase agreement complies with the terms of this section and is legal, valid, binding and enforceable upon the provider in accordance with its terms;

8) The term of the repurchase agreement shall be no longer than ten years;

9) The interest with respect to the repurchase transaction shall be payable at the times and in the amounts necessary in order to make funds available when required under this Fourth Supplemental Indenture.

10) The repurchase agreement shall provide that the Trustee may withdraw funds without penalty at any time, or from time to time, for any purpose permitted or required under this Fourth Supplemental Indenture;

11) Any repurchase agreement shall provide that a perfected security interest in such investments is created for the benefit of the beneficial owners under the Uniform Commercial Code of Florida, or book-entry procedures prescribed at 31 C.F.R. 306.1 et seq. or 31 C.F.R. 350.0 et seq. are created for the benefit of the beneficial owners; and

12) The collateral delivered or transferred to the District, the Trustee, or a third-party acceptable to, and acting solely as agent for, the Trustee (the "Holder of the Collateral") shall be delivered and transferred in compliance with applicable state and federal laws (other than by means of entries on provider's books) free and clear of any third-party liens or claims pursuant to a custodial agreement subject to the prior written approval of the majority of the Holders and the Trustee. The custodial agreement shall provide that the Trustee must have disposition or control over the collateral of the repurchase agreement, irrespective of an event of default by the provider of such repurchase agreement.

If such investments are held by a third-party, they shall be held as agent for the benefit of the Trustee as fiduciary for the beneficial owners and not as agent for the bank serving as Trustee in its commercial capacity or any other party and shall be segregated from securities owned generally by such third party or bank;

(viii) investment agreements with a bank, insurance company or other financial institution, or the subsidiary of a bank, insurance company or other financial institution if the parent guarantees the investment agreement, which bank, insurance company, financial institution or parent has an unsecured, uninsured and unguaranteed obligation (or claims-paying ability) rated in the highest short-term rating category by Moody's or S&P (if the term of such agreement does not exceed 365 days), or has an unsecured, uninsured and unguaranteed obligation (or claims paying ability) rated by Aa2 or better by Moody's and AA or better by S&P or Fitch, respectively (if the term of such agreement is more than 365 days) or is the lead bank of a parent bank holding company with an uninsured, unsecured and unguaranteed obligation of the aforesaid ratings, provided:

1) interest is paid on any date interest is due on the 2021A Bonds (not more frequently than quarterly) at a fixed rate (subject to adjustments for yield restrictions required by the Code) during the entire term of the agreement;

2) moneys invested thereunder may be withdrawn without penalty, premium, or charge upon not more than two days' notice unless otherwise specified in a Supplemental Indenture;

3) the same guaranteed interest rate will be paid on any future deposits made to restore the account to its required amount; and

4) the Trustee receives an opinion of counsel that such agreement is an enforceable obligation of such insurance company, bank, financial institution or parent;

5) in the event of a suspension, withdrawal, or downgrade below Aa3, AA- or AA- by Moody's, S&P or Fitch, respectively, the provider shall notify the Trustee within five (5) business days of such downgrade event and the provider shall at its option, within ten (10) business days after notice is given to the Trustee take any one of the following actions:

6) collateralize the agreement at levels, sufficient to maintain an "AA" rated investment from S&P or Fitch and an "Aa2" from Moody's with a market to market approach, or

7) assign the agreement to another provider, as long as the minimum rating criteria of "AA" rated investment from S&P or Fitch and an "Aa2" from Moody's with a market to market approach; or

8) have the agreement guaranteed by a provider which results in a minimum rating criteria of an "AA" rated investment from S&P or Fitch and an "Aa2" from Moody's with a market to market approach; or

9) repay all amounts due and owing under the agreement.

10) In the event the provider has not satisfied any one of the above conditions within three (3) business days of the date such conditions apply, then the agreement shall provide that the Trustee shall be entitled to withdraw the entire amount invested plus accrued interest without penalty or premium.

(ix) bonds, notes and other debt obligations of any corporation organized under the laws of the United States, any state or organized territory of the United States or the District of Columbia, if such obligations are, at the time of purchase, rated A- or better by at least two (2) of the following rating agencies: Moody's, S&P or Fitch or AA- or better by either S&P, Moody's or Fitch;

(x) the Local Government Surplus Funds Trust Fund as described in Florida Statutes, Section 218.405 or the corresponding provisions of subsequent laws provided that such fund, at the time of purchase, is rated at least "AA" by S&P (without regard to gradation) or at least "Aa" by Moody's (without regard to gradation);

(xi) in addition to deposits permitted under item (iii) above, negotiable or non-negotiable certificates of deposit, savings accounts, deposit accounts, money market deposits or

banking arrangements issued by or with any financial institution, including the Trustee Bank, subject to state or federal regulation provided that the full principal amount is insured by the Federal Deposit Insurance Corporation (“FDIC”) (including the FDIC’s Savings Association Insurance Fund); and

(xii) other investments permitted by Florida law and directed by the District.

A certificate of an Authorized Officer directing any investment enumerated above shall constitute a representation by the District upon which the Trustee is entitled to rely that such investment is permitted under this Fourth Supplemental Indenture and is a legal investment for funds of the District.

Exhibit B: Bond Purchase Contract

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
(LEE COUNTY, FLORIDA)**

\$ \_\_\_\_\_\*  
**CAPITAL IMPROVEMENT REFUNDING  
REVENUE BONDS, SERIES 2021A-1**

\$ \_\_\_\_\_\*  
**CAPITAL IMPROVEMENT REFUNDING  
REVENUE BONDS, SERIES 2021A-2**

**BOND PURCHASE CONTRACT**

\_\_\_\_\_, 2021

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

Ladies and Gentlemen:

FMSbonds, Inc. (the "Underwriter") offers to enter into this Bond Purchase Contract (the "Purchase Contract") with the River Hall Community Development District (the "District"). The District is located entirely within unincorporated Lee County, Florida (the "County"). This offer of the Underwriter shall, unless accepted by the District, acting through its Board of Supervisors (the "Board"), expire at [5:00 P.M.] prevailing time within the jurisdiction of the District on the date hereof, unless previously withdrawn or extended in writing by the Underwriter. This Purchase Contract shall be binding upon the District and the Underwriter upon execution and delivery. Any capitalized word not defined herein shall have the meaning ascribed thereto in the Preliminary Limited Offering Memorandum (as hereinafter defined). In conformance with Section 218.385, Florida Statutes, as amended, the Underwriter hereby delivers to the District the Disclosure and Truth-In-Bonding Statements attached hereto as Exhibit A.

**1. Purchase and Sale.** Upon the terms and conditions and upon the basis of the representations, warranties and agreements set forth herein, the Underwriter hereby agrees to purchase from the District, and the District hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of the District's \$ \_\_\_\_\_ aggregate principal amount of Capital Improvement Refunding Revenue Bonds, Series 2021A-1 (the "2021A-1 Bonds") and its \$ \_\_\_\_\_ aggregate principal amount of Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds" together with the 2021A-1 Bonds, the "2021A Bonds"). The 2021A Bonds shall be dated as of their date of delivery and shall mature on the dates, shall bear interest at the rates, and shall be subject to redemption prior to maturity, all as provided in Exhibit B attached hereto.

The purchase price for the 2021A-1 Bonds shall be \$ \_\_\_\_\_ (representing the \$ \_\_\_\_\_ aggregate principal amount of the 2021A-1 Bonds, [plus/less net original issue premium/discount of \$ \_\_\_\_\_ and] less an underwriter's discount of \$ \_\_\_\_\_). The purchase price for the 2021A-2 Bonds shall be \$ \_\_\_\_\_ (representing the \$ \_\_\_\_\_ aggregate principal amount of the 2021A-2 Bonds, [plus/less net original issue premium/discount of \$ \_\_\_\_\_ and] less an underwriter's discount of \$ \_\_\_\_\_). Payment of the purchase price and delivery of the 2021A Bonds and the other actions contemplated hereby to take place at the time of such payment and delivery are hereinafter referred to as the "Closing."

2. **The 2021A Bonds.** The 2021A Bonds are to be issued by the District, a local unit of special purpose government of the State of Florida (the "State") created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, any successor statute thereto, the Florida Constitution, and other applicable provisions of law (collectively, the "Act"), and pursuant to Chapter 42YY-1, Florida Administrative Code, implemented by the Florida Land and Water Adjudicatory Commission, effective on April 21, 2005, as amended by Rule 42YY-1.002, effective July 20, 2006 (the "Establishing Rule"). The 2021A Bonds are being issued pursuant to the Act and secured pursuant to the provisions of a Master Trust Indenture dated as of October 1, 2005, by and between the District and U.S. Bank National Association (the "Trustee"), as successor to Wachovia Bank, N.A. (the "Master Indenture"), as amended and supplemented with respect to the 2021A Bonds by a Fourth Supplemental Trust Indenture dated as of [\_\_\_\_\_] 1, 2021], by and between the District and the Trustee (the "Fourth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), and by Resolution No. 2005-18 adopted by the Board of Supervisors of the District (the "Board") on June 17, 2005, as supplemented by Resolution No. 2021-[\_\_] adopted by the Board on August [\_\_\_], 2021 (collectively, the "Bond Resolution"). The 2021A Assessments, comprising the 2021A Pledged Revenues for the 2021A Bonds, have been or will be levied by the District prior to Closing on those lands within the District specially benefited by public infrastructure improvements of the District as described in the Assessment Resolutions (as such term is defined in the Indenture).

3. **Limited Offering; Establishment of Issue Price.** It shall be a condition to the District's obligation to sell and to deliver the Bonds to the Underwriter, and to the Underwriter's obligation to purchase, accept delivery of and pay for the Bonds, that the entire principal amount of the Bonds be issued, sold and delivered by the District and purchased, accepted and paid for by the Underwriter at the Closing and that the District and the Underwriter receive the opinions, documents and certificates described in Section 8(c) hereof.

(a) The Underwriter agrees to assist the District in establishing the issue price of the Bonds and shall execute and deliver to the District at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, in the form reasonably satisfactory to Bond Counsel, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the District and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

(b) Except as otherwise set forth in Exhibit B attached hereto, the District will treat the first price at which 10% of each maturity of the Bonds (the "10% test") is sold to the public as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Purchase Contract, the Underwriter shall report to the District the price or prices at which it has sold to the public each maturity of the Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the District the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date (as defined below) has occurred, until the 10% test has been satisfied as to the Bonds of that maturity or until all Bonds of that maturity have been sold to the public.

(c) The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Contract at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in Exhibit B attached hereto, except as otherwise set forth therein. Exhibit B also sets forth, as of the date of this Purchase Contract, the maturities, if any, of the Bonds for which the 10% test has not been satisfied and for which the District and the

Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the District to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the "hold-the-offering-price rule"). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5<sup>th</sup>) business day after the sale date; or
- (2) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the District when it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5<sup>th</sup>) business day after the sale date.

(d) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

- (1) "public" means any person other than an underwriter or a related party, and
- (2) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and
- (3) "sale date" means the date of execution of this Purchase Contract is executed by all parties.

**4. Use of Documents.** Prior to the date hereof, the District has caused to be prepared and has provided to the Underwriter a Preliminary Limited Offering Memorandum dated \_\_\_\_\_, 2021 (such Preliminary Limited Offering Memorandum, including the cover pages and all appendices thereto, and any amendments and supplements thereto that may be authorized by the District for use with respect to the 2021A Bonds, being herein collectively called the "Preliminary Limited Offering Memorandum") of the District related to the 2021A Bonds that the District has deemed final as of its date, except for certain permitted omissions (the "Permitted Omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission ("Rule 15c2-12" or the "Rule") in connection with the limited offering of the 2021A Bonds. The Underwriter has reviewed the Preliminary Limited Offering Memorandum prior to the execution of this Purchase Contract. The District has, prior to the date hereof, authorized the Preliminary Limited Offering Memorandum to be circulated and used by the Underwriter in connection with the limited offering of the 2021A Bonds. The District shall deliver or cause to be

delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof but not later than three (3) days prior to the Closing Date (as defined below) and in sufficient time to allow the Underwriter to comply with all requirements of the Rule and all applicable securities laws and the rules of the Municipal Securities Rulemaking Board (the "MSRB"), a final Limited Offering Memorandum dated \_\_\_\_\_, 2021 (such Limited Offering Memorandum, including the cover pages and all appendices thereto, and any amendments and supplements thereto that may be authorized by the District for use with respect to the 2021A Bonds being herein collectively called the "Limited Offering Memorandum" and together with the Preliminary Limited Offering Memorandum the "Limited Offering Memoranda"). The District hereby ratifies and approves the circulation and use of the Limited Offering Memoranda by the Underwriter.

**5. Definitions.** For purposes hereof, this Purchase Contract, the Indenture, the 2021A Bonds, the Continuing Disclosure Agreement to be dated as of the Closing Date, by and among the District and Wrathell, Hunt and Associates, LLC, as dissemination agent (the "Dissemination Agent"), in substantially the form attached to the Limited Offering Memorandum as APPENDIX E thereto (the "Disclosure Agreement") and the DTC Blanket Issuer Letter of Representations entered into by the District, are referred to herein collectively as the "Financing Documents."

**6. Representations, Warranties and Agreements.** The District hereby represents, warrants and agrees as follows:

(a) The Board is the governing body of the District and the District is and will be on the Closing Date duly organized and validly existing as a unit of special-purpose government created pursuant to the Constitution and laws of the State, including, without limitation, the Act;

(b) The District has full legal right, power and authority to: (i) adopt the Bond Resolution and the Assessment Resolutions; (ii) enter into the Financing Documents to which it is a party; (iii) sell, issue and deliver the 2021A Bonds to the Underwriter as provided herein; (iv) apply the proceeds of the sale of the 2021A Bonds for the purposes described in the Limited Offering Memorandum, including without limitation to effect the refunding of the Refunded Bonds (as defined therein); (v) acknowledge and authorize the use of the Preliminary Limited Offering Memorandum and acknowledge and authorize the use and execution of the Limited Offering Memorandum; and (vi) carry out and consummate the transactions contemplated by the Bond Resolution, the Assessment Resolutions, the Financing Documents, and the Limited Offering Memoranda, including but not limited to entering into a Collection Agreement to provide for the collection of the 2021A Assessments using the Uniform Method of collection in accordance with the Indenture. The District has complied, and on the Closing Date will be in compliance in all material respects, with the terms of the Act and with the obligations on its part contained in the Bond Resolution, the Assessment Resolutions and the Financing Documents to which it is a party and the 2021A Bonds;

(c) At meetings of the Board that were duly called and noticed and at which a quorum was present and acting throughout, the Board has duly adopted the Bond Resolution and the Assessment Resolutions, and the same are in full force and effect and have not been supplemented, amended, modified or repealed, except as set forth therein. By all necessary official Board action, the District has duly authorized and approved the use and delivery of the Preliminary Limited Offering Memorandum and the execution and delivery of the Financing Documents, the 2021A Bonds and the Limited Offering Memorandum, has duly authorized and approved the performance by the District of the obligations on its part contained in the Financing Documents and the 2021A Bonds and the consummation by it of all other transactions contemplated by this Purchase Contract and the Preliminary Limited Offering Memorandum in

connection with the issuance of the 2021A Bonds. Upon execution and delivery by the District and the Trustee (and assuming the due authorization, execution and delivery of the Indenture by the Trustee), the Indenture will constitute a legal, valid and binding obligation of the District, enforceable in accordance with its terms, subject only to applicable bankruptcy, insolvency, and similar laws affecting creditors' rights and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law). Upon execution by the District and the other parties thereto (and assuming the due authorization, execution and delivery of such agreements by the other parties thereto), and the Financing Documents will constitute the legal, valid and binding obligations of the District, enforceable in accordance with their respective terms, subject only to applicable bankruptcy, insolvency and similar laws affecting creditors' rights and subject, as to enforceability, to general principles of equity (regardless of whether enforcement is sought in a proceeding in equity or at law);

(d) The District is not in material breach of or material default under any applicable provision of the Act or any applicable constitutional provision or statute or, to the best of its knowledge, administrative regulation of the State or the United States of America or any applicable judgment or decree, or any loan agreement, indenture, bond, note, resolution, agreement, or other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of its knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or material event of default under any such instrument; and the execution and delivery of the 2021A Bonds, the Financing Documents and the Limited Offering Memorandum, the delivery of the Preliminary Limited Offering Memorandum and the adoption of the Bond Resolution and the Assessment Resolutions, and compliance with the provisions on the District's part contained therein, will not conflict with or constitute a material breach of or material default under any applicable constitutional provision, or law, or, to the best of its knowledge, any administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, agreement, or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, nor will any such execution, delivery, adoption, or compliance result in the creation or imposition of any lien, charge, or other security interest or encumbrance of any nature whatsoever upon any of the property or assets of the District or under the terms of any such law, regulation or instrument, except as provided by the Assessment Resolutions, the 2021A Bonds and the Indenture. To the best of its knowledge, no event has occurred which, with the lapse of time or the giving of notice, or both, would constitute an event of default (as therein defined) under the 2021A Bonds or the Financing Documents;

(e) All authorizations, approvals, licenses, permits, consents and orders of any governmental authority, legislative body, board, agency or commission having jurisdiction of the matters which are required for the due authorization by, or which would constitute a condition precedent to, or the absence of which would materially adversely affect, the due performance by the District of its obligations, to issue the 2021A Bonds, or under the 2021A Bonds, the Bond Resolution, the Assessment Resolutions or the Financing Documents have been duly obtained, except for such approvals, consents and orders as may be required under the Blue Sky or securities laws of any state in connection with the offering and sale of the 2021A Bonds (as to which no representations or warranties are made);

(f) The descriptions of the 2021A Bonds and the Financing Documents, to the extent referred to in the Limited Offering Memoranda, conform in all material respects to the 2021A Bonds and the Financing Documents, respectively;

(g) The 2021A Bonds, when issued, executed and delivered in accordance with the Indenture and when delivered to and paid for by the Underwriter at the Closing in accordance with the provisions of this Purchase Contract, will be validly issued and outstanding obligations of the District, entitled to the benefits of the Indenture, and upon such issuance, execution and delivery of the 2021A Bonds, the Indenture will provide for the benefit of the holders from time to time of the 2021A Bonds a legally valid and binding pledge of and first lien on the respective 2021A Pledged Revenues, in each case subject to any applicable bankruptcy, insolvency, reorganization or similar laws affecting the enforcement of creditors' rights general and the application of equitable principles where equitable remedies are sought. On the Closing Date, all conditions precedent to the issuance of the 2021A Bonds set forth in the Indenture will have been complied with or fulfilled;

(h) As of the date hereof, there is no claim, action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body, pending or, to the best of the District's knowledge, threatened against the District: (i) contesting the corporate existence or powers of the Board or the titles of the respective officers of the Board to their respective offices; (ii) affecting or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the 2021A Bonds or the application of the proceeds of the sale thereof for the purposes described in the Limited Offering Memorandum, or the collection of 2021A Assessments, or the pledge of and lien on the respective 2021A Pledged Revenues pursuant to the Indenture; (iii) contesting or affecting specifically as to the District the validity or enforceability of the Act or any action of the District in any respect relating to the authorization for the issuance of the 2021A Bonds, or the authorization of the Bond Resolution, the Assessment Resolutions and the Financing Documents to which the District is a party, or the application of the proceeds of the 2021A Bonds for the purposes set forth in the Preliminary Limited Offering Memorandum; (iv) contesting the federal tax status of interest on the 2021A Bonds; or (v) contesting the completeness or accuracy of the Limited Offering Memoranda or any supplement or amendment thereto;

(i) To the extent applicable, the District will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter as the Underwriter may reasonably request in order to: (i) qualify the 2021A Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions of the United States as the Underwriter may designate; and (ii) determine the eligibility of the 2021A Bonds for investment under the laws of such states and other jurisdictions, and the District will use its best efforts to continue such qualifications in effect so long as required for the initial limited offering and distribution of the 2021A Bonds; provided, however, that in no event shall the District be required to submit to the jurisdiction of any other state or states and the District shall not be required to execute a general or special consent to service of process or to qualify to do business in connection with any such qualification or determination in any jurisdiction or register as a broker/dealer, and provided further that the District shall not be required to pay any fees to register as dealer or broker in any jurisdiction;

(j) As of its date (unless an event occurs of the nature described in paragraph (1) of this Section 6) and at all times subsequent thereto, up to and including the Closing Date, the statements and information contained in the Preliminary Limited Offering Memorandum (other than Permitted Omissions) and in the Limited Offering Memorandum are and will be accurate in all material respects for the purposes for which their use is authorized and do not and will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading; provided, however, that no representation is made concerning information contained

in the Limited Offering Memoranda under the captions "DESCRIPTION OF THE 2021A BONDS – Book-Entry Only System," "TAX MATTERS," "SUITABILITY FOR INVESTMENT" and "UNDERWRITING";

(k) If the Limited Offering Memorandum is supplemented or amended pursuant to subsection (1) of this Section 6, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto up to and including the Closing Date, the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that no representation is made concerning information contained in the Limited Offering Memoranda Memorandum under the captions "DESCRIPTION OF THE 2021A BONDS – Book-Entry Only System," "TAX MATTERS," "SUITABILITY FOR INVESTMENT" and "UNDERWRITING";

(l) If between the date of this Purchase Contract and the earlier of (i) date that is ninety (90) days from the end of the "Underwriting Period" as defined in Rule 15c2-12 or (ii) the time when the Limited Offering Memorandum is available to any person from the Municipal Securities Rulemaking Board's Electronic Municipal Market Access System (but in no event less than twenty-five (25) days following the end of the Underwriting Period), any event shall occur, of which the District has actual knowledge, which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the District shall notify the Underwriter thereof, and, if in the opinion of the Underwriter such event requires the preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the District will at its expense supplement or amend the Limited Offering Memorandum in a form and in a manner approved by the Underwriter. The end of the Underwriting Period shall be the next business day after the Closing Date;

(m) Since its inception, there has been no material adverse change in the properties, businesses, results of operations, prospects, management or financial or other condition of the District, except as disclosed in the Limited Offering Memoranda, and the District has not incurred liabilities that would materially adversely affect its ability to discharge its obligations under the Bond Resolution, the Assessment Resolutions, the 2021A Bonds or the Financing Documents, direct or contingent, other than as set forth in or contemplated by the Limited Offering Memoranda;

(n) Except as disclosed in the Limited Offering Memoranda, the District is not now in default and has not been in default at any time after December 31, 1975 in the payment of the principal of or the interest on any governmental security issued or guaranteed by it which would require the disclosure pursuant to Section 517.051, Florida Statutes or Rule 69W-400.003 of the Florida Department of Financial Services;

(o) Except as disclosed in the Limited Offering Memoranda, the District has never failed to comply in any material respect with any continuing disclosure obligations previously undertaken by the District in accordance with the continuing disclosure requirements of the Rule;

(p) The District has not been notified of any listing or the proposed listing of the District by the Internal Revenue Service as issue whose arbitrage certifications may not be relied upon;

(q) Any certificate signed by any official of the District and delivered to the Underwriter will be deemed to be a representation by the District to the Underwriter as to the statements made therein; and

(r) From the date of this Purchase Contract through the Closing Date, the District will not issue any bonds (other than the 2021A Bonds), notes or other obligations payable from the 2021A Pledged Revenues.

7. **Closing.** At 10:00 a.m. prevailing New York time on \_\_\_\_\_, 2021 (the "Closing Date") or at such later time as may be mutually agreed upon by the District and the Underwriter, the District will, subject to the terms and conditions hereof, deliver or cause to be delivered to the Underwriter the 2021A Bonds in definitive book-entry-only form, duly executed and authenticated, together with the other documents hereinafter mentioned, and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the purchase price of the 2021A Bonds as set forth in Section 1 hereof, in federal or other immediately available funds to the order of the District. Delivery of the 2021A Bonds as aforesaid shall be made pursuant to the FAST system of delivery of The Depository Trust Company, New York, New York, or at such other place as may be mutually agreed upon by the District and the Underwriter. The 2021A Bonds shall be typewritten, shall be prepared and delivered as fully registered bonds in book-entry-only form, with one bond for each maturity, registered in the name of Cede & Co. and shall be made available to the Underwriter at least one (1) business day before the Closing Date for purposes of inspection and packaging, unless otherwise agreed by the District and the Underwriter.

8. **Closing Conditions.** The Underwriter has entered into this Purchase Contract in reliance upon the representations, warranties and agreements of the District contained herein, and in reliance upon the representations, warranties and agreements to be contained in the documents and instruments to be delivered on the Closing Date and upon the performance by the District of its obligations hereunder, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter's obligations under this Purchase Contract are conditioned upon the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing Date, and are also subject to the following additional conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct, on the date hereof and on and as of the Closing Date, as if made on the Closing Date;

(b) At the time of the Closing, the Bond Resolution, the Assessment Resolutions, the 2021A Bonds and the Financing Documents shall each be in full force and effect in accordance with their respective terms and the Bond Resolution, the Assessment Resolutions, the Indenture and the Limited Offering Memoranda shall not have been supplemented, amended, modified or repealed, except in any such case as may have been agreed to by the Underwriter (such agreement to be evidenced by receipt of, and payment for, the 2021A Bonds by the Underwriter, following express written notice of such supplement, amendment, modification or repeal delivered to the Underwriter prior to such receipt and payment);

(c) At or prior to the Closing Date, the Underwriter and the District shall have received each of the following:

(1) The Limited Offering Memorandum and each supplement or amendment, if any, thereto, executed on behalf of the District by the Chairperson of the Board or such other authorized member of the Board;

(2) A copy of each of the Bond Resolution and the Assessment Resolutions, including without limitation the Equalizing Resolution, certified by the Secretary or an Assistant Secretary of the Board under seal as having been duly adopted by the Board of the District and as being in full force and effect;

(3) An executed copy of each of the Financing Documents in form acceptable to the Underwriter and its counsel;

(4) The opinion, dated as of the Closing Date and addressed to the District, of Akerman LLP, Bond Counsel, in substantially the form included in the Preliminary Limited Offering Memorandum as APPENDIX B, together with letters of such counsel, dated as of the Closing Date and addressed to the Underwriter and Trustee, to the effect that the foregoing opinion addressed to the District may be relied upon by the Underwriter and Trustee to the same extent as if such opinion were addressed to them;

(5) The supplemental opinion, dated as of the Closing Date and addressed to the District and the Underwriter, of Akerman LLP, Bond Counsel, in the form annexed as Exhibit C hereto;

(6) The opinion, dated as of the Closing Date and addressed to the District, the Underwriter and the Trustee of Coleman, Yovanovich & Koester, P.A., counsel to the District, in substantially the form annexed as Exhibit D hereto or in form and substance otherwise acceptable to the Underwriter and its counsel;

(7) An opinion, dated as of the Closing Date and addressed to the Underwriter and the District, of counsel to the Trustee, in form and substance acceptable to Bond Counsel, Underwriter, Underwriter's Counsel, and the District;

(8) A customary authorization and incumbency certificate, dated as of the Closing Date, signed by authorized officers of the Trustee;

(9) A copy of the Establishing Rule;

(10) A certificate, dated as of the Closing Date, signed by the Chairperson or Vice-Chairperson and the Secretary or an Assistant Secretary of the Board, setting forth that: (i) each of the representations of the District contained herein was true and accurate in all material respects on the date when made, has been true and accurate in all material respects at all times since, and continues to be true and accurate in all material respects on the Closing Date as if made on such date; (ii) the District has performed all obligations to be performed hereunder as of the Closing Date; (iii) except as disclosed in the Limited Offering Memoranda, the District has never been in default as to principal or interest with respect to any obligation issued or guaranteed by the District; (iv) the District agrees to take all reasonable action necessary to use the Uniform Method as the means of collecting the 2021A Assessments as described in the Indenture; and (v) the Limited Offering Memorandum (other than the information under the captions "DESCRIPTION OF THE 2021A BONDS – Book-Entry Only System," "TAX MATTERS," "SUITABILITY FOR INVESTMENT" and "UNDERWRITING," as to which no view need be expressed) as of its date, and as of the date hereof, does not contain any untrue statement of a material fact or omits to state a material fact which should be included therein for the purposes for which the Limited Offering Memoranda is to be used, or

which is necessary in order to make the statements contained therein, in the light of the circumstances under which they were made, not misleading;

(11) A customary signature and no litigation certificate, dated as of the Closing Date, signed on behalf of the District by the Chairperson or Vice Chairperson and Secretary or an Assistant Secretary of the Board in form and substance acceptable to the Underwriter and Underwriter's Counsel;

(12) Evidence of compliance by the District with the requirements of Section 189.051, Florida Statutes;

(13) Executed copies of the District's certification as to arbitrage and other matters relative to the tax status of the 2021A Bonds under Section 148 of the Internal Revenue Code of 1986, as amended, and a copy of the District's Post Issuance Policies and Procedures;

(14) Executed copy of Internal Revenue Service Form 8038-G relating to the 2021A Bonds;

(15) Verification Report of Terminus Analytics, LLC;

(16) A certificate of the District Manager and Methodology Consultant in the form annexed as Exhibit E hereto or otherwise in form and substance acceptable to Underwriter and Underwriter's Counsel;

(17) Such additional documents as may be required by the Indenture to be delivered as a condition precedent to the issuance of the 2021A Bonds;

(18) Evidence of compliance by the District with the requirements of Section 215.84, Florida Statutes;

(19) A certified copy of the final judgment of the Circuit Court in and for Lee County, Florida, validating the 2021A Bonds and the certificate of no-appeal;

(20) A certificate of the District whereby the District has deemed the Preliminary Limited Offering Memorandum final as of its date, except for Permitted Omissions, as contemplated by Rule 15c2-12 in connection with the limited offering of the 2021A Bonds;

(21) A copy of the [Special Assessment Methodology Report] dated \_\_\_\_\_, 2021;

(22) A certificate of the Dissemination Agent (i) acknowledging its agreement to serve as the initial Dissemination Agent for the District with respect to the 2021A Bonds and undertake the obligations of the Dissemination Agent as set forth in the Continuing Disclosure Agreement and (ii) representing that the Dissemination Agent is aware of the continuing disclosure requirements set forth in the Continuing Disclosure Agreement and Rule 15c2-12, (iii) that it has policies and procedures in place to ensure its compliance with its obligations under the Continuing Disclosure Agreement, and (iv) covenanting to comply with the District's continuing disclosure undertakings entered into pursuant to Rule 15c2-12 at all times in the future; and

(23) Such additional legal opinions, certificates, instruments and other documents as the Underwriter, Underwriter's Counsel, Bond Counsel or counsel to the District may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the District's representations and warranties contained herein and of the statements and information contained in the Limited Offering Memoranda and the due performance or satisfaction by the District on or prior to the Closing of all the agreements then to be performed and conditions then to be satisfied by each.

All of the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Purchase Contract shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance as set forth herein or as described herein or as otherwise satisfactory to the Underwriter. Receipt of, and payments for, the 2021A Bonds shall constitute evidence of the satisfactory nature of such as to the Underwriter. The performance of conditions set forth hereunder may be waived by the Underwriter, in the Underwriter's sole discretion.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, to accept delivery of and to pay for the 2021A Bonds contained in this Purchase Contract (unless waived by the Underwriter in its sole discretion), or if the obligations of the Underwriter to purchase, to accept delivery of and to pay for the 2021A Bonds shall be terminated for any reason permitted by this Purchase Contract, this Purchase Contract shall terminate and neither the Underwriter nor the District shall be under any further obligation hereunder, except that the respective obligations of the District and the Underwriter set forth in Section 10 hereof shall continue in full force and effect.

**9. Termination.** The Underwriter shall have the right to terminate its obligations under this Purchase Contract to purchase, to accept delivery of and to pay for the 2021A Bonds by notifying the District of its election to do so if, after the execution hereof and prior to the Closing: (i) legislation shall have been introduced in or enacted by the Congress of the United States or enacted by the State, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice or otherwise) by the President of the United States, the Treasury Department of the United States, the Internal Revenue Service or the Chairperson or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, or legislation shall have been proposed for consideration by either such committee, by any member thereof, or legislation shall have been favorably reported for passage to either House of Congress of the United States by a committee of such House to which such legislation has been referred for consideration, or a decision shall have been rendered by a court of the United States or the State, including the Tax Court of the United States, or a ruling shall have been made or a regulation shall have been proposed or made or a press release or other form of notice shall have been issued by the Treasury Department of the United States, or the Internal Revenue Service or other federal or State authority, with respect to federal or State taxation upon revenues or other income of the general character to be derived by the District or by any similar body, or upon interest on obligations of the general character of the 2021A Bonds, which may have the purpose or effect, directly or indirectly, of materially and adversely affecting the tax status of the District, its property or income, its securities (including the 2021A Bonds) or the interest thereon, or any tax exemption granted or authorized by the State or, which in the reasonable opinion of the Underwriter, affects materially and adversely the market for the 2021A Bonds, or the market price generally of obligations of the general character of the 2021A Bonds; (ii) the District has, without the prior written consent of the Underwriter, offered or issued any bonds, notes or other obligations for borrowed money, or incurred any material liabilities, direct or contingent, or there has been an adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District, other than in the ordinary course of its businesses; (iii)

any event shall have occurred or shall exist which, in the reasonable opinion of the Underwriter, would or might cause the information contained in the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; or (iv) the District fails to adopt the Assessment Resolutions or fails to perform any action to be performed by it in connection with the levy of the 2021A Assessments.

**10. Expenses.**

(a) The District agrees to pay, and the Underwriter shall not be obligated to pay, any expenses incident to the performance of the District's obligations hereunder, including, but not limited to: (i) the cost of the preparation and distribution of the Indenture; (ii) the cost of the preparation and printing, if applicable, of the Limited Offering Memoranda and any supplements thereto, together with a reasonable number of copies which the Underwriter may request; (iii) the cost of registering the 2021A Bonds in the name of Cede & Co., as nominee of DTC, which will act as securities depository for such Bonds; (iv) the fees and disbursements of counsel to the District, the District Manager, the Dissemination Agent, Bond Counsel, Underwriter's Counsel, the District's methodology consultant, the Trustee, Trustee's Counsel and any other experts or consultants retained by the District; and (v) the cost of recording in the Official Records of the County any Financing Documents or other documents or certificates that are required to be recorded pursuant to the terms of this Purchase Contract. It is anticipated that such expenses shall be paid from the proceeds of the 2021A Bonds. The District shall submit for recording all documents required to be provided in recordable form hereunder within three business days after the Closing Date, which obligation shall survive the Closing.

(b) The Underwriter agrees to pay all advertising expenses in connection with the 2021A Bonds, if any.

**11. No Advisory or Fiduciary Role.** The District acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Agreement is an arm's-length commercial transaction between the District and the Underwriter, (ii) in connection with such transaction and with the discussions, undertakings and processes leading up to such transaction, the Underwriter is and has been acting solely as a principal and not as an advisor (including, without limitation, a Municipal Advisor (as such term is defined in Section 975(e) of the Dodd-Frank Wall Street Reform and Consumer Protection Act)), agent or a fiduciary of the District, (iii) the Underwriter has not assumed an advisory or a fiduciary responsibility in favor of the District with respect to the limited offering of the Bonds or the discussions, undertakings and process leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has provided or is currently advising or providing services to the District on other matters) or any other obligation to the District except the obligations expressly set forth in this Agreement, (iv) the Underwriter has financial and other interests that differ from those of the District, (v) the District has consulted with its own legal and financial advisors to the extent it deemed appropriate in connection with the offering of the Bonds, and (vi) the Underwriter has provided to the District prior disclosures under Rule G-17 of the MSRB, which have been received by the District.

**12. Notices.** Any notice or other communication to be given to the District under this Purchase Contract may be given by delivering the same in writing to Wrathell, Hunt and Associates, LLC, 2300 Glades Rd., Ste. #410W, Boca Raton, Florida 33431, and any notice or other communication to be given to the Underwriter under this Purchase Contract may be given by delivering the same in writing to FMSbonds, Inc., 20660 W. Dixie Highway, North Miami Beach, Florida 33180, Attention: Jon Kessler.

13. **Parties in Interest; Survival of Representations.** This Purchase Contract is made solely for the benefit of the District and the Underwriter (including the successors or assigns of each) and no other person shall acquire or have any right hereunder or by virtue hereof. All of the District's representations, warranties and agreements contained in this Purchase Contract shall remain operative and in full force and effect and survive the closing on the 2021A Bonds, regardless of: (i) any investigations made by or on behalf of the Underwriter and (ii) delivery of and payment for the 2021A Bonds pursuant to this Purchase Contract.

14. **Effectiveness.** This Purchase Contract shall become effective upon the execution by the appropriate officials of the District and shall be valid and enforceable at the time of such acceptance. To the extent of any conflict between the provisions of this Purchase Contract and any prior contract between the parties hereto, the provisions of this Purchase Contract shall govern.

15. **Headings.** The headings of the sections of this Purchase Contract are inserted for convenience only and shall not be deemed to be a part hereof.

16. **Amendment.** No modification, alteration or amendment to this Purchase Contract shall be binding upon any party until such modification, alteration or amendment is reduced to writing and executed by all parties hereto.

17. **Governing Law.** This Purchase Contract shall be governed and construed in accordance with the laws of the State.

18. **Counterparts; Facsimile.** This Purchase Contract may be signed in any number of counterparts with the same effect as if the signatures thereto and hereto were signatures upon the same instrument. Facsimile and pdf signatures shall be deemed originals.

[Signature page follows.]

Very truly yours,

**FMSBONDS, INC.**

By: \_\_\_\_\_  
Theodore A. Swinarski,  
Senior Vice President – Trading

Accepted and agreed to this  
\_\_\_\_ day of \_\_\_\_\_, 2021.

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
\_\_\_\_\_  
Chairperson, Board of Supervisors

**EXHIBIT A**

**DISCLOSURE AND TRUTH-IN-BONDING STATEMENT**

\_\_\_\_\_, 2021

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

Re: River Hall Community Development District \$\_\_\_\_\_ Capital Improvement Refunding Revenue Bonds, Series 2021A-1 (the "2021A-1 Bonds") and \$\_\_\_\_\_ Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds" together with the 2021A-1 Bonds, the "2021A Bonds")

Dear Ladies and Gentlemen:

Pursuant to Chapter 218.385, Florida Statutes, and with respect to the issuance of the 2021A Bonds, FMSbonds, Inc. (the "Underwriter"), pursuant to a Bond Purchase Contract dated \_\_\_\_\_, 2021 (the "Bond Purchase Contract"), between the Underwriter and River Hall Community Development District (the "District"), furnishes the following disclosures to the District (all capitalized terms used and not otherwise defined herein shall have the meanings assigned to them in the Bond Purchase Contract):

1. The total underwriting discount paid to the Underwriter pursuant to the Bond Purchase Contract for the 2021A Bonds is approximately \$\_\_\_\_\_ per \$1,000.00 or \$\_\_\_\_\_.
2. The names, addresses and estimated amounts of compensation of any person who is not regularly employed by, or not a partner or officer of, the Underwriter, bank, banker, or financial consultant or advisor and who enters into an understanding with either the District or the Underwriter, or both, for any paid or promised compensation or valuable consideration directly, expressly or impliedly, to act solely as an intermediary between the District and the Underwriter for the purposes of influencing any transaction in the purchase of the 2021A Bonds are: None.
3. The nature and estimated amounts of expenses to be incurred by the Underwriter in connection with the issuance of the 2021A Bonds are set forth in Schedule I attached hereto.
4. The management fee charged by the Underwriter is: \$0/\$1,000 or \$0.
5. Any other fee, bonus or other compensation estimated to be paid by the Underwriter in connection with the 2021A Bonds to any person not regularly employed or retained by the Underwriter in connection with the 2021A Bonds is as follows: None. GrayRobinson, P.A. has been retained as counsel to the Underwriter and will be compensated by the District.
7. The name and address of the Underwriter is:

FMSbonds, Inc.  
20660 W. Dixie Highway  
North Miami Beach, Florida 33180

8. There are no "finders" as such term is used in Sections 218.385 and 218.386, Florida Statutes, in connection with the issuance of the 2021A Bonds.
9. Pursuant to the provisions of Section 218.385(2) and (3), Florida Statutes, the following truth in bonding statements are made with respect to the 2021A Bonds.

The District is proposing to issue \$\_\_\_\_\_ aggregate principal amount of the 2021A Bonds for the purpose of providing funds to (i) refund and defease all of the Refunded Bonds; (ii) pay certain costs associated with the issuance of the 2021A Bonds; and (iii) fund the 2021A-1 Reserve Account and the 2021A-2 Reserve Account as provided in the Indenture

The debt evidenced by the 2021A Bonds is expected to be repaid over a period of approximately \_\_\_\_\_ ( ) years and \_\_\_\_\_ ( ) months. At a net interest cost rate of \_\_\_\_\_ %, total interest paid over the life of the 2021A Bonds will be \$\_\_\_\_\_.

The source of repayment for the 2021A Bonds are the related 2021A Assessments imposed and collected by the District. Based solely upon the assumptions set forth in the paragraphs above, the issuance of the 2021A Bonds will result in \$\_\_\_\_\_ (representing the average annual debt service payments due on the 2021A Bonds) of the 2021A Assessment revenues not being available to the District on an annual basis to finance other services of the District; provided, however, that in the event that the 2021A Bonds were not issued, the District would not be entitled to impose and collect the 2021A Assessments in the amount of the principal of and interest to be paid on the related Series of 2021A Bonds.

[Remainder of page intentionally left blank.]

*[Signature page to Disclosure and Truth in Bonding Statement]*

Sincerely,

**FMSBONDS, INC.**

By: \_\_\_\_\_  
Theodore A. Swinarski,  
Senior Vice President - Trading

**SCHEDULE I**

<u>Expense</u>	<u>Amount</u>
DALCOMP	\$ _____
Clearance	
CUSIP	
DTC	
FINRA/SIPC	
MSRB	
<u>Electronic Orders</u>	
TOTAL:	\$ _____

**EXHIBIT B**

**TERMS OF BONDS**

1. **Purchase Price for the 2021A-1 Bonds:** \$ \_\_\_\_\_ (representing the \$ \_\_\_\_\_ aggregate principal amount of the 2021A-1 Bonds, [plus/less net original issue premium/discount of \$ \_\_\_\_\_ and] less an underwriter's discount of \$ \_\_\_\_\_).

**Purchase Price for the 2021A-2 Bonds:** \$ \_\_\_\_\_ (representing the \$ \_\_\_\_\_ aggregate principal amount of the 2021A-2 Bonds, [plus/less net original issue premium/discount of \$ \_\_\_\_\_ and] less an underwriter's discount of \$ \_\_\_\_\_).

2. **Principal Amounts, Maturities, Interest Rates and Prices:**

2021A-1 Bonds			
<u>Amount</u>	<u>Maturity Date</u>	<u>Rate</u>	<u>Price</u>

2021A21 Bonds			
<u>Amount</u>	<u>Maturity Date</u>	<u>Rate</u>	<u>Price</u>

The Underwriter has offered the 2021A Bonds to the public on or before the date of this Purchase Contract at the initial offering prices set forth herein and has sold at least 10% of each maturity of the Bonds to the public at a price that is no higher than such initial offering prices[, except for the following maturities: \_\_\_\_\_].

3. **Redemption Provisions:**

**Optional Redemption**

2021A-1 Bonds

The 2021A-1 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20\_\_ (less than all 2021A-1 Bonds to be selected by lot), at the Redemption Price of equal to the par amount thereof, together with accrued interest to the date of redemption.

2021A-2 Bonds

The 2021A-2 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20\_\_ (less than all 2021A-2 Bonds to be selected by lot), at the Redemption Price of equal to the par amount thereof, together with accrued interest to the date of redemption.

## Mandatory Sinking Fund Redemption

### 2021A-1 Bonds

The 2021A-1 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-1 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u> <u>(May 1)</u>	<u>Principal</u> <u>Amount</u>
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\*

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\* Maturity.

The 2021A-1 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-1 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u> <u>(May 1)</u>	<u>Principal</u> <u>Amount</u>
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\*

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\* Maturity.

The 2021A-1 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-1 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u> <u>(May 1)</u>	<u>Principal</u> <u>Amount</u>
-------------------------------	-----------------------------------

\*

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\* Maturity.

The 2021A-1 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-1 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u> <u>(May 1)</u>	<u>Principal</u> <u>Amount</u>
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\*

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\* Maturity.

2021A-2 Bonds

The 2021A-2 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-2 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u> <u>(May 1)</u>	<u>Principal</u> <u>Amount</u>
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\*

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\* Maturity.

The 2021A-2 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-2 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:



amortize the Outstanding 2021A Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the 2021A Bonds.

### **Extraordinary Mandatory Redemption**

#### 2021A-1 Bonds

The 2021A-1 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any February 1, May 1, August 1 or November 1, in the manner determined by the Bond Registrar, at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

(a) from 2021A-1 Prepayment Principal (as defined in the Indenture) deposited into the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account;

(b) from amounts transferred to the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account resulting from a reduction in the 2021A-1 Reserve Account Requirement as provided for in the Indenture, and, on the date on which the amount on deposit in the 2021A-1 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the 2021A-1 Bonds then Outstanding, including accrued interest thereon.

If less than all of the 2021A-1 Bonds shall be called for redemption, the particular 2021A-1 Bonds or portion of 2021A-1 Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

#### 2021A-2 Bonds

The 2021A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any The 2021A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any February 1, May 1, August 1 or November 1, in the manner determined by the Bond Registrar, at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

(a) from 2021A-2 Prepayment Principal (as defined in the Indenture) deposited into the 2021A-2 Prepayment Subaccount of the 2021A-2 Redemption Account;

(b) from amounts transferred to the 2021A-2 Prepayment Subaccount of the 2021A-2 Redemption Account resulting from a reduction in the 2021A-2 Reserve Account Requirement as provided for in the Indenture, and, on the date on which the amount on deposit in the 2021A-2 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the 2021A-2 Bonds then Outstanding, including accrued interest thereon.

If less than all of the 2021A-2 Bonds shall be called for redemption, the particular 2021A-2 Bonds or portion of 2021A-2 Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

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**EXHIBIT C**

**BOND COUNSEL'S SUPPLEMENTAL OPINION**

\_\_\_\_\_, 2021

River Hall Community Development District  
Lee County, Florida

FMSbonds, Inc.  
North Miami Beach, Florida

Re: River Hall Community Development District \$\_\_\_\_\_ Capital Improvement Refunding Revenue Bonds, Series 2021A-1 (the "2021A-1 Bonds") and \$\_\_\_\_\_ Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds" together with the 2021A-1 Bonds, the "2021A Bonds")

Ladies and Gentlemen:

We have acted as Bond Counsel to the River Hall Community Development District (the "District"), a community development district established and existing pursuant to Chapter 190 of the Florida Statutes, as amended (the "Act"), in connection with the issuance by the District of its \$\_\_\_\_\_ aggregate principal amount of Capital Improvement Refunding Revenue Bonds, Series 2021A-1 (the "2021A-1 Bonds") and its \$\_\_\_\_\_ aggregate principal amount of Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds" together with the 2021A-1 Bonds, the "2021A Bonds"). In such capacity, we have rendered our final approving opinion (the "Opinion") of even date herewith relating to the 2021A Bonds. The 2021A Bonds are secured pursuant to that certain Master Trust Indenture dated as of October 1, 2005, by and between the District and U.S. Bank National Association (the "Trustee"), as successor to Wachovia Bank, N.A. (the "Master Indenture"), as amended and supplemented with respect to the 2021A Bonds by a Fourth Supplemental Trust Indenture dated as of August 1, 2021, by and between the District and the Trustee (the "Fourth Supplemental Indenture" and, together with the Master Indenture, the "Indenture").

In connection with the rendering of the Opinion, we have reviewed records of the acts taken by the District in connection with the authorization, sale and issuance of the 2021A Bonds, were present at various meetings and participated in various discussions in connection therewith and have reviewed such other documents, records and other instruments as we deem necessary to deliver this opinion.

The District has entered into a Bond Purchase Contract dated \_\_\_\_\_, 2021 (the "Purchase Contract"), for the purchase of the 2021A Bonds. Capitalized words used, but not defined, herein shall have the meanings ascribed thereto in the Purchase Contract.

Based upon the forgoing, we are of the opinion that:

1. The sale of the 2021A Bonds by the District is not subject to the registration requirements of the Securities Act of 1933, as amended (the "Securities Act"), pursuant to the exemption provided in Section 3(a)(2) of the Securities Act.

2. The Indenture is exempt from qualification pursuant to the Trust Indenture Act of 1939, as amended.

3. The information in the Limited Offering Memoranda under the captions "INTRODUCTION," "DESCRIPTION OF THE 2021A BONDS" (other than the information under the subcaption "– Book-Entry Only System," as to which no view need be expressed), "SECURITY FOR AND SOURCE OF PAYMENT OF THE 2021A BONDS" and "APPENDIX A: COPY OF MASTER INDENTURE AND PROPOSED FORM OF SUPPLEMENTAL INDENTURE," insofar as such statements constitute descriptions of the 2021A Bonds or the Indenture, are accurate summaries as to the matters set forth or documents described therein, and the information under the captions "TAX MATTERS" and "AGREEMENT BY THE STATE," insofar as such information purports to describe or summarize certain provisions of the laws of the State of Florida (the "State") and the provisions of the Internal Revenue Code of 1986, as amended (the "Code"), is accurate as to the matters set forth therein.

[DEFEASANCE LANGUAGE – TO COME]

This letter is furnished by us as Bond Counsel. No attorney-client relationship has existed or exists between our firm and FMSbonds, Inc. (the "Underwriter") in connection with the 2021A Bonds or by virtue of this letter. This letter is delivered to the Underwriter solely for its benefit as Underwriter and may not be used, circulated, quoted or otherwise referred to or relied upon by the Underwriter for any other purpose or by any other person other than the addressee hereto. This letter is not intended to, and may not be, relied upon by holders of the 2021A Bonds.

Very truly yours,

**EXHIBIT D**

**ISSUER'S COUNSEL'S OPINION**

\_\_\_\_\_, 2021

River Hall Community Development District  
Lee County, Florida

FMSbonds, Inc.  
North Miami Beach, Florida

U.S. Bank National Association, as Trustee  
Orlando, Florida

Re: River Hall Community Development District \$\_\_\_\_\_ Capital Improvement Refunding Revenue Bonds, Series 2021A-1 (the "2021A-1 Bonds") and \$\_\_\_\_\_ Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds" together with the 2021A-1 Bonds, the "2021A Bonds")

Ladies and Gentlemen:

We have acted as counsel to the River Hall Community Development District (the "District"), a local unit of special-purpose government existing under the laws of the State of Florida (the "State"), particularly Chapter 190, Florida Statutes, as amended (the "Act") in connection with the authorization, issuance and sale of the District's \$\_\_\_\_\_ Capital Improvement Refunding Revenue Bonds, Series 2021A-1 (the "2021A-1 Bonds") and \$\_\_\_\_\_ Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds" together with the 2021A-1 Bonds, the "Bonds"). In that capacity, we are familiar with matters relating to the preparation, execution and delivery of the Master Trust Indenture dated as of October 1, 2005, by and between the District and U.S. Bank National Association (the "Trustee"), as successor to Wachovia Bank, N.A. (the "Master Indenture"), as amended and supplemented with respect to the 2021A Bonds by a Fourth Supplemental Trust Indenture dated as of August 1, 2021, by and between the District and the Trustee (the "Fourth Supplemental Indenture" and, together with the Master Indenture, the "Indenture").

The Bonds have been authorized and issued pursuant to the Act, the Florida Constitution and other applicable provisions of Florida law. The District was established pursuant to Chapter 42YY-1, Florida Administrative Code, implemented by the Florida Land and Water Adjudicatory Commission, effective on April 21, 2005, as amended by Rule 42YY-1.002, effective July 20, 2006 (the "Establishing Rule"). The District was established for the purposes, among other things, of financing and managing the planning, acquisition, construction, maintenance and operation of the major infrastructure within and without the boundaries governed by the District.

The Bonds are being issued pursuant to the Act, the Indenture and the Bond Resolution (as defined herein).

In our capacity as counsel to the District, we have examined Resolution No. 2005-18 and Resolution No. 2021-\_\_, adopted by the Board of Supervisors of the District (the "Board") on June 17, 2005 and August \_\_, 2021, respectively, Resolution Nos. 2021-[\_\_], 2021-[\_\_] and 2021-[\_\_], adopted by the District on [\_\_\_\_\_, 2021], [\_\_\_\_\_, 2021], and [\_\_\_\_\_, 2021], respectively (collectively, the "Assessment Resolutions"), the final "[Special Assessment Methodology Report]" dated \_\_\_\_\_, 2021 (the "Assessment Methodology"), for the Bonds, an opinion of counsel to the Trustee, an opinion of Bond Counsel, the Final Judgment Validating Bonds, certain certifications of the District Manager and Methodology Consultant and such other documents as we have deemed necessary or appropriate in rendering the opinions set forth below. Additionally, we have examined the Continuing Disclosure Agreement by and among the District and Wrathell, Hunt and Associates, LLC, dated \_\_\_\_\_, 2021 (the "Continuing Disclosure Agreement") and the Bond Purchase Agreement between the District and FMSbonds, Inc. dated \_\_\_\_\_, 2021 (the "Bond Purchase Agreement") (together, "Bond Agreements").

With respect to any of the opinions set forth in this letter which are based on or qualified by the phrase "to our knowledge," the words "to our knowledge" signify that, in the course of our representation of the District, no facts have come to our attention that would give us actual knowledge that any such opinions or other matters are not accurate. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of the District.

Based upon the foregoing and subject to the qualifications set forth below, we are of the opinion that:

1. Under the Florida Constitution and laws of the State, the District has been duly established and validly exists as a local unit of special purpose government with such powers as set forth in the Act, with good, right and lawful authority: (a) to enter into and to consummate the transactions contemplated by the Bond Resolution, the Bond Purchase Agreement, and the Limited Offering Memorandum dated \_\_\_\_\_, 2021 for the Bonds (the "Limited Offering Memorandum"); (b) to issue the Bonds for the purpose for which they are issued; (c) to impose, levy and collect the special assessments securing the Bonds (herein, the "2021A Assessments") and pledge the 2021A Pledged Revenues (as defined in the Indenture) to secure the Bonds as provided in the Indenture; (d) to adopt the Bond Resolution and the Assessment Resolutions; (e) to effect the refunding of the Refunded Bonds; and (f) to perform its obligations under the terms and conditions of the Bond Resolution, the Assessment Resolutions, the Bond Agreements, the Bonds and the Indenture.

2. The Bonds, the Indenture, and the Bond Agreements have been duly authorized, executed and delivered by the District, are valid and binding upon the District and are enforceable against the District in accordance with their respective terms. The terms and provisions of the Indenture and the Bond Agreements are in full force and effect on the date hereof and compliance by the District therewith neither conflicts with, constitutes a default under or results in a breach of the terms of any constitutional provision, law or, to our knowledge, any regulation, order, writ, injunction, decree of any court or governmental entity, any agreement or instrument to which the District is a party or results or will result in the creation or imposition of any encumbrance upon any of the properties or assets of the District other than those contemplated by the Indenture.

3. All conditions precedent to the issuance of the Bonds, as prescribed in the Indenture, have been fulfilled.

4. The proceedings by the District with respect to the 2021A Assessments have been in accordance with Florida law. The District has taken all action necessary to levy and impose the 2021A Assessments. The 2021A Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such 2021A Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid.

5. To the best of our knowledge, there is no litigation pending or threatened against the District (i) seeking to restrain or enjoin the issuance or delivery of the Bonds or the application of the proceeds thereof, or the imposition, levy or collection of the 2021A Assessments or the 2021A Pledged Revenues pledged for the payment of the debt service on the Bonds; (ii) contesting or affecting the authority for the issuance of the Bonds or the validity or enforceability of the Bonds, the Indenture, the Bond Agreements or the transactions contemplated thereunder; (iii) contesting or affecting the establishment or existence of the District or any of its Supervisors, officers or employees, its assets, property or condition, financial or otherwise, or contesting or affecting any of the powers of the District, including its power to enter into the Indenture or the Bond Agreements, or its power to collect and pledge the Trust Estate for the payment of the debt service on the Bonds; and (iv) specifically contesting the exclusion from federal gross income of interest on the Bonds.

6. As of the date hereof, all necessary consents, approvals, waivers or other actions by or filings with any governmental authority or other entity, required for the adoption of the Bond Resolution and the Assessment Resolutions and the execution and delivery of the Indenture, the Bonds, and the Bond Agreements and for the performance by the District of the transactions required hereby, have been duly obtained or made and are in full force and effect.

7. The District has duly authorized the execution, delivery, use and distribution of the Limited Offering Memorandum and has duly authorized the delivery, use and distribution of the Preliminary Limited Offering Memorandum dated \_\_\_\_\_, 2021 (the "Preliminary Limited Offering Memorandum" and, together with the Limited Offering Memorandum, the "Limited Offering Memoranda").

8. To our knowledge, based upon our review of the Limited Offering Memoranda and without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the Limited Offering Memoranda, as of the date hereof, nothing has come to our attention which would lead us to believe that the Limited Offering Memoranda when taken as a whole, contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading (except for the financial information and statistical data contained in the Limited Offering Memoranda or in the Appendices thereto, the information regarding DTC and its book-entry only system of registration, the information contained in the sections titled "SUITABILITY FOR INVESTMENT," "LEGAL MATTERS," "UNDERWRITING," "AGREEMENT BY THE STATE," "LEGALITY FOR INVESTMENT," "DESCRIPTION OF THE 2021A BONDS," "TAX MATTERS," "NO RATING," "MISCELLANEOUS" or any Appendices thereto, all information related to the tax-exempt status of the Bonds, or those matters contained in opinions of Bond Counsel, as to all of which no opinion is expressed).

9. The Bonds have been validated by a final judgment of the Circuit Court in and for Lee County, Florida, of which no timely appeal was filed.

This opinion is solely for the benefit of the addressees and this opinion may not be relied upon in any manner, nor used, by any other persons or entities.

In rendering all of the foregoing opinions, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof. We have also assumed the genuineness of the signatures appearing on such public records, certifications, documents and proceedings. We have also assumed the due authorization, execution and delivery of each document by each of the other parties thereto.

Our opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws relating to or affecting creditors' rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases, including the fact that specific performance and other equitable remedies are granted only in the discretion of a court.

The opinions or statements expressed above are based solely on the laws of Florida. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of the federal government, any other state or other jurisdiction. We express no opinion and make no representations with regard to taxes, assessments or other financial information or statistical data.

Very truly yours,

Coleman, Yovanovich & Koester, P.A.

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For the Firm

**EXHIBIT E**

**CERTIFICATE OF DISTRICT MANAGER, METHODOLOGY CONSULTANT AND  
DISSEMINATION AGENT**

WRATHELL, HUNT AND ASSOCIATES, LLC, a Florida limited liability company ("Wrathell"), DOES HEREBY CERTIFY:

1. This certificate is furnished pursuant to Section 8(c)(16) and Section 8(c)(22) of the Bond Purchase Contract dated \_\_\_\_\_, 2021 (the "Purchase Contract"), by and between River Hall Community Development District (the "District") and FMSbonds, Inc. with respect to the District's \$\_\_\_\_\_ Capital Improvement Refunding Revenue Bonds, Series 2021A-1 (the "2021A-1 Bonds") and \$\_\_\_\_\_ Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds" together with the 2021A-1 Bonds, the "2021A Bonds"). Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract or the Limited Offering Memoranda relating to the 2021A Bonds, as applicable.

2. Wrathell has acted as district manager and methodology consultant to the District in connection with the sale and issuance by the District of its 2021A Bonds and has participated in the preparation of the Preliminary Limited Offering Memorandum dated \_\_\_\_\_, 2021 and the Limited Offering Memorandum, dated \_\_\_\_\_, 2021, including the appendices attached thereto (collectively, the "Limited Offering Memoranda").

3. In connection with the issuance of the 2021A Bonds, we have been retained by the District to prepare the [Special Assessment Methodology Report] dated \_\_\_\_\_, 2021 (the "Assessment Methodology"), which Assessment Methodology has been included as an appendix to the Limited Offering Memoranda. We hereby consent to the use of such Assessment Methodology in the Limited Offering Memoranda and consent to the references to us therein.

4. As District Manager, nothing has come to our attention that would lead us to believe that the Limited Offering Memoranda, as they relate to the District, the Assessment Areas, or any information provided by us, and the Assessment Methodology, as of their respective dates and as of this date, contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

5. The information set forth in the Limited Offering Memoranda under the subcaptions "THE DISTRICT," "THE CAPITAL IMPROVEMENT PLAN," "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS," "THE ASSESSMENT AREAS," "LITIGATION," "CONTINGENT FEES," "EXPERTS," "FINANCIAL INFORMATION," "DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS," "CONTINUING DISCLOSURE," and in "APPENDIX C: ASSESSMENT METHODOLOGY" and "APPENDIX D: DISTRICT'S FINANCIAL STATEMENTS" did not as of the respective dates of the Limited Offering Memoranda and does not as of the date hereof contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading.

6. To the best of our knowledge, there has been no change which would materially adversely affect the assumptions made or the conclusions reached in the Assessment Methodology and the considerations and assumptions used in compiling the Assessment Methodology are reasonable. The Assessment Methodology and the assessment methodology set forth therein were prepared in accordance with all applicable provisions of Florida law.

7. As District Manager for the District, we are not aware of any litigation pending or, to the best of our knowledge, threatened against the District restraining or enjoining the issuance, sale, execution or delivery of the 2021A Bonds, or in any way contesting or affecting the validity of the 2021A Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, or the pledge or application of any moneys or security provided for the payment of the 2021A Bonds, or the existence or powers of the District.

8. The benefit from the Original CIP equals or exceeds the 2021A Assessments, and the 2021A Assessments are fairly and reasonably allocated across all lands subject to the 2021A Assessments. Moreover, the 2021A Assessments, as initially levied, and as may be reallocated from time to time in a report prepared by Wrathell, as permitted by resolutions adopted by the District with respect to the 2021A Assessments, are sufficient to enable the District to pay the debt service on the 2021A Bonds through the final maturity thereof.

9. Wrathell hereby acknowledges its agreement to serve as the initial Dissemination Agent for the District with respect to the 2021A Bonds and undertake the obligations of the Dissemination Agent as set forth in the Continuing Disclosure Agreement dated \_\_\_\_\_, 2021 (the "Disclosure Agreement") by and among the District and Wrathell, and acknowledged and agreed to for purposes of certain sections only by U.S. Bank National Association, as trustee.

10. Wrathell hereby represents that it is aware of the continuing disclosure requirements set forth in the Disclosure Agreement and Rule 15c2-12 promulgated under the Securities Act of 1933, as amended (the "Rule"), and that it has policies and procedures in place to ensure compliance with its obligations under the Disclosure Agreement.

Dated: \_\_\_\_\_, 2021.

**WRATHELL, HUNT AND ASSOCIATES,  
LLC, a Florida limited liability company**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Exhibit C: Preliminary Limited Offering Memorandum

**DRAFT-1**  
GrayRobinson, P.A.  
July 22, 2021

**PRELIMINARY LIMITED OFFERING MEMORANDUM DATED [AUGUST \_\_, 2021]**

NEW ISSUES - BOOK-ENTRY ONLY  
LIMITED OFFERING

NOT RATED

*In the opinion of Akerman LLP, Bond Counsel, under existing statutes, regulations, published rulings and court decisions, and assuming compliance by the District with the tax covenants described herein and the accuracy of certain representations included in the closing transcript for the 2021A Bonds (as hereinafter defined), interest on the 2021A Bonds is, under Section 103 of the Code (as hereinafter defined), excludable from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on individuals. See "TAX MATTERS" herein. Bond Counsel is further of the opinion that the 2021A Bonds and interest thereon are not subject to taxation under the laws of the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in Chapter 220.*

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
(LEE COUNTY, FLORIDA)**

\$ \_\_\_\_\_\*  
**CAPITAL IMPROVEMENT REFUNDING  
REVENUE BONDS, SERIES 2021A-1**

\$ \_\_\_\_\_\*  
**CAPITAL IMPROVEMENT REFUNDING  
REVENUE BONDS, SERIES 2021A-2**

**Dated: Date of Delivery**

**Due: As set forth herein.**

The River Hall Community Development District Capital Improvement Refunding Revenue Bonds, Series 2021A-1 (the "2021A-1 Bonds") and Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds" and, together with the 2021A-1 Bonds, the "2021A Bonds") are being issued by the River Hall Community Development District (the "District" or "Issuer"), which is located in Lee County, Florida (the "County"), only in fully registered form, without coupons, in denominations of \$5,000 and any integral multiple thereof.

The District is a local unit of special purpose government of the State of Florida, created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and pursuant to Chapter 42YY-1, Florida Administrative Code, implemented by the Florida Land and Water Adjudicatory Commission, effective on April 21, 2005, as amended by Rule 42YY-1.002 effective on July 20, 2006. The District was created for the purpose of delivering certain community development services and facilities for the benefit of District Lands (as hereinafter defined), and has previously determined to undertake in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of certain District Lands.

The 2021A Bonds will bear interest at the fixed rates set forth below, calculated on the basis of a 360-day year comprised of twelve 30 day months, payable semi-annually on each May 1 and November 1, commencing November 1, 2021. The 2021A Bonds, when issued, will be registered in the name of Cede & Co., as registered owner and nominee for The Depository Trust Company ("DTC") of New York, New York. Purchases of beneficial interests in the 2021A Bonds will be made only in book-entry form. Accordingly, principal of and interest on the 2021A Bonds will be paid from sources described below by U.S. Bank National Association, Orlando, Florida, as trustee (the "Trustee") directly to DTC as the registered owner thereof. Disbursements of such payments to the DTC Participants (as hereinafter defined) is the responsibility of DTC and disbursements of such payments to the beneficial owners is the responsibility of the DTC Participants and the Indirect Participants (as hereinafter defined), as more fully described herein. Any purchaser of a beneficial interest in a 2021A Bond must maintain an account with a broker or dealer who is, or acts through, a DTC Participant to receive payment of the principal of and interest on such 2021A Bond. See "DESCRIPTION OF THE 2021A BONDS – Book-Entry Only System" herein.

The 2021A Bonds are being issued by the District pursuant to the Act, Resolution No. 2005-18 adopted by the Board of Supervisors of the District (the "Board") on June 17, 2005, as supplemented by Resolution 2021-[ ] adopted by the Board on August [ ], 2021 (collectively, the "Bond Resolution"), and a Master Trust Indenture dated as of October 1, 2005 (the "Master Indenture") by and between the District and the Trustee, as successor in trust to Wachovia Bank, N.A., as amended and supplemented with respect to the 2021A Bonds by a Fourth Supplemental Trust Indenture dated as of [ ] 1, 2021] (the "Fourth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), by and between the District and the Trustee. Capitalized terms not defined herein shall have the meanings assigned to them in the Indenture. See "APPENDIX A: COPY OF INDENTURE AND PROPOSED FORM OF SUPPLEMENTAL INDENTURE" herein.

Proceeds of the 2021A Bonds will be used for the purposes of providing funds, together with other legally available moneys of the District, to: (i) refund and defease all of the Refunded Bonds (as defined herein); (ii) pay certain costs associated with the issuance of the 2021A Bonds; and (iii) fund the 2021A-1 Reserve Account and the 2021A-2 Reserve Account as provided in the Indenture. See "PLAN OF REFUNDING" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The 2021A-1 Bonds will be secured by a pledge of the 2021A-1 Pledged Revenues. "2021A-1 Pledged Revenues" shall mean all revenues received by the District from 2021A-1 Assessments, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such 2021A-1 Assessments or from the issuance and sale of tax certificates with respect to such 2021A-1 Assessments, provided, however, that 2021A-1 Pledged Revenues shall not include (A) any moneys transferred to the 2021A-1 Rebate Fund, or investment earnings thereon and (B) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the 2021A Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction. The District has deemed this Preliminary Limited Offering Memorandum "final," except for permitted omissions, within the contemplation of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE 2021A BONDS" herein.

The 2021A-2 Bonds will be secured by a pledge of the 2021A-2 Pledged Revenues. "2021A-2 Pledged Revenues" shall mean all revenues received by the District from 2021A-2 Assessments, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such 2021A-2 Assessments or from the issuance and sale of tax certificates with respect to such 2021A-2 Assessments, provided, however, that 2021A-2 Pledged Revenues shall not include (A) any moneys transferred to the 2021A-2 Rebate Fund, or investment earnings thereon and (B) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE 2021A BONDS" herein.

The 2021A Bonds are subject to optional, mandatory sinking fund and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein. See "DESCRIPTION OF THE 2021A BONDS – Redemption Provisions" herein.

NEITHER THE 2021A-1 BONDS NOR THE 2021A-2 BONDS, NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA (THE "STATE"). THE 2021A BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE AUTHORIZING THE ISSUANCE OF THE 2021A BONDS. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE 2021A BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE RESPECTIVE 2021A BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE RESPECTIVE 2021A PLEDGED REVENUES AND THE RESPECTIVE 2021A PLEDGED FUNDS AND ACCOUNTS PLEDGED TO THE APPLICABLE 2021A BONDS, ALL AS PROVIDED IN THE INDENTURE.

**The 2021A Bonds involve a degree of risk (see "BONDOWNERS' RISKS" herein) and are not suitable for all investors (see "SUITABILITY FOR INVESTMENT" herein). The Underwriter named below is limiting this offering to "accredited investors" within the meaning of Chapter 517, Florida Statutes, and the rules of the Florida Department of Financial Services promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfer in any secondary market for the 2021A Bonds. The 2021A Bonds are not credit enhanced or rated and no application has been made for a rating with respect to the 2021A Bonds.**

This cover page contains information for quick reference only. It is not a summary of the 2021A Bonds. Investors must read the entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

#### MATURITY SCHEDULE

\$ _____	- _____%	2021A-1 Term Bond due November 1, 20__	, Yield _____%	, Price _____	CUSIP # _____	**
\$ _____	- _____%	2021A-1 Term Bond due November 1, 20__	, Yield _____%	, Price _____	CUSIP # _____	**
\$ _____	- _____%	2021A-1 Term Bond due November 1, 20__	, Yield _____%	, Price _____	CUSIP # _____	**
\$ _____	- _____%	2021A-1 Term Bond due November 1, 20__	, Yield _____%	, Price _____	CUSIP # _____	**
\$ _____	- _____%	2021A-2 Term Bond due November 1, 20__	, Yield _____%	, Price _____	CUSIP # _____	**
\$ _____	- _____%	2021A-2 Term Bond due November 1, 20__	, Yield _____%	, Price _____	CUSIP # _____	**
\$ _____	- _____%	2021A-2 Term Bond due November 1, 20__	, Yield _____%	, Price _____	CUSIP # _____	**
\$ _____	- _____%	2021A-2 Term Bond due November 1, 20__	, Yield _____%	, Price _____	CUSIP # _____	**

The initial sale of the 2021A Bonds is subject to certain conditions precedent, including, without limitation, receipt of the opinion of Akerman LLP, Jacksonville, Florida, Bond Counsel, as to the validity of the 2021A Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Coleman, Yovanovich & Koester, P.A., Naples, Florida, and for the Underwriter by its counsel, GrayRobinson, P.A., Tampa, Florida. It is expected that the 2021A Bonds will be delivered in book-entry form through the facilities of DTC on or about \_\_\_\_\_, 2021.

## FMSbonds, Inc.

Dated: \_\_\_\_\_, 2021.

\* Preliminary, subject to change.

\*\*The District is not responsible for the CUSIP numbers, nor is any representation made as to their correctness. The CUSIP numbers are included solely for the convenience of the readers of this Limited Offering Memorandum.

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS**

Kenneth D. Mitchell, Chair  
Robert D. Stark, Vice Chair  
Paul D. Asfour, Assistant Secretary  
Michal G. Morash, Assistant Secretary  
Michael Hagen, Assistant Secretary

**DISTRICT MANAGER/METHODOLOGY CONSULTANT**

Wrathell, Hunt and Associates, LLC  
Boca Raton, Florida

**DISTRICT COUNSEL**

Coleman, Yovanovich & Koester, P.A.  
Naples, Florida

**BOND COUNSEL**

Akerman LLP  
Jacksonville, Florida

NO DEALER, BROKER, SALESPERSON OR OTHER PERSON HAS BEEN AUTHORIZED BY THE DISTRICT TO GIVE ANY INFORMATION OR TO MAKE ANY REPRESENTATIONS, OTHER THAN THOSE CONTAINED IN THIS LIMITED OFFERING MEMORANDUM, AND IF GIVEN OR MADE, SUCH OTHER INFORMATION OR REPRESENTATIONS MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY THE DISTRICT. THIS LIMITED OFFERING MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY ANY OF THE 2021A BONDS AND THERE SHALL BE NO OFFER, SOLICITATION, OR SALE OF THE 2021A BONDS BY ANY PERSON IN ANY JURISDICTION IN WHICH IT IS UNLAWFUL FOR SUCH PERSON TO MAKE SUCH OFFER, SOLICITATION OR SALE.

THE INFORMATION SET FORTH HEREIN HAS BEEN OBTAINED FROM [THE LANDOWNER (AS HEREINAFTER DEFINED),] THE DISTRICT, PUBLIC DOCUMENTS, RECORDS AND OTHER SOURCES, WHICH SOURCES ARE BELIEVED TO BE RELIABLE BUT WHICH INFORMATION IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS BY, AND IS NOT TO BE CONSTRUED AS A REPRESENTATION OF, THE UNDERWRITER NAMED ON THE COVER PAGE OF THIS LIMITED OFFERING MEMORANDUM. THE UNDERWRITER HAS REVIEWED THE INFORMATION IN THIS LIMITED OFFERING MEMORANDUM IN ACCORDANCE WITH, AND AS PART OF, ITS RESPONSIBILITIES TO INVESTORS UNDER THE FEDERAL SECURITIES LAWS AS APPLIED TO THE FACTS AND CIRCUMSTANCES OF THIS TRANSACTION, BUT THE UNDERWRITER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE INFORMATION AND EXPRESSIONS OF OPINION HEREIN CONTAINED ARE SUBJECT TO CHANGE WITHOUT NOTICE AND NEITHER THE DELIVERY OF THIS LIMITED OFFERING MEMORANDUM, NOR ANY SALE MADE HEREUNDER, SHALL, UNDER ANY CIRCUMSTANCES, CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE DISTRICT [OR THE LANDOWNER] OR IN THE STATUS OF THE DEVELOPMENT (AS SUCH TERMS ARE HEREINAFTER DEFINED) SINCE THE DATE HEREOF.

THE 2021A BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON CERTAIN EXEMPTIONS SET FORTH IN SUCH ACTS. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE 2021A BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THESE SECURITIES HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THE DISTRICT, THE COUNTY, THE STATE, NOR ANY OTHER POLITICAL SUBDIVISIONS THEREOF HAVE GUARANTEED OR PASSED UPON THE MERITS OF THE 2021A BONDS, UPON THE PROBABILITY OF ANY EARNINGS THEREON OR UPON THE ACCURACY OR ADEQUACY OF THIS LIMITED OFFERING MEMORANDUM.

"FORWARD-LOOKING STATEMENTS" ARE USED IN THIS DOCUMENT BY USING FORWARD LOOKING WORDS SUCH AS "MAY," "WILL," "SHOULD," "INTENDS," "EXPECTS," "BELIEVES," "ANTICIPATES," "ESTIMATES," OR OTHERS. THE READER IS CAUTIONED THAT FORWARD-LOOKING STATEMENTS ARE SUBJECT TO A VARIETY OF UNCERTAINTIES THAT COULD CAUSE ACTUAL RESULTS TO DIFFER FROM THE PROJECTED RESULTS. THOSE RISKS AND UNCERTAINTIES INCLUDE GENERAL ECONOMIC AND BUSINESS CONDITIONS, CONDITIONS IN THE FINANCIAL MARKETS AND REAL ESTATE MARKET, THE DISTRICT'S COLLECTION OF ASSESSMENTS, AND VARIOUS OTHER FACTORS WHICH MAY BE BEYOND THE DISTRICT'S [AND THE LANDOWNER'S]

CONTROL. BECAUSE THE DISTRICT [AND THE LANDOWNER] CANNOT PREDICT ALL FACTORS THAT MAY AFFECT FUTURE DECISIONS, ACTIONS, EVENTS, OR FINANCIAL CIRCUMSTANCES, WHAT ACTUALLY HAPPENS MAY BE DIFFERENT FROM WHAT IS INCLUDED IN FORWARD-LOOKING STATEMENTS.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE DISTRICT [AND THE LANDOWNER] DO NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR, OTHER THAN AS DESCRIBED UNDER "CONTINUING DISCLOSURE" HEREIN.

THIS LIMITED OFFERING MEMORANDUM IS BEING PROVIDED TO PROSPECTIVE PURCHASERS IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS LIMITED OFFERING MEMORANDUM MAY BE RELIED UPON ONLY IF IT IS PRINTED IN ITS ENTIRETY DIRECTLY FROM EITHER OF SUCH WEBSITES.

THIS PRELIMINARY LIMITED OFFERING MEMORANDUM IS IN A FORM DEEMED FINAL BY THE DISTRICT FOR PURPOSES OF RULE 15C2-12 UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

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**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
(LEE COUNTY, FLORIDA)**

\$ \_\_\_\_\_\*  
**CAPITAL IMPROVEMENT REFUNDING  
REVENUE BONDS, SERIES 2021A-1**

\$ \_\_\_\_\_\*  
**CAPITAL IMPROVEMENT REFUNDING  
REVENUE BONDS, SERIES 2021A-2**

**INTRODUCTION**

The purpose of this Limited Offering Memorandum is to set forth certain information in connection with the offering for sale by the River Hall Community Development District (the "District" or "Issuer") of its \$ \_\_\_\_\_\* Capital Improvement Refunding Revenue Bonds, Series 2021A-1 (the "2021A-1 Bonds") and its \$ \_\_\_\_\_\* Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds" and, together with the 2021A-1 Bonds, the "2021A Bonds").

THE 2021A BONDS ARE NOT A SUITABLE INVESTMENT FOR ALL INVESTORS. PURSUANT TO APPLICABLE STATE LAW, THE UNDERWRITER IS LIMITING THIS INITIAL OFFERING OF THE 2021A BONDS TO ONLY ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. THE LIMITATION OF THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFER IN ANY SECONDARY MARKET FOR THE 2021A BONDS. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE 2021A BONDS. SEE "BONDOWNERS' RISKS" AND "SUITABILITY FOR INVESTMENT" HEREIN.

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and pursuant to Chapter 42YY-1, Florida Administrative Code, implemented by the Florida Land and Water Adjudicatory Commission, effective on April 21, 2005, as amended by Rule 42YY-1.002, effective July 20, 2006. The District was created for the purpose of delivering certain community development services and facilities for the benefit of District Lands (as hereinafter defined), and has previously determined to undertake in one or more stages, the acquisition and/or construction of public improvements and community facilities as set forth in the Act for the special benefit of certain District Lands. The Act authorizes the District to issue bonds for the purpose of, among others, financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping water management, water supply, sewer and wastewater management, bridges or culverts, public roads, street lights and other basic infrastructure projects within or without the boundaries of the District as provided in the Act.

The boundaries of the District include approximately 1,958 gross acres of land (the "District Lands") located approximately one-half mile south of Palm Beach Boulevard (State Road 80) and six miles east of Buckingham Road and Interstate 75, in an unincorporated portion of Lee County, Florida (the "County"). The District Lands are being developed as a residential and commercial development known as "River Hall" (the "Development"). At buildout, the Development is planned to include approximately 2,695 residential units. See "THE ASSESSMENT AREAS" herein.

The District previously issued its 2005 Bonds (as defined herein) to fund a portion of the cost of its original capital improvement plan (the "Original CIP"). The Original CIP in Phases I and II is complete, and portions of the Original CIP for Phases III and IV have been installed, with construction ongoing. Due to failures by prior landowners to pay the assessments securing the 2005 Bonds, in 2011 the

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\* Preliminary, subject to change.

District restructured and exchanged the 2005 Bonds for the 2011A-1 Bonds and the 2011A-2 Bonds (as defined herein). In addition, the District previously issued its 2020 Bonds (as defined herein) to finance additional public infrastructure improvements associated with the development of "Assessment Area 3" within the District. See "THE DISTRICT – Outstanding Indebtedness and Prior Bond Defaults" herein.

Proceeds of the 2021A Bonds will be used for the purposes of providing funds, together with other legally available moneys of the District, to: (i) refund and defease all of the outstanding 2011A-1 Bonds and the 2011A-2 Bonds Outstanding on the date of issuance of the 2021A Bonds (the "Refunded Bonds"); (ii) pay certain costs associated with the issuance of the 2021A Bonds; and (iii) fund the 2021A-1 Reserve Account and the 2021A-2 Reserve Account as provided in the Indenture. See "PLAN OF REFUNDING" and "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The 2021A Bonds are being issued by the District pursuant to the Act, Resolution No. 2005-18 adopted by the Board of Supervisors of the District (the "Board") on June 17, 2005, as supplemented by Resolution 2021-[ ] adopted by the Board on August [ ], 2021 (collectively, the "Bond Resolution"), and a Master Trust Indenture dated as of October 1, 2005 (the "Master Indenture"), by and between the District and U.S. Bank National Association (the "Trustee"), as successor in interest to Wachovia Bank, N.A., as amended and supplemented with respect to the 2021A Bonds by a Fourth Supplemental Trust Indenture dated as of [ ] 1, 2021] (the "Fourth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), by and between the District and the Trustee. Capitalized terms not defined herein shall have the meanings assigned to them in the Indenture. See "APPENDIX A: COPY OF MASTER INDENTURE AND PROPOSED FORM OF SUPPLEMENTAL INDENTURE" attached hereto.

The 2021A-1 Bonds will be secured by a pledge of the 2021A-1 Pledged Revenues. "2021A-1 Pledged Revenues" shall mean all revenues received by the District from 2021A-1 Assessments (as defined herein), including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such 2021A-1 Assessments or from the issuance and sale of tax certificates with respect to such 2021A-1 Assessments, provided, however, that 2021A-1 Pledged Revenues shall not include (A) any moneys transferred to the 2021A-1 Rebate Fund, or investment earnings thereon and (B) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE 2021A BONDS" herein.

The 2021A-2 Bonds will be secured by a pledge of the 2021A-2 Pledged Revenues. "2021A-2 Pledged Revenues" shall mean all revenues received by the District from 2021A-2 Assessments (as defined herein), including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such 2021A-2 Assessments or from the issuance and sale of tax certificates with respect to such 2021A-2 Assessments, provided, however, that 2021A-2 Pledged Revenues shall not include (A) any moneys transferred to the 2021A-2 Rebate Fund, or investment earnings thereon and (B) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE 2021A BONDS" herein.

The "2021A-1 Assessments" are the Assessments levied on the tax parcels identified on the tax roll attached as Exhibit A-1 to the Fourth Supplemental Indenture (the "2021A-1 Assessment Area"). The "2021A-2 Assessments" are the Assessments levied on the tax parcels identified on the tax roll attached

as Exhibit A-2 to the Fourth Supplemental Indenture (the "2021A-2 Assessment Area" and, together with the "2021A-1 Assessment Area, the "Assessment Areas"). See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein for more information regarding the 2021A-1 Assessments and the 2021A-2 Assessments, and see "THE ASSESSMENT AREAS" herein for more information regarding the status of development of the Assessment Areas.

There follows in this Limited Offering Memorandum a brief description of the District and the Assessment Areas and summaries of the terms of the 2021A Bonds, the Indenture and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statute, and all references to the 2021A Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture. A copy of the Master Indenture and the proposed form of the Fourth Supplemental Indenture appear in APPENDIX A attached hereto.

This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change.

### **PLAN OF REFUNDING**

The District intends to use proceeds of the 2021A-1 Bonds, together with certain legally available funds of the District, to refund and redeem all of the 2011A-1 Bonds Outstanding upon the issuance of the 2021A-1 Bonds (the "Refunded 2011A-1 Bonds"), in the principal amount of [ \$ \_\_\_\_\_ ], in order to achieve debt service savings for the District. A more detailed description of the use of proceeds of the 2021A-1 Bonds is included under "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The District intends to use proceeds of the 2021A-2 Bonds, together with certain legally available funds of the District, to refund and redeem all of the 2011A-2 Bonds Outstanding upon the issuance of the 2021A-2 Bonds (the "Refunded 2011A-2 Bonds" and, together with the Refunded 2011A-1 Bonds, the "Refunded Bonds"), in the principal amount of [ \$ \_\_\_\_\_ ], in order to achieve debt service savings for the District. A more detailed description of the use of proceeds of the 2021A-2 Bonds is included under "ESTIMATED SOURCES AND USES OF FUNDS" herein.

The Refunded Bonds were issued under the Master Indenture, as supplemented with respect to the Refunded Bonds by a Second Supplemental Trust Indenture dated as of May 1, 2011 (the "Second Supplemental Indenture" and, together with the Master Indenture, the Prior Indenture"). On the date of delivery of the 2020A Bonds, the District will transfer to U.S. Bank National Association, as trustee under the Prior Indenture, funds sufficient to redeem the Refunded Bonds in reliance on the verification report of Terminus Analytics, LLC, described under "VERIFICATION OF MATHEMATICAL COMPUTATIONS" in this Limited Offering Memorandum. At such time, the Refunded Bonds will no longer be deemed Outstanding under the documents governing the issuance of the Refunded Bonds, and the Owners of the Refunded Bonds shall be restricted exclusively to the funds so deposited with the Trustee under the Prior Indenture for any claims of whatsoever nature with respect to the Refunded Bonds. See "VERIFICATION OF MATHEMATICAL COMPUTATIONS" herein. The Refunded Bonds will be optionally redeemed on [October \_\_, 2021].

**AMOUNTS DEPOSITED WITH THE TRUSTEE UNDER THE PRIOR INDENTURE WILL NOT BE AVAILABLE TO PAY PRINCIPAL AND INTEREST ON ANY OF THE 2021A BONDS.**

## DESCRIPTION OF THE 2021A BONDS

### General Description

The 2021A Bonds are issuable only as fully registered bonds, without coupons, in the denominations of \$5,000 and any integral multiple thereof except as otherwise provided in the Indenture. The 2021A Bonds will mature, subject to the redemption provisions set forth herein, on the dates and in the amounts set forth on the cover page hereof.

The 2021A Bonds shall be dated the date of delivery. Interest on the 2021A Bonds shall be payable on each Interest Payment Date to maturity or prior redemption. "Interest Payment Date" means May 1 and November 1 of each year commencing November 1, 2021. Each 2021A Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such 2021A Bond has been paid, in which event such 2021A Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the 2021A Bonds, in which event, such 2021A Bond shall bear interest from its date. Interest on the 2021A Bonds will be computed in all cases on the basis of a 360 day year consisting of twelve 30-day months.

Upon initial issuance, the ownership of the 2021A Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company ("DTC") of New York, New York, and purchases of beneficial interests in the 2021A Bonds will be made in book-entry only form. As long as the 2021A Bonds are held in book-entry-only form, Cede & Co. shall be considered the registered owner for all purposes under the Indenture. DTC shall be responsible for maintaining a book-entry-only system for recording the ownership interest of its participants ("DTC Participants") and other institutions that clear through or maintain a custodial relationship with a DTC Participant, either directly or indirectly ("Indirect Participants"). The DTC Participants and Indirect Participants will be responsible for maintaining records with respect to the beneficial ownership interests of individual purchasers of the 2021A Bonds ("Beneficial Owners"). Principal and interest on the 2021A Bonds registered in the name of Cede & Co. prior to and at maturity shall be payable directly to Cede & Co. in care of DTC. Disbursal of such amounts to DTC Participants shall be the responsibility of DTC. Payments by DTC Participants to Indirect Participants, and by DTC Participants and Indirect Participants to Beneficial Owners shall be the responsibility of DTC Participants and Indirect Participants and not of DTC, the Trustee or the District. Individuals may purchase beneficial interests in Authorized Denominations in book-entry-only form, without certificated 2021A Bonds, through DTC Participants and Indirect Participants. During the period for which Cede & Co. is registered owner of the 2021A Bonds, any notices to be provided to any Beneficial Owner will be provided to Cede & Co. DTC shall be responsible for notices to DTC Participants and DTC Participants shall be responsible for notices to Indirect Participants, and DTC Participants and Indirect Participants shall be responsible for notices to Beneficial Owners. In the event DTC, any successor of DTC or the District, but only in accordance with the procedures of DTC, elects to discontinue the book-entry only system, the Trustee shall deliver bond certificates in accordance with the instructions from DTC or its successor and after such time 2021A Bonds may be exchanged for an equal aggregate principal amount of 2021A Bonds in other Authorized Denominations upon surrender thereof at the designated corporate trust office of the Trustee. See "- Book-Entry Only System" below.

The 2021A Bonds will initially be sold only to "accredited investors" within the meaning under Chapter 517, Florida Statutes, as amended, and the rules of the Florida Department of Financial Services promulgated thereunder, although there is no limitation on resales of the 2021A Bonds. See "SUITABILITY FOR INVESTMENT" below.

U.S. Bank National Association, Orlando, Florida is initially serving as the Trustee, Registrar and Paying Agent for the 2021A Bonds.

## **Redemption Provisions**

### **Optional Redemption**

#### 2021A-1 Bonds

The 2021A-1 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20\_\_ (less than all 2021A-1 Bonds to be selected by lot), at the Redemption Price of equal to the par amount thereof, together with accrued interest to the date of redemption.

#### 2021A-2 Bonds

The 2021A-2 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20\_\_ (less than all 2021A-2 Bonds to be selected by lot), at the Redemption Price of equal to the par amount thereof, together with accrued interest to the date of redemption.

### **Mandatory Sinking Fund Redemption**

#### 2021A-1 Bonds

The 2021A-1 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-1 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u> <u>(May 1)</u>	<u>Principal</u> <u>Amount</u>
-------------------------------	-----------------------------------

\*

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\* Maturity.

The 2021A-1 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-1 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:



established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u> <u>(May 1)</u>	<u>Principal</u> <u>Amount</u>
-------------------------------	-----------------------------------

\*

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\* Maturity.

The 2021A-2 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-2 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u> <u>(May 1)</u>	<u>Principal</u> <u>Amount</u>
-------------------------------	-----------------------------------

\*

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\* Maturity.

The 2021A-2 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-2 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u> <u>(May 1)</u>	<u>Principal</u> <u>Amount</u>
-------------------------------	-----------------------------------

\*

---

\* Maturity.

The 2021A-2 Bonds maturing on May 1, 20\_\_, are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the 2021A-2 Sinking Fund Account established under the Fourth Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u> <u>(May 1)</u>	<u>Principal</u> <u>Amount</u>
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\*

\* Maturity.

Upon any redemption of 2021A Bonds (other than 2021A Bonds redeemed in accordance with scheduled Amortization Installments) and upon any cancellation of 2021A Bonds upon surrender to the Trustee (including any surrender pursuant to the Fourth Supplemental Indenture), the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments recalculated so as to amortize the Outstanding 2021A Bonds in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining term of the 2021A Bonds.

**Extraordinary Mandatory Redemption**

2021A-1 Bonds

The 2021A-1 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any February 1, May 1, August 1 or November 1, in the manner determined by the Bond Registrar, at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

- (a) from 2021A-1 Prepayment Principal (as defined in the Indenture) deposited into the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account;
- (b) from amounts transferred to the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account resulting from a reduction in the 2021A-1 Reserve Account Requirement as provided for in the Indenture, and, on the date on which the amount on deposit in the 2021A-1 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the 2021A-1 Bonds then Outstanding, including accrued interest thereon.

If less than all of the 2021A-1 Bonds shall be called for redemption, the particular 2021A-1 Bonds or portion of 2021A-1 Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

## 2021A-2 Bonds

The 2021A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any February 1, May 1, August 1 or November 1, in the manner determined by the Bond Registrar, at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

(a) from 2021A-2 Prepayment Principal (as defined in the Indenture) deposited into the 2021A-2 Prepayment Subaccount of the 2021A-2 Redemption Account;

(b) from amounts transferred to the 2021A-2 Prepayment Subaccount of the 2021A-2 Redemption Account resulting from a reduction in the 2021A-2 Reserve Account Requirement as provided for in the Indenture, and, on the date on which the amount on deposit in the 2021A-2 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the 2021A-2 Bonds then Outstanding, including accrued interest thereon.

If less than all of the 2021A-2 Bonds shall be called for redemption, the particular 2021A-2 Bonds or portion of 2021A-2 Bonds to be redeemed shall be selected by lot by the Registrar as provided in the Indenture.

### **Notice of Redemption and of Purchase**

When required to redeem or purchase 2021A Bonds under any provision of the Indenture or directed to do so by the District, the Trustee shall cause notice of the redemption to be given by the Bond Registrar not less than thirty (30) nor more than forty-five (45) days prior to the date fixed for redemption by first-class mail, postage prepaid, to any Paying Agent for the 2021A Bonds to be redeemed and to the registered Owner of each 2021A Bond to be redeemed, at the address of such registered Owner, but failure to mail any such notice or defect in the notice or in the mailing thereof shall not affect the validity of the redemption or purchase of the 2021A Bonds for which notice was duly mailed in accordance with the Indenture.

### **Purchase of 2021A Bonds**

The District may purchase a 2021A Bond in the open market at a price no higher than the highest redemption price (including premium, if any) for the 2021A Bond to be so purchased with any funds legally available therefor and any such 2021A Bonds so purchased shall be credited to the amounts otherwise required to be deposited for the payment of 2021A Bonds as provided in the Indenture.

### **Book-Entry Only System**

*The information in this caption concerning DTC and DTC's book-entry system has been obtained from DTC and neither the District nor the Underwriter make any representation or warranty or take any responsibility for the accuracy or completeness of such information.*

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the 2021A Bonds. The 2021A Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered 2021A Bond certificate will be issued for each maturity of the 2021A Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of 2021A Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the 2021A Bonds on DTC's records. The ownership interest of each actual purchaser of each 2021A Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the 2021A Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the 2021A Bonds, except in the event that use of the book-entry system for the 2021A Bonds is discontinued.

To facilitate subsequent transfers, all 2021A Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the 2021A Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the 2021A Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such 2021A Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of 2021A Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the 2021A Bonds, such as redemptions, tenders, defaults, and proposed amendments to the 2021A Bond documents. For example, Beneficial Owners of 2021A Bonds may wish to ascertain that the nominee holding the 2021A Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners.

In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the 2021A Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such 2021A Bonds to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the 2021A Bonds unless authorized by a Direct Participant in accordance with DTC's MMI procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the 2021A Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and interest payments on the 2021A Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the District or the Paying Agent on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC nor its nominee, the Trustee, or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the 2021A Bonds at any time by giving reasonable notice to the District or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, 2021A Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry only transfers through DTC (or a successor securities depository). In that event, 2021A Bond certificates will be printed and delivered to DTC.

## **SECURITY FOR AND SOURCE OF PAYMENT OF THE 2021A BONDS**

### **General**

NEITHER THE 2021A-1 BONDS NOR THE 2021A-2 BONDS, NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA (THE "STATE"). THE 2021A BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE AUTHORIZING THE ISSUANCE OF THE 2021A BONDS. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS

REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE 2021A BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE RESPECTIVE 2021A BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE RESPECTIVE 2021A PLEDGED REVENUES AND THE RESPECTIVE 2021A PLEDGED FUNDS AND ACCOUNTS PLEDGED TO THE APPLICABLE 2021A BONDS, ALL AS PROVIDED IN THE INDENTURE.

The 2021A-1 Bonds will be secured by a pledge of the 2021A-1 Pledged Revenues. "2021A-1 Pledged Revenues" shall mean shall mean all revenues received by the District from 2021A-1 Assessments, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such 2021A-1 Assessments or from the issuance and sale of tax certificates with respect to such 2021A-1 Assessments, provided, however, that 2021A-1 Pledged Revenues shall not include (A) any moneys transferred to the 2021A-1 Rebate Fund, or investment earnings thereon and (B) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso).

The 2021A-2 Bonds will be secured by a pledge of the 2021A-2 Pledged Revenues. "2021A-2 Pledged Revenues" shall mean shall mean all revenues received by the District from 2021A-2 Assessments, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such 2021A-2 Assessments or from the issuance and sale of tax certificates with respect to such 2021A-2 Assessments, provided, however, that 2021A-2 Pledged Revenues shall not include (A) any moneys transferred to the 2021A-2 Rebate Fund, or investment earnings thereon and (B) "special assessments" levied and collected by the District under Section 190.022 of the Act for maintenance purposes or "maintenance special assessments" levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso).

The 2021A-1 Assessments and the 2021A-2 Assessments (collectively, the "2021A Assessments") consist of the non-ad valorem special assessments levied in an amount corresponding to the debt service on the 2021A-1 Bonds and the 2021A-2 Bonds, respectively, against the lands within the respective Assessment Areas, pursuant to Section 190.022 of the Act, and the Assessment Resolutions (as defined in the Indenture) and assessment proceedings conducted by the District (together with the Assessment Resolutions, the "Assessment Proceedings"), all as more specifically provided herein. Non-ad valorem assessments are not based on millage and are not taxes, but are a lien against the homestead as permitted in Section 4, Article X of the Florida State Constitution. The 2021A Assessments will constitute a lien against the lands as to which the 2021A Assessments are imposed. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein.

The Assessment Methodology (as hereinafter defined), which describes the methodology for allocating the 2021A Assessments to the assessable lands within the District, is included as APPENDIX C attached hereto.

In the Master Indenture, the District covenanted that, if any Assessment shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or if the District shall be satisfied that any such Assessment is so irregular or defective that the same cannot be enforced or collected, or if the District shall have omitted to make such Assessment when it might have done so, the District shall either (i) take all necessary steps to cause a new Assessment to be made for the whole or any part of said improvement or against any property benefited by said improvement, or (ii) in its sole discretion, make up the amount of such Assessment from any legally available moneys, which moneys shall be deposited into

the Series Account in the Revenue Fund. In case such second Assessment shall be annulled, the District shall obtain and make other Assessments until a valid Assessment shall be made.

### **Prepayment of 2021A Assessments**

[Pursuant to the Assessment Proceedings, an owner of property subject to the 2021A Assessments may prepay the 2021A Assessments, in part or in full, including interest amounts to the next succeeding Quarterly Redemption Date or to the second succeeding Quarterly Redemption Date if such a prepayment is made within forty-five (45) calendar days before a Quarterly Redemption Date. Prepayment of the 2021A Assessments does not entitle the property owner to any discounts for early payment.]

The 2021A Bonds are subject to extraordinary mandatory redemption as indicated under "DESCRIPTION OF THE 2021A BONDS – Redemption Provisions – Extraordinary Mandatory Redemption" from optional prepayments of 2021A Assessments by property owners.

### **Covenant Against Sale or Encumbrance**

In the Master Indenture, the District has covenanted that (a) except for those improvements comprising a Project that are to be conveyed by the District to the County, the State Department of Transportation or another governmental entity, as to which no assessments of the District will be imposed and (b) except as otherwise permitted in the Indenture, it will not sell, lease or otherwise dispose of or encumber a Project or any part thereof. See "APPENDIX A: COPY OF MASTER INDENTURE AND PROPOSED FORM OF SUPPLEMENTAL INDENTURE" attached hereto for more information.

### **Additional Obligations**

Other than Bonds issued to refund a portion of Outstanding 2021A Bonds, the issuance of which as determined by the District results in present value debt service savings, the District shall not issue or incur any debt payable in whole or in part from the 2021A-1 Pledged Revenues or the 2021A-2 Pledged Revenues other than the 2021A Bonds.

Prior to delivery of any such Additional Bonds or other debt obligations, the District will deliver a written certificate from the District Manager to the Trustee on which it may conclusively rely that all of the applicable conditions set forth above have been met.

The District and/or other public entities may impose taxes or other special assessments on the same properties encumbered by the 2021A Assessments without the consent of the Owners of the related Series of Series 2021A Bonds. The District expects to impose certain non-ad valorem special assessments called "maintenance assessments," which are of equal dignity with the 2021A Assessments, on the same lands upon which the respective 2021A Assessments are imposed, to fund the maintenance and operation of the District. See "BONDOWNERS' RISKS – Other Taxes and Assessments" and "THE ASSESSMENT AREAS – Taxes, Fees and Assessments" herein for more information.

### **Reserve Accounts**

#### 2021A-1 Reserve Account

The Fourth Supplemental Indenture establishes a 2021A-1 Reserve Account within the Debt Service Reserve Fund for the 2021A-1 Bonds. The 2021A-1 Reserve Account will, at the time of delivery of the 2021A-1 Bonds, be funded from a portion of the net proceeds of the 2021A-1 Bonds in the amount of the 2021A-1 Reserve Account Requirement for the 2021A-1 Bonds. The "2021A-1 Reserve Account

Requirement" shall mean an amount calculated from time to time equal to ten percent (10%) of the maximum annual debt service requirement for the Outstanding 2021A-1 Bonds. The 2021A-1 Reserve Account Requirement is initially \$\_\_\_\_\_.

Except as otherwise provided in the Indenture, amounts on deposit in the 2021A-1 Reserve Account shall be used only for the purpose of making payments into the 2021A-1 Interest Account, the 2021A-1 Principal Account and the 2021A-1 Sinking Fund Account to pay Debt Service on the 2021A-1 Bonds, when due, without privilege or priority of one 2021A-1 Bond over another, to the extent the moneys on deposit in such Accounts and available therefor are insufficient and for no other purpose. Such Account shall consist only of cash and 2021A-1 Investment Obligations. The 2021A-1 Reserve Account is held solely for the benefit of, and as security for, the 2021A-1 Bonds and amounts therein shall not be available or be used for the purpose of making any payments with respect to any other Bonds.

On each December 15, March 15, June 15 and September 15 (or, if such date is not a Business Day, on the Business Day preceding such day), the Trustee shall determine the amount on deposit in the 2021A-1 Reserve Account and transfer any excess therein above the 2021A-1 Reserve Account Requirement (other than as a result of optional prepayment of a 2021A-1 Assessment which shall be applied as provided in the Fourth Supplemental Indenture or as a result of investment earnings which shall be deposited into the 2021A-1 Revenue Account as required by the Master Indenture), to the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account for the extraordinary mandatory redemption of 2021A-1 Bonds.

On each December 15, March 15, June 15 and September 15 (or, if such date is not a Business Day, on the Business Day preceding such day), in the event that the amount of proceeds of the 2021A-1 Bonds on deposit in the 2021A-1 Reserve Account exceeds the 2021A-1 Reserve Account Requirement due to a decrease in the amount of 2021A-1 Bonds that will be outstanding as a result of an optional prepayment by the owner of a lot or parcel of land of a 2021A-1 Assessment against such lot or parcel, such excess shall be transferred to the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account (and the District shall include such excess as a credit against the 2021A-1 Prepayment Principal otherwise required to be made by the owner of such lot or parcel) to be used for the extraordinary mandatory redemption of 2021A-1 Bonds.

On the date of prepayment of a 2021A-1 Assessment by cancellation of 2021A-1 Bonds pursuant to the Fourth Supplemental Indenture, in the event that the amount on deposit in the 2021A-1 Reserve Account exceeds the 2021A-1 Reserve Account Requirement due to a decrease in the amount of 2021A-1 Bonds that will be outstanding as a result of such prepayment by such 2021A-1 Assessment, such excess shall be transferred to the 2021A-1 Prepayment Account of the 2021A-1 Redemption Account (and the District shall include such excess as a credit against the 2021A-1 Prepayment Principal otherwise required to be made by the owner of such lot or parcel) to be used for the extraordinary mandatory redemption of 2021A-1 Bonds.

Anything in the Indenture to the contrary notwithstanding, on the earliest date on which there is on deposit in the 2021A-1 Reserve Account sufficient monies, taking into account other monies available therefor, to pay and redeem all of the Outstanding 2021A-1 Bonds, together with accrued interest and redemption premium, if any, on such 2021A-1 Bonds to the earliest date of redemption permitted therein and herein, then the Trustee shall transfer the amount on deposit in the 2021A-1 Reserve Account into the 2021A-1 Prepayment Subaccount in the 2021A-1 Redemption Account to pay and redeem all of the Outstanding 2021A-1 Bonds on the earliest date permitted for redemption therein.

### 2021A-2 Reserve Account

The Fourth Supplemental Indenture establishes a 2021A-2 Reserve Account within the Debt Service Reserve Fund for the 2021A-2 Bonds. The 2021A-2 Reserve Account will, at the time of delivery of the 2021A-2 Bonds, be funded from a portion of the net proceeds of the 2021A-2 Bonds in the amount of the 2021A-2 Reserve Account Requirement for the 2021A-2 Bonds. The "2021A-2 Reserve Account Requirement" shall mean an amount calculated from time to time equal to fifty percent (50%) of the maximum annual debt service requirement for the Outstanding 2021A-2 Bonds. The 2021A-2 Reserve Account Requirement is initially \$\_\_\_\_\_.

Except as otherwise provided in the Indenture, amounts on deposit in the 2021A-2 Reserve Account shall be used only for the purpose of making payments into the 2021A-2 Interest Account, the 2021A-2 Principal Account and the 2021A-2 Sinking Fund Account to pay Debt Service on the 2021A-2 Bonds, when due, without privilege or priority of one 2021A-2 Bond over another, to the extent the moneys on deposit in such Accounts and available therefor are insufficient and for no other purpose. Such Account shall consist only of cash and 2021A-2 Investment Obligations. The 2021A-2 Reserve Account is held solely for the benefit of, and as security for, the 2021A-2 Bonds and amounts therein shall not be available or be used for the purpose of making any payments with respect to any other Bonds.

On each December 15, March 15, June 15 and September 15 (or, if such date is not a Business Day, on the Business Day preceding such day), the Trustee shall determine the amount on deposit in the 2021A-2 Reserve Account and transfer any excess therein above the 2021A-2 Reserve Account Requirement (other than as a result of optional prepayment of a 2021A-2 Assessment which shall be applied as provided in the Fourth Supplemental Indenture or as a result of investment earnings which shall be deposited into the 2021A-2 Revenue Account as required by the Master Indenture), to the 2021A-2 Prepayment Subaccount of the 2021A-2 Redemption Account for the extraordinary mandatory redemption of 2021A-2 Bonds.

On each December 15, March 15, June 15 and September 15 (or, if such date is not a Business Day, on the Business Day preceding such day), in the event that the amount of proceeds of the 2021A-2 Bonds on deposit in the 2021A-2 Reserve Account exceeds the 2021A-2 Reserve Account Requirement due to a decrease in the amount of 2021A-2 Bonds that will be outstanding as a result of an optional prepayment by the owner of a lot or parcel of land of a 2021A-2 Assessment against such lot or parcel, such excess shall be transferred to the 2021A-2 Prepayment Subaccount of the 2021A-2 Redemption Account (and the District shall include such excess as a credit against the 2021A-2 Prepayment Principal otherwise required to be made by the owner of such lot or parcel) to be used for the extraordinary mandatory redemption of 2021A-2 Bonds.

On the date of prepayment of a 2021A-2 Assessment by cancellation of 2021A-2 Bonds pursuant to the Fourth Supplemental Indenture, in the event that the amount on deposit in the 2021A-2 Reserve Account exceeds the 2021A-2 Reserve Account Requirement due to a decrease in the amount of 2021A-2 Bonds that will be outstanding as a result of such prepayment by such 2021A-2 Assessment, such excess shall be transferred to the 2021A-2 Prepayment Account of the 2021A-2 Redemption Account (and the District shall include such excess as a credit against the 2021A-2 Prepayment Principal otherwise required to be made by the owner of such lot or parcel) to be used for the extraordinary mandatory redemption of 2021A-2 Bonds.

Anything in the Indenture to the contrary notwithstanding, on the earliest date on which there is on deposit in the 2021A-2 Reserve Account sufficient monies, taking into account other monies available therefor, to pay and redeem all of the Outstanding 2021A-2 Bonds, together with accrued interest and redemption premium, if any, on such 2021A-2 Bonds to the earliest date of redemption permitted therein

and herein, then the Trustee shall transfer the amount on deposit in the 2021A-2 Reserve Account into the 2021A-2 Prepayment Subaccount in the 2021A-2 Redemption Account to pay and redeem all of the Outstanding 2021A-2 Bonds on the earliest date permitted for redemption therein.

## **Application of the Pledged Revenues**

### 2021A-1 Pledged Revenues

The Fourth Supplemental Indenture establishes a Series 2021A-1 Revenue Account within the Revenue Fund. The 2021A-1 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee and for the sole benefit of the 2021A-1 Bonds.

The District shall deposit all revenues received by the District from the 2021A-1 Assessments with the Trustee immediately upon receipt together with a written accounting setting forth the amounts of such 2021A-1 Assessments which are in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) 2021A-1 Prepayment Principal, which shall be deposited into the 2021A-1 Prepayment Subaccount in the Redemption Account; and

(ii) all other revenues from the 2021A-1 Assessment, which shall be deposited into the 2021A-1 Revenue Account.

Moneys other than 2021A-1 Assessments received by the Trustee in respect of the 2021A-1 Assessments or 2021A-1 Bonds shall, at the written direction of the District, be deposited into the 2021A-1 Optional Redemption Subaccount of the 2021A-1 Redemption Account and used to pay the principal of and premium, if any, on 2021A-1 Bonds called or to be called for optional redemption at the written direction of the District in accordance with the provisions for optional redemption of 2021A-1 Bonds as set forth in the form of 2021A-1 Bonds attached hereto.

On the December 15, March 15, June 15 or September 15, as applicable, preceding each Quarterly Redemption Date (or if such date is not a Business Day, on the Business Day next preceding such date), the Trustee shall determine the amount on deposit in the 2021A-1 Prepayment Subaccount of the 2021A-1 Redemption Account, and, if the balance therein is greater than zero, shall transfer from the 2021A-1 Revenue Account for deposit into the 2021A-1 Prepayment Subaccount (but only after confirming that such transfer will not result in a deficiency in any of the transfers required by the Fourth Supplemental Indenture), an amount sufficient to increase the amount on deposit therein to an integral multiple of \$5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of the 2021A-1 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the 2021A-1 Prepayment Subaccount in accordance with the provisions for extraordinary redemption of such Series of 2021A-1 Bonds set forth in the form of 2021A-1 Bond attached to the Indenture. The Trustee authorized and directed to withdraw from the corresponding Interest Account, the amount of interest accrued or to accrue on 2021A-1 Bonds to be redeemed to the Quarterly Redemption Date therefor.

On each May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on, the Business Day preceding such May 1 or November 1), commencing November 1, 2021 the Trustee shall then transfer amounts on deposit in the 2021A-1 Revenue Account to the Funds and Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the 2021A-1 Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all 2021A-1 Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the 2021A-1 Interest Account not previously credited (including amounts transferred from the 2021A-1 Capitalized Interest Account pursuant to the Indenture);

SECOND, to the 2021A-1 Principal Account, the amount, if any, equal to the difference between the principal all 2021A-1 Bonds due on such May 1 (or, with respect to each November 1, the next ensuing May 1), and the amount already on deposit in the 2021A-1 Principal Account not previously credited;

THIRD, to the 2021A-1 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all 2021A-1 Bonds subject to mandatory sinking fund redemption on such May 1 (or, with respect to each November 1, the next ensuing May 1), and the amount already on deposit in the 2021A-1 Sinking Fund Account not previously credited; and

FOURTH, to the 2021A-1 Reserve Account, the maximum amount which will not cause the balance therein to exceed the 2021A-1 Reserve Account Requirement.

Anything in the Indenture to the contrary notwithstanding, it shall not, a fortiori, constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor.

On any date required by the Tax Certificate, the District shall give the Trustee written direction, and the Trustee shall, transfer from the 2021A-1 Revenue Account to the Rebate Account established for the 2021A-1 Bonds in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Tax Certificate.

After making the transfers described above, the Trustee shall retain any excess in the 2021A-1 Revenue Account or, at the written direction of the District, shall transfer to the District the balance on deposit in the 2021A-1 Revenue Account on November 2 of any year to be used for any lawful District purpose; provided, however, that on the date of such proposed transfer the amount on deposit in the 2021A-1 Reserve Account shall be equal to the 2021A-1 Reserve Account Requirement, and, provided further, that the Trustee shall not have actual knowledge of an Event of Default under the Master Indenture or hereunder relating to any of the 2021A-1 Bonds, including the payment of Trustee's fees and expenses then due.

Anything herein or in the Master Indenture to the contrary notwithstanding, amounts in all of the Funds and Accounts held as security for the 2021A-1 Bonds shall be invested only in 2021A Investment Obligations, and all earnings thereon shall be deposited, as realized, to the 2021A-1 Revenue Account and applied for the purposes of such Account.

#### 2021A-2 Pledged Revenues

The Fourth Supplemental Indenture establishes a Series 2021A-2 Revenue Account within the Revenue Fund. The 2021A-2 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee and for the sole benefit of the 2021A-2 Bonds.

The District shall deposit all revenues received by the District from the 2021A-2 Assessments with the Trustee immediately upon receipt together with a written accounting setting forth the amounts of

such 2021A-2 Assessments which are in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) 2021A-2 Prepayment Principal, which shall be deposited into the 2021A-2 Prepayment Subaccount in the Redemption Account; and

(ii) all other revenues from the 2021A-2 Assessment, which shall be deposited into the 2021A-2 Revenue Account.

Moneys other than 2021A-2 Assessments received by the Trustee in respect of the 2021A-2 Assessments or 2021A-2 Bonds shall, at the written direction of the District, be deposited into the 2021A-2 Optional Redemption Subaccount of the 2021A-2 Redemption Account and used to pay the principal of and premium, if any, on 2021A-2 Bonds called or to be called for optional redemption at the written direction of the District in accordance with the provisions for optional redemption of 2021A-2 Bonds as set forth in the form of 2021A-2 Bonds attached hereto.

On the December 15, March 15, June 15 or September 15, as applicable, preceding each Quarterly Redemption Date (or if such date is not a Business Day, on the Business Day next preceding such date), the Trustee shall determine the amount on deposit in the 2021A-2 Prepayment Subaccount of the 2021A-2 Redemption Account, and, if the balance therein is greater than zero, shall transfer from the 2021A-2 Revenue Account for deposit into the 2021A-2 Prepayment Subaccount (but only after confirming that such transfer will not result in a deficiency in any of the transfers required by the Fourth Supplemental Indenture), an amount sufficient to increase the amount on deposit therein to an integral multiple of \$5,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of the 2021A-2 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the 2021A-2 Prepayment Subaccount in accordance with the provisions for extraordinary redemption of such Series of 2021A-2 Bonds set forth in the form of 2021A-2 Bond attached to the Indenture. The Trustee authorized and directed to withdraw from the corresponding Interest Account, the amount of interest accrued or to accrue on 2021A-2 Bonds to be redeemed to the Quarterly Redemption Date therefor.

On each May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), commencing November 1, 2021 the Trustee shall then transfer amounts on deposit in the 2021A-2 Revenue Account to the Funds and Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the 2021A-2 Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on all 2021A-2 Bonds then Outstanding on such May 1 or November 1, less any other amount already on deposit in the 2021A-2 Interest Account not previously credited (including amounts transferred from the 2021A-2 Capitalized Interest Account pursuant to the Indenture);

SECOND, to the 2021A-2 Principal Account, the amount, if any, equal to the difference between the principal all 2021A-2 Bonds due on such May 1 (or, with respect to each November 1, the next ensuing May 1), and the amount already on deposit in the 2021A-2 Principal Account not previously credited;

THIRD, to the 2021A-2 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all 2021A-2 Bonds subject to mandatory sinking fund redemption on such May 1 (or, with respect to each November 1, the next ensuing May 1), and the amount already on deposit in the 2021A-2 Sinking Fund Account not previously credited; and

FOURTH, to the 2021A-2 Reserve Account, the maximum amount which will not cause the balance therein to exceed the 2021A-2 Reserve Account Requirement.

Anything herein to the contrary notwithstanding, it shall not, a fortiori, constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor.

On any date required by the Tax Certificate, the District shall give the Trustee written direction, and the Trustee shall, transfer from the 2021A-2 Revenue Account to the Rebate Account established for the 2021A-2 Bonds in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Tax Certificate.

After making the transfers described above, the Trustee shall retain any excess in the 2021A-2 Revenue Account or, at the written direction of the District, shall transfer to the District the balance on deposit in the 2021A-2 Revenue Account on November 2 of any year to be used for any lawful District purpose; provided, however, that on the date of such proposed transfer the amount on deposit in the 2021A-2 Reserve Account shall be equal to the 2021A-2 Reserve Account Requirement, and, provided further, that the Trustee shall not have actual knowledge of an Event of Default under the Master Indenture or hereunder relating to any of the 2021A-2 Bonds, including the payment of Trustee's fees and expenses then due.

Anything herein or in the Master Indenture to the contrary notwithstanding, amounts in all of the Funds and Accounts held as security for the 2021A-2 Bonds shall be invested only in 2021A Investment Obligations, and all earnings thereon shall be deposited, as realized, to the 2021A-2 Revenue Account and applied for the purposes of such Account.

### **Investments**

Anything in the Indenture to the contrary notwithstanding, amounts in all of the Funds and Accounts held as security for the 2021A Bonds shall be invested only in 2021A Investment Obligations, and all earnings thereon shall be deposited, as realized, to the 2021A-1 Revenue Account and the 2021A-2 Revenue Account, respectively, and applied for the purposes of such Account. Investment Obligations purchased as an investment of moneys in any Fund or Account shall be deemed at all times to be part of such Fund or Account, and the interest accruing thereon and profit realized from such investment shall be credited as provided in the Master Indenture. Any loss resulting from such investment shall be charged to such Fund or Account. The foregoing notwithstanding, for purposes of investment, provided adequate care is taken to account for such amounts in accordance with the prior sentence. The Trustee may, upon the direction of an Authorized Officer, transfer investments within such Funds or Accounts without being required to sell such investments. The Trustee shall sell at the best price obtainable or present for redemption any obligation so purchased whenever it shall be necessary so to do in order to provide moneys to meet any payment or transfer from any such Fund or Account. The Trustee shall not be liable or responsible for any loss resulting from any such investment or for failure to make an investment (except failure to make an investment in accordance with the written direction of an Authorized Officer) or for failure to achieve maximum possible earnings on investment. See "APPENDIX A: COPY OF MASTER INDENTURE AND PROPOSED FORM OF SUPPLEMENTAL INDENTURE" attached hereto.

## **Indenture Provisions Relating to Bankruptcy or Insolvency of a Landowner**

The Indenture contains the following provisions which, pursuant to the Indenture, shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any tax parcel subject to at least (i) eight percent (8%) of the 2021A-1 Assessments pledged to the 2021A-1 Bonds Outstanding or (ii) eight percent (8%) of the 2021A-2 Assessments pledged to the 2021A-2 Bonds Outstanding (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding"). The District will acknowledge and agree in the Indenture that, although the 2021A Bonds were issued by the District, the Owners of the 2021A Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer: (i) the District will agree that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the applicable Series of 2021A Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceedings or in any action related to a Proceeding that affects, either directly or indirectly, the 2021A Assessments relating to the 2021A Bonds Outstanding, the Outstanding 2021A Bonds or any rights of the Trustee under the Indenture (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the applicable Series of the 2021A Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent); (ii) the District will agree that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the 2021A Assessments relating to the 2021A Bonds Outstanding, the 2021A Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee; (iii) the District will agree that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, Trustee shall be deemed to have consented, on behalf of the Majority Owners of the applicable Series of the 2021A Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within sixty (60) days following receipt by the Trustee of the written request for consent); (iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the 2021A Assessments relating to the 2021A Bonds Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the 2021A Assessments relating the 2021A Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation, or to make any election under Section 1111(b) of the Bankruptcy Code; and (v) the District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceedings or take any other action in such Proceedings, which is adverse to Trustee's enforcement or the District's claim and rights with respect to the 2021A Assessments relating to the 2021A Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees that the Trustee shall have the right (i) to file a proof of claim with respect to the 2021A Assessments pledged to the

2021A Bonds Outstanding, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

Notwithstanding the provisions of the immediately preceding paragraph, nothing in the Indenture shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for operation and maintenance Assessments, and the District shall be free to pursue such claim in such manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for operation and maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the 2021A Assessments relating to the 2021A Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in clause (iv) above. See "BONDOWNERS' RISKS – Bankruptcy Risks" herein for more information.

### **Events of Default and Remedies**

Each of the following shall be an "Event of Default" under the Indenture, with respect to a Series of 2021A Bonds:

- (a) Any payment of Debt Service on such Series of the 2021A Bonds is not made when due;
- (b) The District shall for any reason be rendered incapable of fulfilling its obligations under the applicable Indenture;
- (c) The District admits in writing its inability to pay its debts general as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself or for the whole or any part of a related Project;
- (d) The District is adjudged insolvent by a court of competent jurisdiction, or is adjudged a bankrupt on a petition in bankruptcy filed against the District, or an order, judgment or decree be entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof;
- (e) The District shall file a petition or answer seeking reorganization or any arrangement under the Federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof;
- (f) Under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the District's assets or any part thereof, and such custody or control shall not be terminated within ninety (90) days from the date of assumption of such custody or control;
- (g) The District shall default in the due and punctual performance of any of the material covenants, conditions, agreements and provisions contained in each Series of the 2021A Bonds or in the applicable Indenture relating to such Series of 2021A Bonds on the part of the District to be performed (other than a default in the payment of Debt Service on the applicable 2021A Bonds when due, which is an Event of Default under the Master Indenture) and such default shall continue for thirty (30) days after written notice specifying such default and requiring same to be remedied shall have been given to the

District by the Trustee or, if the Trustee is unwilling or unable to act, by Owner of not less than ten percent (10%) in aggregate principal amount of the Series of 2021A Bonds then Outstanding and affected by such amendment;

(i) Any portion of the applicable 2021A Assessments pledged to the respective 2021A Bonds shall have become delinquent and, as the result thereof, the Indenture authorizes the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in the applicable 2021A Reserve Account to pay the Debt Service Requirements on the respective Series of 2021A-1 Bond (regardless of whether the Trustee does or does not actually withdraw such funds from the applicable 2021A Reserve Account to pay the Debt Service Requirements on each Series of the 2021A Bonds) (the foregoing being referred to as a "Reserve Account Event") unless within sixty (60) days from the Reserve Account Event the District has either (i) replenished the amounts, if any, withdrawn from the applicable 2021A Reserve Account or (ii) the portion of the respective delinquent 2021A Assessments giving rise to the Reserve Account Event are paid and are no longer the respective delinquent 2021A Assessments; or

(j) More than fifteen percent (15%) of the operation and maintenance assessments that are directly billed by the District and levied by the District on tax parcels subject to the applicable 2021A Assessments are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due. The District shall give written notice to the Trustee of the occurrence of the events set forth in this paragraph (b) not later than 10 days after the end of the sixty day period referred to in the preceding sentence. The Trustee shall not be deemed to have knowledge of the occurrence of such an Event of Default absent notice thereof from the District.

The 2021A Bonds are not subject to acceleration under the Indenture.

Upon the happening and continuance of any Event of Default specified in the Indenture with respect to each Series of the 2021A Bonds, the Trustee or, if the Trustee is unwilling or unable to act, the Majority Owners of each Series of the 2021A Bonds then Outstanding may protect and enforce the rights of the Owners of each Series of the 2021A Bonds under Florida law, and under the Indenture and each Series of the 2021A Bonds, by such proceedings in equity or at law, either for the specific performance of any covenant or agreement contained herein or in aid or execution of any power in the Indenture granted or for the enforcement of any proper legal or equitable remedy, as the Trustee or the Owners of such Series of the 2021A Bonds, as the case may be, shall deem most effectual to protect and enforce such rights.

If any proceeding taken by the Trustee or any Owner on account of any default shall have been discontinued or abandoned for any reason, then the District and the Owner shall be restored to their former positions and rights under the Indenture, respectively, and all rights and remedies of the Owners shall continue as though no such proceeding had been taken.

Except as provided in the Indenture, no Owner of any of the respective Series of 2021A Bonds shall have any right in any manner whatever to affect, disturb or prejudice the security of the respective Indenture, or to enforce any right thereunder except in the manner as provided in the respective Indenture, and all proceedings at law or in equity shall be instituted and maintained for the benefit of all Owners of each Series of the 2021A Bonds.

Nothing in each respective Indenture shall affect or impair the right of any Owner to enforce the payment of Debt Service on either Series of 2021A Bond of which such person is the registered Owner, or the obligation of the District to pay Debt Service to the Owner at the time and place specified in in such Series of 2021A Bond.

## **ENFORCEMENT OF ASSESSMENT COLLECTIONS**

### **General**

The primary source of payment for the 2021A-1 Bonds and the 2021A-2 Bonds are the collection of the 2021A-1 Assessments and the 2021A-2 Assessments, respectively, imposed on certain lands in the District specially benefited by the Projects financed and refinanced by the Refunded Bonds, pursuant to the Assessment Proceedings. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein and "APPENDIX C: ASSESSMENT METHODOLOGY."

The imposition, levy, and collection of 2021A Assessments must be done in compliance with the provisions of Florida law. Failure by the District, the Lee County Tax Collector ("Tax Collector") or the Lee County Property Appraiser ("Property Appraiser") to comply with such requirements could result in delay in the collection of, or the complete inability to collect, 2021A Assessments during any year. Such delays in the collection of 2021A Assessments, or complete inability to collect any of the 2021A Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the related Series of 2021A Bonds. See "BONDOWNERS' RISKS." To the extent that landowners fail to pay the 2021A Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the related Series of 2021A Bonds.

For the 2021A Assessments to be valid, the 2021A Assessments must meet two requirements: (1) the benefit from the District's Original CIP to the lands subject to the 2021A Assessments must exceed or equal the amount of the 2021A Assessments, and (2) the 2021A Assessments must be fairly and reasonably allocated across all such benefitted properties. The Methodology Consultant will certify at closing that these requirements have been met with respect to the 2021A Assessments.

Pursuant to the Act and the Assessment Proceedings, the District may collect the 2021A Assessments through a variety of methods. See "BONDOWNERS' RISKS." Pursuant to the Indenture, the District has agreed to use its best efforts to adopt the Uniform Method for the levy, collection and enforcement of Special Assessments. To the extent the District is not able to collect 2021A Assessments through the Uniform Method, the District may elect to collect and enforce the 2021A Assessments pursuant to any other available method. See "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein and "APPENDIX C: ASSESSMENT METHODOLOGY." [With respect to lands that are developed and platted, the 2021A Assessments are collected pursuant to the Uniform Method unless the timing for using the Uniform Method will not yet allow for using such method.] The following is a description of certain statutory provisions relating to each of these collection methods. Such description is not intended to be exhaustive and is qualified in its entirety by reference to such statutes.

### **Direct Billing & Foreclosure Procedure**

Pursuant to Chapters 170 and 190 of the Florida Statutes, the District may directly levy, collect and enforce the 2021A Assessments. In this context, Section 170.10 of the Florida Statutes provides that upon the failure of any property owner to timely pay all or any part of the annual installment of principal and/or interest of a special assessment due, including the 2021A Assessments, the whole assessment, with the interest and penalties thereon, shall immediately become due and payable and subject to foreclosure. Generally stated, the governing body of the entity levying the special assessment, in this case the District, may foreclose by commencing a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or, alternatively, by commencing an action under Chapter 173, Florida Statutes, which relates to foreclosure of municipal tax and special assessment liens. Such proceedings are in rem,

meaning that the action would be brought against the land, and not against the landowner. In light of the one year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay 2021A Assessments and the ability to foreclose the lien of such 2021A Assessments upon the failure to pay such 2021A Assessments may not be readily available or may be limited because enforcement is dependent upon judicial action which is often subject to discretion and delay. Additionally, there is no guarantee that there will be demand for any foreclosed lands sufficient to repay the 2021A Assessments. See "BONDOWNERS' RISKS."

### **Uniform Method Procedure**

Subject to certain conditions, and for developed lands (as described above), the District expects to collect the 2021A Assessments using the Uniform Method. The Uniform Method of collection is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the 2021A Assessments to be levied and then collected in this manner.

If the Uniform Method of collection is used, the 2021A Assessments will be collected together with County, school, special district, and other ad valorem taxes and non-ad valorem assessments (together, "Taxes and Assessments"), all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of Taxes and Assessments provide that such Taxes and Assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes and assessments – including the 2021A Assessments – are to be billed, and landowners in the District are required to pay, all Taxes and Assessments without preference in payment of any particular increment of the tax bill, such as the increment owing for the 2021A Assessments.

All Taxes and Assessments are payable at one time, except for partial payment schedules as may be provided by Florida law such as Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full. Therefore, in the event the 2021A Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item, would cause the 2021A Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the 2021A Bonds.

Under the Uniform Method, if the 2021A Assessments are paid during November when due or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. All unpaid Taxes and Assessments become delinquent on April 1 of the year following assessment.

The Tax Collector is required to collect the Taxes and Assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such Taxes and Assessments through the sale of "tax certificates," as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process. Neither the District nor the Underwriter can give any assurance to the holders of the 2021A Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the 2021A

Assessments, (2) that future landowners and taxpayers in the District will pay such 2021A Assessments, (3) that a market may exist in the future for tax certificates in the event of sale of such certificates for taxable units within the District, and (4) that the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Assessment Proceedings to discharge the lien of the 2021A Assessments and all other liens that are coequal therewith.

Collection of delinquent 2021A Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the 2021A Assessments due. Prior to the sale of tax certificates, the landowner may bring current the delinquent Taxes and Assessments and cancel the tax certificate process by paying the total amount of delinquent Taxes and Assessments plus the cost of advertising and the applicable interest charge on the amount of such delinquent Taxes and Assessments. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates by public bid to the person who pays the delinquent Taxes and Assessments owing, penalties and interest thereon and certain costs, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than 18%).

If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest, which is currently 18%. The Tax Collector does not collect any money if tax certificates are issued, or "struck off," to the County. The County may sell such certificates to the public at any time after issuance, but before a tax deed application is made, at the face amount thereof plus interest at the rate of not more than 18% per annum, costs and a fee. Proceeds from the sale of tax certificates are required to be used to pay Taxes and Assessments (including the 2021A Assessments), interest, costs and charges on the real property described in the certificate.

Any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued (unless full payment for a tax deed is made to the clerk of court, including documentary stamps and recording fees), at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of 5%, unless the rate borne by the certificates is zero percent. The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is effected by purchase of such certificates from the County, as described above.

Any holder, other than the County, of a tax certificate that has not been redeemed has seven years from the date of issuance of the tax certificate during which to act against the land that is the subject of the tax certificate. After an initial period ending two years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all other outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due (as well as any costs of resale, if applicable). If the County holds a tax certificate on property valued at \$5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two years after April 1 of the year of issuance of the certificate or as soon thereafter as is reasonable. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and the amount paid by such holder in applying for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, and all other amounts paid by such person in applying for a tax deed, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear.

Except for certain governmental liens and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the County may, at any time within ninety (90) days from the date of offering for public sale, purchase the land without further notice or advertising for a statutorily prescribed opening bid. After ninety (90) days have passed, any person or governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three years from the date the property is available for public sale, unsold lands escheat to the County in which they are located and all tax certificates and liens against the property are canceled and a deed is executed vesting title in the governing board of such County.

There can be no guarantee that the Uniform Method will result in the payment of 2021A Assessments. For example, the demand for tax certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection of the 2021A Assessments, which are the primary source of payment of the 2021A Bonds. Additionally, legal proceedings under Federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates. See "BONDOWNERS' RISKS."

### **BONDOWNERS' RISKS**

There are certain risks inherent in an investment in bonds issued by a public authority or governmental body in the State and secured by special assessments. Certain of these risks are described in other sections of this Limited Offering Memorandum. Certain additional risks are associated with the 2021A Bonds offered hereby and are set forth below. Prospective investors in the 2021A Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the 2021A Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment. This section does not purport to summarize all risks that may be associated with purchasing or owning the 2021A Bonds, and

prospective purchasers are advised to read this Limited Offering Memorandum in its entirety for a more complete description of investment considerations relating to the 2021A Bonds.

### **Bankruptcy and Related Risks**

In the event of the institution of bankruptcy or similar proceedings with respect to any landowner of benefited property, delays could occur in the payment of debt service on the 2021A Bonds, as such bankruptcy could negatively impact the ability of: (i) such landowner to pay the 2021A Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the 2021A Assessments being collected pursuant to the Uniform Method; and (iii) the District to foreclose the lien of the 2021A Assessments not being collected pursuant to the Uniform Method. In addition, the remedies available to the Owners of each Series of the 2021A Bonds under the Indenture are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, the remedies specified by federal, state and local law and in the Indenture and the 2021A Bonds, including, without limitation, enforcement of the obligation to pay 2021A Assessments and the ability of the District to foreclose the lien of the 2021A Assessments if not being collected pursuant to the Uniform Method, may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the 2021A Bonds (including Bond Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. The inability, either partially or fully, to enforce remedies available with respect to a Series of the 2021A Bonds could have a material adverse impact on the interest of the Owners thereof.

A 2011 bankruptcy court decision in Florida held that the governing body of a community development district, and not the bondholders or indenture trustee, was the creditor of the landowners/debtors in bankruptcy with respect to claims for special assessments, and thus only the district could vote to approve or disapprove a reorganization plan submitted by the debtors in the case. The district voted in favor of the plan. The governing body of the district was at that time elected by the landowners rather than qualified electors. Under the reorganization plan that was approved, a two-year moratorium was placed on the debtor landowners' payment of special assessments. As a result of this non-payment of assessments, debt service payments on the district's bonds were delayed for two years or longer. The Indenture provides for the delegation of certain rights from the District to the Trustee in the event of a bankruptcy or similar proceeding with respect to an "Insolvent Taxpayer" (as previously defined). See "SECURITY FOR AND SOURCE OF PAYMENT OF THE 2021A BONDS – Indenture Provisions Relating to Bankruptcy or Insolvency of a Landowner." The District cannot express any view whether such delegation would be enforceable.

### **2021A Assessments Are Non-Recourse**

The principal security for the payment of the principal and interest on each Series of the 2021A Bonds is the timely collection of the related 2021A Assessments. The 2021A Assessments do not constitute a personal indebtedness of the landowners of the land subject thereto, but are secured by a lien on such land. There is no assurance that landowners will be able to pay the 2021A Assessments or that they will pay such 2021A Assessments even though financially able to do so. No landowner has any personal obligation to pay the 2021A Assessments. No landowner is a guarantor of payment of any 2021A Assessments, and the recourse for the failure of a landowner to pay the 2021A Assessments is limited to the collection proceedings against the land subject to such unpaid 2021A Assessments, as described herein. Therefore the likelihood of collection of the 2021A Assessments may ultimately depend on the market value of the land subject to the 2021A Assessments. While the ability of landowners to pay the 2021A Assessments is a relevant factor, the willingness of landowners to pay the 2021A Assessments,

which may also be affected by the value of the land subject to the 2021A Assessments, is also an important factor in the collection of 2021A Assessments. The failure of a landowner to pay the 2021A Assessments could render the District unable to collect delinquent 2021A Assessments, if any, and provided such delinquencies are significant, could negatively impact the ability of the District to make the full or punctual payment of debt service on the corresponding Series of 2021A Bonds.

THE 2021A-1 BONDS AND THE 2021A-2 BONDS ARE SEPARATELY SECURED BY THE 2021A-1 ASSESSMENTS AND 2021A-2 ASSESSMENTS, RESPECTIVELY.

### **Incomplete Development; Regulatory and Environmental Risks**

As of the date of delivery of the 2021A Bonds, the lands subject to the 2021A Assessments are not fully developed and platted. The development of the District Lands is subject to comprehensive federal, state and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any such approvals in a timely manner could delay or adversely affect the completion of the development of the District Lands.

The value of the land within the District, the success of the Development, the full development of the Assessment Areas and the likelihood of timely payment of principal and interest on the 2021A Bonds could be affected by environmental factors with respect to the land in the District. Should the land be contaminated by hazardous materials, this could materially and adversely affect the value of the land in the District, which could materially and adversely affect the success of the development of the lands within the District and the likelihood of the timely payment of the 2021A Bonds. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District. Nevertheless, it is possible that hazardous environmental conditions could exist within the District or in the vicinity of the District and that such conditions could have a material and adverse impact upon the value of the benefited lands within the District. No assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future, whether originating within the District or from surrounding property, and what effect such may have on the development or sale of the lands in the Assessment Areas.

The value of the lands subject to the 2021A Assessments could also be adversely impacted by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the District Lands unable to support future development. The occurrence of any such events could materially adversely impact the District's ability to pay principal and interest on the 2021A Bonds. The 2021A Bonds are not insured, and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

### **Concentration of Land Ownership**

Ownership of the remaining undeveloped or partially developed lands assessable lands in the District that will be subject to the 2021A Assessments securing the 2021A Bonds is currently concentrated in [one or more landowners]. Payment of the 2021A Assessments is primarily dependent upon their timely payment by such landowners and other future landowners within the Assessment Areas. Non-payment of the 2021A Assessments by any of the landowners could have a substantial adverse

impact upon the District's ability to pay debt service on the related Series of the 2021A Bonds. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE 2021A BONDS" and "THE ASSESSMENT AREAS" herein.

### **Economic Conditions and Changes in Development Plans**

The successful development of the undeveloped portions of the Assessment Areas and the sale of residential units therein, once such homes are built, may be affected by unforeseen changes in general economic conditions, fluctuations in the real estate market and other factors beyond the control of the District. Moreover, the owners of such undeveloped portions of land have the right to modify or change plans for development of the Development from time to time, including, without limitation, land use changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and may seek in the future, in accordance with and subject to the provisions of the Act, to contract or expand the boundaries of the District.

### **Other Taxes and Assessments**

The willingness and/or ability of an owner of benefited land to pay the 2021A Assessments could be affected by the existence of other taxes and assessments imposed upon such property by the District, the County or any other local special purpose or general purpose governmental entities. County, school, special district taxes and special assessments, and voter-approved ad valorem taxes levied to pay principal of and interest on debt, including the 2021A Assessments, collected pursuant to the Uniform Method are payable at one time. Public entities whose boundaries overlap those of the District could, without the consent of the owners of the land within the District, impose additional taxes on the property within the District. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the 2021A Assessments. In addition, lands within the District may also be subject to assessments by property owners' and homeowners' associations. See "THE ASSESSMENT AREAS – Taxes, Fees and Assessments" for additional information.

Under Florida law, a landowner may contest the assessed valuation determined for its property that forms the basis of ad-valorem taxes such landowner must pay. During this contest period, the sale of a tax certificate under the Uniform Method will be suspended. If the 2021A Assessments are being collected along with ad valorem taxes pursuant to the Uniform Method, tax certificates will not be sold with respect to such 2021A Assessment, even though the landowner is not contesting the amount of the 2021A Assessment. However, Section 194.014, Florida Statutes, requires taxpayers challenging the assessed value of their property to pay all non-ad valorem taxes and at least 75% of their ad valorem taxes before they become delinquent. Likewise, taxpayers who challenge the denial of an exemption or classification or a determination that their improvements were substantially complete must pay all non-ad valorem assessments and the amount of ad valorem taxes that they admit in good faith to be owing. If a taxpayer fails to pay property taxes as set forth above, the Value Adjustment Board considering the taxpayer's challenge is required to deny such petition by written decision by April 20 of such year.

### **Limited Secondary Market for 2021A Bonds**

The 2021A Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the 2021A Bonds in the event an Owner thereof determines to solicit purchasers for the 2021A Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the 2021A Bonds may be sold. Such price may be lower than that paid by the current Owners of each Series of the 2021A Bonds, depending on the progress of development of the Development and the lands within the Assessment Areas, existing real estate and financial market conditions and other factors.

## **Inadequacy of Reserve Accounts**

Some of the risk factors discussed herein, which, if materialized, would result in a delay in the collection of the 2021A Assessments, may not adversely affect the timely payment of debt service on a Series of the 2021A Bonds because of the Reserve Account corresponding to such Series. The ability of the Reserve Accounts to fund deficiencies caused by delinquencies in the corresponding 2021A Assessments is dependent on the amount, duration and frequency of such deficiencies. Moneys on deposit in each Reserve Account may be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys in such Reserve Account to make up deficiencies. If the District has difficulty in collecting the 2021A Assessments, the Reserve Accounts would be rapidly depleted and the ability of the District to pay debt service on the corresponding Series of 2021A Bonds could be materially adversely affected. In addition, during an Event of Default under the Indenture, the Trustee may withdraw moneys from the applicable Reserve Account and such other Funds, Accounts and subaccounts created under the Indenture to pay its extraordinary fees and expenses incurred in connection with such Event of Default. If in fact a Reserve Account is accessed for any purpose, the District does not have a designated revenue source for replenishing such account. Moreover, the District may not be permitted to re-assess real property then burdened by the corresponding 2021A Assessments in order to provide for the replenishment of the applicable Reserve Account. THE 2021A-1 RESERVE ACCOUNT IS NOT AVAILABLE TO PAY DEBT SERVICE ON THE 2021A-2 BONDS, AND THE 2021A-2 RESERVE ACCOUNT IS NOT AVAILABLE TO PAY DEBT SERVICE ON THE 2021A-1 BONDS. See "SECURITY FOR AND SOURCE OF PAYMENT OF THE 2021A BONDS – Reserve Accounts" herein for more information about the Reserve Accounts.

## **Legal Delays**

If the District should commence a foreclosure action against a landowner for nonpayment of 2021A Assessments that are not being collected pursuant to the Uniform Method, such landowner and/or its mortgagee(s) may raise affirmative defenses to such foreclosure action. Although the District expects that such affirmative defenses would likely be proven to be without merit, they could result in delays in completing the foreclosure action. In addition, the District is required under the Indenture to fund the costs of such foreclosure. It is possible that the District will not have sufficient funds and will be compelled to request the Holders of the corresponding Series of 2021A Bonds to allow funds on deposit under the Indenture to be used to pay the costs of the foreclosure action. Under the Code, there are limitations on the amounts of proceeds from each Series of the 2021A Bonds that can be used for such purpose.

## **IRS Examination and Audit Risk**

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this subsection, the "Audited Bonds") issued by Village Center Community Development District (the "Village Center CDD"). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum ("TAM") concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS's conclusion regarding its failure to qualify as a political subdivision. Prior to the

conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the IRS found that the Village Center CDD was not a "proper issuer of tax-exempt bonds" and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.

On February 23, 2016, the IRS published proposed regulations designed to provide prospective guidance with respect to potential private business control of issuers by providing a new definition of political subdivision for purposes of determining whether an entity is an appropriate issuer of bonds the interest on which is excluded from gross income for federal tax purposes. The proposed regulations require that a political subdivision (i) have the power to exercise at least one sovereign power, (ii) be formed and operated for a governmental purpose, and (iii) have a governing body controlled by or have significant uses of its funds or assets otherwise controlled by a government unit with all three sovereign powers or by an electorate that is not controlled by an unreasonably small number of unrelated electors. On October 4, 2017, the Treasury Department ("Treasury") announced that it would withdraw the proposed regulations, stating that, "while Treasury and the IRS continue to study the legal issues relating to political subdivisions, Treasury and the IRS currently believe that these proposed regulations should be withdrawn in their entirety, and plan to publish a withdrawal of the proposed regulations shortly in the Federal Register. Treasury and the IRS may propose more targeted guidance in the future after further study of the relevant legal issues." Notice of withdrawal of the proposed regulations was published in the Federal Register on October 20, 2017.

It has been reported that the IRS has closed audits of other community development districts in Florida with no change to such districts' bonds' tax-exempt status, but has advised such districts that such districts must have public electors within the timeframe established by the applicable state law or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six years from the date of establishment of the community development district or the time at which there are at least 250 qualified electors in the district. The District, unlike Village Center CDD, was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a general electorate. Currently, all of the members of the Board of the District were elected by qualified electors. Notwithstanding the foregoing, the District cannot guarantee the outcome of any audit by the IRS, or any appeal from such audit, that may result in an adverse ruling that the District is not a political subdivision for purposes of Section 103(a) of the Code. Further, there can be no assurance that an audit by the IRS of either Series of the 2021A Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable state or federal law.

Owners of the 2021A Bonds are advised that, if the IRS does audit the 2021A Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the Owners of the 2021A Bonds may have limited rights to participate in those proceedings.

The commencement of such an audit could adversely affect the market value and liquidity of the 2021A Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the 2021A Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. Further, an adverse determination by the IRS with respect to the tax-exempt status of interest on the 2021A Bonds would adversely affect the availability of any secondary market for the 2021A Bonds. Should interest on the 2021A Bonds become includable in gross income for federal income tax purposes, not only will Owners of 2021A Bonds be required to pay income taxes on the interest received on such 2021A Bonds and related penalties, but because the interest rate on such 2021A Bonds will not be adequate to compensate Owners of the 2021A Bonds for the income taxes due on such interest, the value of the 2021A Bonds may decline.

THE INDENTURE DOES NOT PROVIDE FOR ANY ADJUSTMENT IN THE INTEREST RATES ON THE 2021A BONDS IN THE EVENT OF AN ADVERSE DETERMINATION BY THE IRS WITH RESPECT TO THE TAX-EXEMPT STATUS OF INTEREST ON THE 2021A BONDS. PROSPECTIVE PURCHASERS OF THE 2021A BONDS SHOULD EVALUATE WHETHER THEY CAN OWN THE 2021A BONDS IN THE EVENT THAT THE INTEREST ON THE 2021A BONDS BECOMES TAXABLE AND/OR THE DISTRICT IS EVER DETERMINED TO NOT BE A POLITICAL SUBDIVISION FOR PURPOSES OF THE CODE AND/OR SECURITIES ACT (AS HEREINAFTER DEFINED).

#### **Loss of Exemption from Securities Registration**

Since the 2021A Bonds have not been and will not be registered under the Securities Act of 1933, as amended (the "Securities Act"), or any state securities laws, because of the exemption for political subdivisions, if the District is ever deemed by the IRS, judicially or otherwise, not to be a political subdivision for purposes of the Code, it is possible that federal or state regulatory authorities could also determine that the District is not a political subdivision for purposes of federal and state securities laws. Accordingly, the District and purchasers of 2021A Bonds may not be able to rely on the exemption from registration under the Securities Act relating to securities issued by political subdivisions. In that event, the Owners of the 2021A Bonds would need to ensure that subsequent transfers of the 2021A Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act and applicable state securities laws.

#### **Federal Tax Reform**

Various legislative proposals are mentioned from time to time by members of Congress of the United States of America and others concerning reform of the internal revenue (tax) laws of the United States. In addition, the IRS may, in the future, issue rulings that have the effect of challenging the interpretation of existing tax laws. Certain of these proposals and interpretations, if implemented or upheld, could have the effect of diminishing the value of obligations or states and their political subdivisions, such as the 2021A Bonds, by eliminating or changing the tax-exempt status of interest on such bonds. Whether any such proposals will ultimately become or be upheld as law, and if so, the effect such proposals could have upon the value of bonds such as the 2021A Bonds cannot be predicted. However, it is possible that any such law or interpretation could have a material and adverse effect upon the availability of a liquid secondary market and/or the value of the 2021A Bonds. Prospective purchasers of the 2021A Bonds should consult their tax advisors as to the impact of any proposed or pending legislation. See also "TAX MATTERS."

## **State Tax Reform**

It is impossible to predict what new proposals may be presented regarding tax reform and/or community development districts during upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor, and, if adopted, the form thereof. On October 31, 2014, the Auditor General of the State released a 31-page report which requests legislative action to establish parameters on the amount of bonds a community development district may issue and provide additional oversight for community development district bonds. This report renews requests made by the Auditor General in 2011 that led to the Governor of the State issuing an Executive Order on January 11, 2012 (the "Executive Order") directing the Office of Policy and Budget in the Executive Office of the Governor ("OPB") to examine the role of special districts in the State. As of the date hereof, the OPB has not made any recommendations pursuant to the Executive Order nor has the Florida legislature passed any related legislation. It is impossible to predict with certainty the impact that any existing or future legislation will or may have on the security for the 2021A Bonds. It should be noted that Section 190.16(14) of the Act provides in pertinent part that "The state pledges to the holders of any bonds issued under the Act that it will not limit or alter the rights of the district to levy and collect the ... assessments... and to fulfill the terms of any agreement made with the holders of such bonds ... and that it will not impair the rights or remedies of such holders."

## **COVID-19 and Related Matters**

In addition to the general economic conditions discussed above, the timely and successful completion of the Development, the purchase of lots therein by homebuilders and the construction and sale to end users of residential units may be adversely impacted by the continued spread of the novel strain of coronavirus called COVID-19 or by other highly contagious or epidemic or pandemic diseases. The United States, the State and the County have all previously imposed certain health and public safety restrictions in response to COVID-19 in the past. The District cannot predict whether new actions may be taken by government authorities in the future to contain or otherwise address the impact of the COVID-19 or similar outbreak.

To date, the outbreak has resulted in severe impacts on global financial markets, unemployment levels and commerce generally. The District cannot predict the duration of the current COVID-19 outbreak, and the ultimate impact the COVID-19 outbreak may have on the Development is unknown. It is possible that delays in lot purchases by homebuilders, construction delays, delays in the receipt of permits or other government approvals, supply chain delays, increased costs, delays in sales to end users or other delays could occur, or continue to occur, as applicable, as a result of the COVID-19 outbreak or other highly contagious or epidemic or pandemic diseases that adversely impact the Development. See also "BONDOWNERS' RISKS – Economic Conditions and Changes in Development Plans" herein.

## **Cybersecurity**

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurances can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of debt service on the 2021A Bonds.

### **Prepayment and Redemption Risk**

In addition to being subject to optional and mandatory sinking fund redemptions, the 2021A Bonds are subject to extraordinary mandatory redemption as a result of prepayments of the 2021A Assessments by landowners of the property within the Assessment Areas. Any such redemptions of the 2021A Bonds would be at the principal amount of such 2021A Bonds being redeemed plus accrued interest to the date of redemption. In such event, owners of the 2021A Bonds may not realize their anticipated rate of return on the 2021A Bonds and owners of any Premium Bonds (as defined herein) may receive less than the price they paid for the 2021A Bonds. See "DESCRIPTION OF THE 2021A BONDS – Redemption Provisions," "– Purchase of 2021A Bonds" and "SECURITY FOR AND SOURCE OF PAYMENT OF THE 2021A BONDS – Prepayment of 2021A Assessments" herein for more information.

### **Payment of 2021A Assessments after Bank Foreclosure**

In the event a bank forecloses on property because of a default on a mortgage in favor of such bank on any of the assessable lands within the District, and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the 2021A Assessments levied on such property. In addition, the District would require the consent of the FDIC prior to commencing a foreclosure action.

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**ESTIMATED SOURCES AND USES OF FUNDS**

<u>Source of Funds</u>	2021A-1 <u>Bonds</u>	2021A-2 <u>Bonds</u>
Par Amount	\$ _____	\$ _____
[Plus/Less] [Net] [Original Issue Discount / Premium]	_____	_____
Other Legally Available District Moneys <sup>(1)</sup>	_____	_____
Total Sources	\$ _____	\$ _____
<u>Use of Funds</u>		
Deposit to Optional Redemption Subaccount in 2011A-1 Redemption Account	\$ _____	\$ _____
Deposit to Optional Redemption Subaccount in 2011A-2 Redemption Account	_____	_____
Deposit to 2021A-1 Reserve Account	_____	_____
Deposit to 2021A-2 Reserve Account	_____	_____
Costs of Issuance, including Underwriter's Discount <sup>(2)</sup>	_____	_____
Total Uses	\$ _____	\$ _____

(1) Funds held under the Prior Indenture with respect to the Refunded Bonds.

(2) Costs of issuance includes, without limitation, legal fees and other costs associated with the issuance of the 2021A Bonds.

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**DEBT SERVICE REQUIREMENTS**

The following table sets forth the scheduled debt service on the 2021A Bonds:

<u>Year Ended</u> <u>November 1</u>	<u>2021A-1 Bonds</u>		<u>2021A-2 Bonds</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Debt Service</u>

Total

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## THE DISTRICT

### General Information

The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), and pursuant to Chapter 42YY-1, Florida Administrative Code, implemented by the Florida Land and Water Adjudicatory Commission, effective on April 21, 2005, as amended by Rule 42YY-1.002, effective July 20, 2006. The boundaries of the District include approximately 1,958 gross acres of land (the "District Lands"), located approximately one-half mile south of Palm Beach Boulevard (State Road 80) and six miles east of Buckingham Road and Interstate 75, in an unincorporated portion of Lee County, Florida. The District Lands are being developed as a residential and commercial development known as "River Hall" (the "Development"). See "THE ASSESSMENT AREAS" herein for more information.

### Legal Powers and Authority

The District is an independent unit of local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida. The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development pursuant to its general law charter. The District is classified as an independent district under Chapter 189, Florida Statutes.

Among other provisions, the Act gives the District's Board of Supervisors the authority to, among other things, (a) plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and waste-water management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; and (iv) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessments liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances and the Act does not empower the District to grant building permits; these functions are to be performed by general purpose local governments having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens, but does not limit the right of any owner of lands of the District to pursue any remedy for enforcement of any lien or pledge of the District in connection with its bonds, including the 2021A Bonds.

## **Board of Supervisors**

The governing body of the District is its Board of Supervisors (the "Board"), which is composed of five Supervisors (the "Supervisors"). Landowner elections are held every two years in November. Generally stated, at each landowner election, each landowner is entitled to cast one vote for each acre of land owned with fractions thereof rounded upward to the nearest whole number, or one vote per platted lot. All of the current Supervisors were elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered to vote with the Supervisor of Elections for the County. Any candidate elected through a "qualified elector" election receives a four year term.

The current members of the Board and the expiration of the term of each member are set forth below:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Kenneth D. Mitchell	Chair	November 2024
Robert D. Stark	Vice Chair	November 2022
Paul D. Asfour	Assistant Secretary	November 2024
Michael G. Morash	Assistant Secretary	November 2024
Michael Hagen	Assistant Secretary	November 2022

A majority of the members of the Board constitutes a quorum for the purposes of conducting its business and exercising its powers and for all other purposes. Action taken by the District shall be upon a vote of a majority of the members present unless general law or a rule of the District requires a greater number. All meetings of the Board are open to the public under Florida's open meeting or "Sunshine" law.

## **The District Manager and Other Consultants**

The chief administrative official of the District is the District Manager (as hereinafter defined). The Act provides that a district manager has charge and supervision of the works of the District and is responsible for preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, for maintaining and operating the equipment owned by the District, and for performing such other duties as may be prescribed by the Board.

The District has retained Wrathell, Hunt and Associates, LLC, Boca Raton, Florida, to serve as its district manager ("District Manager"). The District Manager's office is located at 2300 Glades Rd., Ste. #410W, Boca Raton, Florida 33431.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of Akerman LLP, Jacksonville, Florida, as Bond Counsel and Coleman, Yovanovich & Koester, P.A., Naples, Florida, as District Counsel. The Board has also retained the District Manager to serve as Methodology Consultant and prepare the Assessment Methodology and to serve as Dissemination Agent for the 2021A Bonds.

## **Outstanding Indebtedness and Prior Bond Defaults**

The District previously issued its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2005 (the "2005 Bonds") in the aggregate principal amount of \$30,000,000. The 2005 Bonds were secured by the 2005 Assessments, which were levied on the District Lands benefitted by the Original Project (as defined herein), a portion of which 2005 Assessments

became delinquent (the "Delinquent Lands") due the failure of prior landowner(s) to timely pay such 2005 Assessments. As a result of these delinquencies, the District defaulted on the 2005 Bonds. The Delinquent Lands were subsequently acquired by a new landowner ("RH Venture I"), and the District entered into a restructuring agreement with RH Venture I.

Pursuant to the restructuring, the District issued its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-1, in the original principal amount of \$12,505,000 (the "2011A-1 Bonds") and its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-2, in the original principal amount of \$13,860,000 (the "2011A-2 Bonds and, together with the 2011A-1 Bonds, the "2011 Bonds") in exchange for the then Outstanding 2005 Bonds. As of [\_\_\_\_], 2021, the 2011A-1 Bonds are outstanding in the aggregate principal amount of \$9,295,000, and the 2011A-2 Bonds are outstanding in the aggregate principal amount of \$9,605,000. The 2011A-1 Bonds and the 2011A-2 Bonds are current.

Following the exchange, the 2011A-1 Bonds were and continue to be secured by the 2011A-1 Assessments levied on the District Lands that were not Delinquent Lands, and the 2011A-2 Bonds were secured by the 2011A-2 Assessments levied on the Delinquent Lands. In 2014, the District was late in making a payment of principal and interest with respect to the 2011A-2 Bonds. The payment was subsequently made, and, as noted above, the 2011A-2 Bonds are now current. In 2020, in connection with the issuance of the District's 2020A Bonds (as defined herein), a portion of the 2011A-2 Assessments levied on lands within a portion of the District known as Assessment Area 3 were prepaid and a corresponding portion of the 2011A-2 Bonds were redeemed.

The 2021A-1 Bonds will refund all of the Outstanding 2011A-1 Bonds and will thereafter be secured by the 2021A-1 Assessments. The 2021A-2 Bonds will refund all of the Outstanding 2011A-2 Bonds and will thereafter be secured by the 2021A-2 Assessments. See "PLAN OF REFUNDING" and "ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS" herein for more information.

The District also previously issued its River Hall Community Development District Capital Improvement Revenue Bonds, Series 2020A (Assessment Area 3) (the "2020A Bonds") in the aggregate principal amount of \$7,410,000 of which \$[\_\_\_\_\_] was outstanding as of [\_\_\_\_], 2021. The District Lands subject to the 2020A Assessments are separate and distinct from the District Lands that will be subject to the 2021A Assessments securing the 2021A Bonds.

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## **THE CAPITAL IMPROVEMENT PLAN**

The District previously issued its 2005 Bonds to finance a portion of the public infrastructure improvements associated with prior phases of development of the District Lands (the "Original CIP"). The Original CIP was anticipated to be constructed in five phases. The Original CIP in Phases I and II is complete, and portions of the Original CIP for Phases III and IV have been installed, with construction ongoing. The revised development plan accounts for 833 residential units to be distributed within the "Future Development" area, a portion of which has been further designated as Assessment Area 3. Assessment Area 3 corresponds to Hampton Lakes Phase 3 and [is planned to contain 348 single-family lots]. The remaining portions of the Future Development area are expected to be developed and financed at a later time. At buildout, the District is planned to include a total of 2,695 residential units. See "ASSESSMENT AREAS" herein for more information.

As discussed above, in 2011, the 2005 Bonds were restructured and bifurcated into the 2011A-1 Bonds and the 2011A-2 Bonds. In connection with the issuance of the 2020A Bonds, the portion of the 2011A-2 Assessments levied on the lands in Assessment Area 3 was prepaid. See "THE DISTRICT – Outstanding Indebtedness and Prior Bond Defaults" herein for more information.

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**ASSESSMENT METHODOLOGY AND THE ALLOCATION OF ASSESSMENTS**

The [Special Assessment Methodology Report for the 2021A Bonds] dated \_\_\_\_\_, 2021 (the "Assessment Methodology"), describes the methodology for allocation of the 2021A Assessments to lands within the District, has been prepared by Wrathell, Hunt and Associates, LLC, Boca Raton, Florida (the "Methodology Consultant"). See "EXPERTS" herein for more information. The Assessment Methodology is included herein as APPENDIX C. Once the final terms of the 2021A Bonds are determined, the [Assessment Methodology] will be amended to reflect such final terms. Once levied and imposed, the 2021A Assessments are a first lien on the land against which assessed until paid or barred by operation of law, co-equal with other non-federal taxes and assessments levied by the District and other units of government. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein.

The following chart sets forth the estimated 2021A Bonds par debt allocated by unit type and the estimated annual 2021 Assessment levels upon the issuance of the 2021A Bonds.

<b>Product Type</b>	<b>No. of Units</b>	<b>ERU</b>	<b>2021A-1 Par Per Unit*</b>	<b>2021A-1 Annual Assessment Per Unit*</b>
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<b>Product Type</b>	<b>No. of Units</b>	<b>ERU</b>	<b>2021A-2 Par Per Unit*</b>	<b>2021A-2 Annual Assessment Per Unit*</b>
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\* Preliminary, subject to change. Annual 2021 Assessment levels assume collection via the Uniform Method and include County early payment discounts and collection costs, which may fluctuate.

In addition to the 2021A Assessments set forth above, the District levies assessments to cover its operation and maintenance costs, which vary by lot size and are subject to change annually. Residents also pay fees to various homeowners' associations, which vary by lot size and association and are subject to change annually. The land within the District has been and is expected to continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total millage rate for the land in the District in 2020 was [\_\_\_\_\_] mills. These taxes would be payable in addition to the 2020A Assessments securing the 2020A Bonds, which taxes are subject to change. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Lee County, Florida, each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or assessments levied by other taxing authorities. It is possible that in future years taxes levied by these other entities could be substantially higher than in the current year. See "THE ASSESSMENT AREAS – Taxes, Fees and Assessments" for more information.

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## THE ASSESSMENT AREAS

### General

The District Lands are being developed as River Hall (the "Development"), an approximately 1,958-acre residential and commercial Planned Development (RPD/CPD) located within unincorporated Lee County, Florida. The Development is located approximately one-half mile south of Palm Beach Boulevard (State Road 80) and six miles east of Interstate 75. At buildout, the Development is expected to contain approximately 2,695 residential units. As of [June 30], 2021, approximately [ ] homes have been built and sold to homebuyers.

The District previously issued its 2005 Bonds to finance a portion of the public infrastructure improvements associated with certain phases of development of the District Lands (the "Original CIP"). The 2005 Bonds were secured by the 2005 Assessments, which were levied on the District Lands benefitted by the Original CIP. A portion of the 2005 Assessments subsequently became delinquent (the "Delinquent Lands"), due the failure of prior landowner(s) to timely pay such 2005 Assessments. As a result of these delinquencies, the District defaulted on the 2005 Bonds. The Delinquent Lands were subsequently acquired by a new landowner ("RH Venture I"), and the District entered into a restructuring agreement with RH Venture I.

Pursuant to the restructuring, the District issued its 2011A-1 Bonds in the original principal amount of \$12,505,000 and its 2011A-2 Bonds in the original principal amount of \$13,860,000 in exchange for the then Outstanding 2005 Bonds. As of the date hereof, the 2011A-1 Bonds are outstanding in the aggregate principal amount of \$9,295,000, and the 2011A-2 Bonds are outstanding in the aggregate principal amount of \$9,605,000. The 2011A-1 Bonds and the 2011A-2 Bonds are current. See "THE DISTRICT – Outstanding Indebtedness and Prior Bond Defaults" herein for more information.

### The Communities

The Development contains [three] separate and distinct residential communities: [the tax roll has a label for an additional community called "Ashton Oaks," which was not contemplated in the offering document for the last deal]

- Cascades – Cascades is an age-restricted community being developed by Pinnacle. D.R. Horton is the builder. There are approximately 570 planned homes within Cascades, and approximately \_\_\_ have been built and sold to homebuyers as of [June 30], 2021.

- River Hall Country Club – River Hall Country Club is a golf course development being developed by the Landowner. Pulte, Pinnacle and Lennar Homes are builders within River Hall Country Club. Approximately 800 units are planned for development within River Hall Country Club, with approximately \_\_\_ units built and sold to homebuyers as of [June 30], 2021.

- Hampton Lakes – Hampton Lakes is a single-family residential community within the Development that is being marketed to both retirees and second-home buyers. Hampton Lakes is planned to contain approximately 800 units, with approximately \_\_\_ homes built and sold as of June 31, 2020. In calendar year 2020 and calendar year 2021 year to date, approximately \_\_\_ homes and \_\_\_ homes, respectively, were sold. Home prices for units has ranged from approximately \$245,000 to \$299,000. Pulte and Lennar Homes are the builders at Hampton Lakes.

- [Ashton Oaks?]

## Security for the 2021A Bonds

The 2021A-1 Bonds are payable from and secured by the 2021A-1 Pledged Revenues, which consist primarily of the revenues received by the District from the 2021A Assessments (previously the 2011A-1 Assessments). which are levied on [1,275] of the [1,282] lots planned for [Ashton Oaks,] Cascades, River Hall Country Club, and Hampton Lakes Phases 1 and 2 (the "2021A-1 Assessment Area"). The remaining seven units have been prepaid by homeowners. Of the 1,282 lots planned for the 2021A-1 Assessment Area, approximately [ ] lots have been developed and platted, [ ] lots have closed with homebuilders, [ ] homes have closed with homebuyers, with an additional [ ] homes sold pending closing.

The 2021A-2 Bonds are payable from and secured by the 2021A-2 Pledged Revenues, which consist primarily of the revenues received by the District from the 2021A-2 Assessments (previously the 2011A-2 Assessments). The 2021A-2 Assessments are levied on [ ] lots planned for River Hall Country Club and Hampton Lakes Phases 1 and 2 (the "2021A-2 Assessment Area"). Of the [ ] lots planned for the 2021A-2 Assessment Area, approximately [ ] lots have been developed and platted, [ ] lots have closed with homebuilders, [ ] homes have closed with homebuyers, with an additional [ ] homes sold pending closing.

The District has additionally issued its 2020 Bonds in order to finance a portion of the public infrastructure costs associated with the development of Hampton Lakes Phase 3 ("Assessment Area 3"). The 2020 Bonds are secured by special assessments levied solely on Hampton Lakes Phase 3, which land is separate and distinct from the land securing the 2021A Bonds.

## Market Value and Bond Debt Allocation by Ownership

### 2021A-1 Assessment Area

The total property value for all land in the 2021A-1 Assessment Area is approximately \$154,591,311, according to the Property Appraiser as provided by the District. This equates to a total aggregate value to lien of approximately 16.73:1 for the 2021A-1 Bonds. A summary of the debt allocation by ownership is set forth below. See "APPENDIX C: ASSESSMENT METHODOLOGY" herein for more information.

Owner	2021A-1 Assessments	% of Total	2021A-1 Par	Property Values	VTL
End-Users	\$488,020.42	62.43%	\$5,768,546.22	\$143,567,159	24.89
Country Club	\$73,266.87	9.37%	\$866,036.19	\$1,444,546	1.67
Builders	\$153,995.73	19.70%	\$1,820,275.19	\$8,075,082	4.44
[Developer]*	\$66,423.44	8.50%	\$785,142.40	\$1,504,524	1.92
<b>Total</b>	<b>\$781,706.26</b>	<b>100.00%</b>	<b>\$9,240,000.00</b>	<b>\$154,591,311</b>	<b>16.73</b>

[\*Discussion of primary landowner]

### 2021A-2 Assessment Area

The total property value for all land in the 2021A-2 Assessment Area is approximately \$59,123,234, according to the Property Appraiser as provided by the District. This equates to a total aggregate value to lien of approximately 5.86:1 for the Series 2021A-2 Bonds. A summary of the debt allocation by ownership is set forth below. See "APPENDIX C: ASSESSMENT METHODOLOGY" herein for more information.

Owner	2021A-2 Assessments	% of Total	2021A-2 Par	Property Values	VTL
End-Users	\$199,906.46	23.29%	\$2,351,118.06	\$42,821,979	18.21
Builders	\$74,052.44	8.63%	\$870,937.52	\$3,605,980	4.14
[Developer]	\$584,379.84	68.08%	\$6,872,944.42	\$12,695,275	1.85
<b>Total</b>	<b>\$858,338.75</b>	<b>100.00%</b>	<b>\$10,095,000.00</b>	<b>\$14,553,737</b>	<b>5.86</b>

[\*Discussion of primary landowner]

## Taxes, Fees and Assessments

### 2021A-1 Assessment Area

The 2021A-1 Special Assessments are levied on the residential units on a per lot basis and each lot will receive the following per unit allocation as set forth in the Assessment Methodology. See "APPENDIX C: ASSESSMENT METHODOLOGY" herein. The estimated 2021A-1 Bond par per unit, and the estimated annual levels of 2021A-1 Assessments upon issuance of the 2021A-1 Bonds, are set forth below:

Type	No. of Units	Assessment/Unit*	Par/Unit*
Carriage	[103]	\$574.18	\$6,786.95
Active Adult 48'	[167]	\$232.46	\$2,747.75
Active Adult 55'	[262]	\$232.46	\$2,747.75
Active Adult 65'	[141]	\$232.46	\$2,747.75
Single-Family 50'	[125]	\$785.72	\$9,287.40
Single-Family 55'	[206]	\$901.95	\$10,661.27
Single-Family 65'	[85]	\$901.95	\$10,661.27
Single-Family 70'	[145]	\$1,162.30	\$13,738.76
Single-Family 85'	[41]	\$1,473.80	\$17,420.74
<b>Total</b>	<b>[1,275]</b>		

\* Preliminary, subject to change. Annual 2021 Assessment levels assume collection via the Uniform Method and include County early payment discounts and collection costs, which may fluctuate.

## 2021A-2 Assessment Area

The 2021A-2 Assessments are levied on the residential units on a per lot basis and each lot will receive the following per unit allocation as set forth in the Assessment Methodology. See "APPENDIX D: ASSESSMENT METHODOLOGY" herein. The estimated 2021A-1 Bond par per unit, and the estimated annual levels of 2021A-1 Assessments upon issuance of the 2021A-1 Bonds, are set forth below:

Type	No. of Units	Assessment/Unit*	Par/Unit*
Single-Family 50'	—	\$804.22	\$9,458.49
Single-Family 55'	—	\$1,012.08	\$11,903.14
Single-Family 65'	—	\$1,160.55	\$13,649.32
Single-Family 70'	—	\$1,160.55	\$13,649.32
Single-Family 85'	—	\$1,497.08	\$17,607.34
<b>Total</b>	—	\$1,897.96	\$22,322.03

\* Preliminary, subject to change. Annual 2021 Assessment levels assume collection via the Uniform Method and include County early payment discounts and collection costs, which may fluctuate.

## Other Taxes, Fees and Assessments

The District levies assessments to cover its operation and maintenance costs, which vary by lot size and are subject to change annually. In addition, residents will be required to pay homeowners' association fees, which vary by lot size and are subject to change. The land within the District has been and is expected to continue to be subject to taxes and assessments imposed by taxing authorities other than the District. The total millage rate imposed on taxable properties in the District for the 2020 tax year was approximately [ ] mills. These taxes would be payable in addition to the 2021A Assessments and any other assessments levied by the District, which amount is subject to change. In addition, exclusive of voter approved millages levied for general obligation bonds, as to which no limit applies, the County and the School District of Lee County, Florida may each levy ad valorem taxes upon the land in the District. The District has no control over the level of ad valorem taxes and/or special assessments levied by other taxing authorities. It is possible that in future years taxes levied by these other entities could be substantially higher than in the current year.

## Assessment Collection History

Since the restructuring of the 2011 Bonds, there has not been a missed assessment payment or a draw on the debt service reserve account established under the Prior Indenture with respect to the 2011 Bonds. [All of the 2021A-1 Assessments are collected via the Uniform Method]. [ ]% of the 2021A-2 Assessments are collected via the Uniform Method, with the remainder direct billed by the District. See "ENFORCEMENT OF ASSESSMENT COLLECTIONS" herein for more information.

## TAX MATTERS

### General

In the opinion of Bond Counsel, the proposed form of which is included as APPENDIX B hereto, the interest on the 2021A Bonds is, under Section 103 of the Code (as defined below), excludable from federal gross income and is not a specific item of tax preference for purposes of the federal alternative minimum tax imposed on individuals under existing statutes, regulations, published rulings and court

decisions. Failure by the District to comply subsequent to the issuance of the 2021A Bonds with certain requirements of the Internal Revenue Code of 1986, as amended (the "Code"), regarding the use, expenditure and investment of bond proceeds and the timely payment of certain investment earnings to the Treasury of the United States, may cause interest on the 2021A Bonds to become includable in gross income for federal income tax purposes retroactive to their date of issue. The District has covenanted in the Indenture to comply with all provisions of the Code necessary to, among other things, maintain the exclusion from gross income of interest on the 2021A Bonds for purposes of federal income taxation. In rendering this opinion, Bond Counsel has assumed continuing compliance with such covenant.

### **Internal Revenue Code of 1986**

The Code contains a number of provisions that apply to the 2021A Bonds, including, among other things, restrictions relating to the use of investment of the gross proceeds of the 2021A Bonds and the payment of certain arbitrage earnings in excess of the "yield" on the 2021A Bonds to the Treasury of the United States. Noncompliance with such provisions may result in interest on the 2021A Bonds being included in gross income for federal income tax purposes retroactive to their date of issue.

### **Collateral Tax Consequences**

Except as described above, Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the ownership of, receipt or accrual of interest on, or disposition of, the 2021A Bonds. Prospective purchasers of the 2021A Bonds should be aware that the ownership of the 2021A Bonds may result in collateral federal tax consequences.

PURCHASE, OWNERSHIP, SALE OR DISPOSITION OF THE 2021A BONDS, AS THE CASE MAY BE, AND THE RECEIPT OR ACCRUAL OF THE INTEREST THEREON MAY HAVE ADVERSE FEDERAL TAX CONSEQUENCES FOR CERTAIN INDIVIDUAL OR CORPORATE BONDHOLDERS, INCLUDING, BUT NOT LIMITED TO, THE CONSEQUENCES DESCRIBED ABOVE. PROSPECTIVE BONDHOLDERS SHOULD CONSULT WITH THEIR TAX SPECIALISTS FOR INFORMATION IN THAT REGARD.

### **Other Tax Matters**

Bond Counsel is further of the opinion that the 2021A Bonds and interest thereon are not subject to taxation under the laws of the State of Florida except as to estate taxes and taxes imposed by Chapter 220, Florida Statutes, on interest, income or profits on debt obligations owned by corporations as defined in Chapter 220, Florida Statutes. Interest on the 2021A Bonds may be subject to state or local income taxation under applicable state or local laws in other jurisdictions. Purchasers of the 2021A Bonds should consult their tax advisors as to the income tax status of interest on the 2021A Bonds in their particular state or local jurisdictions.

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the 2021A Bonds. In some cases these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the 2021A Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the 2021A Bonds and their market value. No assurance can be given that additional legislative proposals will not be introduced or enacted that would or might apply to, or have an adverse effect upon, the 2021A Bonds.

### **[Tax Treatment of Original Issue Discount]**

Under the Code, the difference between the maturity amount of the 2021A Bonds maturing on \_\_\_\_\_ (collectively, the "Discount Bonds") and the initial offering price to the public, excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers, at which price a substantial amount of the Discount Bonds of the same maturity and if applicable, interest rate, was sold is "original issue discount." For federal income tax purposes, original issue discount will accrue over the term of the Discount Bonds at a constant interest rate compounded on each interest payment date (or over a shorter permitted compounding interval selected by the Owner). A purchaser who acquires the Discount Bonds in the initial offering at a price equal to the initial offering price thereof to the public will be treated as receiving an amount of interest excludable from gross income for federal tax purposes equal to the original issue discount accruing during the period he or she holds the Discount Bonds subject to the same considerations discussed above, and will increase his or her adjusted basis in the Discount Bonds by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or disposition of the Discount Bonds. The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of the Discount Bonds which are not purchased in the initial offering at the initial offering price may be determined according to rules which differ from those above. Bondholders of the Discount Bonds should consult their own tax advisors with respect to the precise determination for federal income tax purposes of interest accrued upon sale, redemption or other disposition of the Discount Bonds and with respect to the state and local tax consequences of owning and disposing of the Discount Bonds.

### **[Original Issue Premium]**

The difference between the principal amount of the 2021A Bonds maturing on November 1, 20\_\_ and November 1, 20\_\_ (the "Premium Bonds") and the initial offering price to the public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) at which price a substantial amount of such Premium Bonds of the same maturity was sold constitutes to an initial purchaser amortizable bond premium which is not deductible from gross income for Federal income tax purposes. The amount of amortizable bond premium for a taxable year is determined actuarially on a constant interest rate basis over the term of each Premium Bond, or in the case of certain of the Premium Bonds that are callable prior to maturity, the amortization period and yield must be determined on the basis of the earliest call date that results in the lowest yield on such Premium Bond. For purposes of determining gain or loss on the sale or other disposition of a Premium Bond, an initial purchaser who acquires such obligation in the initial offering to the public at the initial offering price is required to decrease such purchaser's adjusted basis in such Premium Bond annually by the amount of amortizable bond premium for the taxable year. The amortization of bond premium may be taken into account as a reduction in the amount of tax-exempt income for purposes of determining various other tax consequences of owning such Premium Bonds. Owners of the Premium Bonds are advised that they should consult with their own advisors with respect to the state and local tax consequences of owning such Premium Bonds.

### **AGREEMENT BY THE STATE**

Under the Act, the State of Florida pledges to the holders of any bonds issued thereunder, including the 2021A Bonds, that it will not limit or alter the rights of the District to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees, and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

## **LEGALITY FOR INVESTMENT**

The Act provides that the 2021A Bonds issued by community development districts are legal investments for savings banks, banks, trust companies, insurance companies, executors, administrators, trustees, guardians, and other fiduciaries, and for any board, body, agency, instrumentality, county, municipality or other political subdivision of the State, and constitute securities that may be deposited by banks or trust companies as security for deposits of state, county, municipal or other public funds, or by insurance companies as required or voluntary statutory deposits.

## **SUITABILITY FOR INVESTMENT**

In accordance with applicable provisions of Florida law, the 2021A Bonds may initially be sold by the District only to "accredited investors" within the meaning of Chapter 517, Florida Statutes and the rules promulgated thereunder. The limitation of the initial offering to accredited investors does not denote restrictions on transfer in any secondary market for the 2021A Bonds. Investment in the 2021A Bonds poses certain economic risks. No dealer, broker, salesperson or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by either of the foregoing.

## **ENFORCEABILITY OF REMEDIES**

The remedies available to the Owners of the 2021A Bonds upon an event of default under the Indenture are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including the federal bankruptcy code, the remedies specified by the Indenture and the 2021A Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the 2021A Bonds will be qualified as to the enforceability of the remedies provided in the various legal instruments, by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery.

## **LITIGATION**

There is no litigation of any nature now pending or, to the knowledge of the District threatened, seeking to restrain or enjoin the issuance, sale, execution or delivery of the 2021A Bonds, or in any way contesting or affecting (i) the validity of the 2021A Bonds or any proceedings of the District taken with respect to the issuance or sale thereof, (ii) the pledge or application of any moneys or security provided for the payment of the 2021A Bonds, (iii) the existence or powers of the District or (iv) the validity of the Assessment Proceedings.

## **CONTINGENT FEES**

The District has retained Bond Counsel, District Counsel, the District Manager/Methodology Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (which has retained Trustee's counsel), with respect to the authorization, sale, execution and delivery of the 2021A Bonds. Except for the payment of certain fees to District Counsel and the District Manager, the payment of fees of the other professionals is each contingent upon the issuance of the 2021A Bonds.

## **NO RATING**

No application for a rating for the 2021A Bonds has been made to any rating agency, nor is there any reason to believe that an investment grade rating for the 2021A Bonds would have been obtained if application had been made.

## **EXPERTS**

Wrathell, Hunt and Associates, LLC, Boca Raton, Florida, as Methodology Consultant, has prepared the Assessment Methodology set forth as APPENDIX C attached hereto. APPENDIX C should be read in its entirety for complete information with respect to the subjects discussed therein. As a condition to closing on the 2021A Bonds, the Methodology Consultant will consent to the inclusion of its report in this Limited Offering Memorandum.

## **FINANCIAL INFORMATION**

This District will covenant in a Continuing Disclosure Agreement, the proposed form of which is set forth in APPENDIX E attached hereto, to provide its annual audited financial statements to certain information repositories as described in APPENDIX E, commencing with the audit for the District fiscal year ending September 30, 2021. Attached hereto as APPENDIX D are copies of the District's audited financial statements for the District's fiscal years ended September 30, 2019 and September 30, 2020, as well as a copy of the District's unaudited monthly financial statements for the period ended [\_\_\_\_\_] 30, 2021]. Two years of audited financial statements have been included as required by Florida Administrative Rule 69W-400.003(h) due to the District's previous default on the payment of principal and interest on its Prior Bonds. See "THE DISTRICT – Outstanding Indebtedness and Prior Bonds Defaults" herein. The audited financial statements, including the auditor's report including therein, have been included in this Limited Offering Memorandum as publicly available documents and consent from the auditor was not requested. Further, the auditors have not performed any services related to, and therefore are not associated with, the preparation of this Limited Offering Memorandum. The 2021A-1 Bonds and the 2021A-2 Bonds are not general obligation bonds of the District and are payable solely from the 2021A-1 Pledged Revenues and the 2021A-2 Pledged Revenues, respectively.

Beginning October 1, 2015, or by the end of the first full fiscal year after its creation, each community development district in Florida must have a separate website with certain information as set forth in Section 189.069, F.S., including, without limitation, the district's proposed and final budgets and audit. Additional information regarding the District's website is available from the District Manager at the address set forth under "THE DISTRICT – The District Manager and Other Consultants."

## **DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS**

Section 517.051, Florida Statutes, and the regulations promulgated thereunder requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975 (including bonds or other debt obligations for which it has served only as a conduit issuer such as industrial development or private activity bonds issued on behalf of private business). The District previously defaulted or was late on certain payments of principal and interest with respect to the 2005 Bonds and the 2011A-2 Bonds. See "THE DISTRICT – Outstanding Indebtedness and Prior Bond Defaults" herein for more information.

## **CONTINUING DISCLOSURE**

The District will enter into a Continuing Disclosure Agreement (the "Disclosure Agreement"), the proposed form of which is set forth in the attached APPENDIX E, for the benefit of the 2021A Bondholders (including owners of beneficial interests in such Bonds) to provide certain financial information and operating data relating to the District by certain dates prescribed in the Disclosure Agreement (the "Reports") with the Municipal Securities Rulemaking Board ("MSRB") through the MSRB's Electronic Municipal Market Access system ("EMMA"). The specific nature of the information to be contained in the Reports is set forth in "APPENDIX E: PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT." Under certain circumstances, the failure of the District or any other future obligated party to comply with their obligations under the Disclosure Agreement constitutes an event of default thereunder. Such a default will not constitute an event of default under the Indenture, but such event of default under the Disclosure Agreement would allow the 2021A Bondholders (including owners of beneficial interests in such Bonds) to bring an action for specific performance.

The District has previously entered into a continuing disclosure undertaking pursuant to Rule 15c2-12, promulgated under the Securities Exchange Act of 1934, as amended (the "Rule"), with respect to its 2005 Bonds, 2011 Bonds and 2020A Bonds. [A review of filings made pursuant to such prior undertakings indicates that the District has not materially failed to comply with its requirements thereunder within the last five years.] The District fully anticipates satisfying all future disclosure obligations required pursuant to the Disclosure Agreement and the Rule. The District will appoint Wrathell, Hunt and Associates, LLC (the "Dissemination Agent"), as dissemination agent under the Disclosure Agreement for the 2021A Bonds.

## **UNDERWRITING**

FMSbonds, Inc. (the "Underwriter") has agreed, pursuant to a contract with the District, subject to certain conditions, to purchase the 2021A Bonds from the District at a purchase price of \$\_\_\_\_\_ (par amount of the 2021A Bonds, [plus/less a net original issue premium/discount of \$\_\_\_\_\_ and] an Underwriter's discount of \$\_\_\_\_\_). The Underwriter's obligations are subject to certain conditions precedent and the Underwriter will be obligated to purchase all of the 2021A Bonds if any 2021A Bonds are purchased.

The Underwriter intends to offer the 2021A Bonds to accredited investors at the offering prices set forth on the cover page of this Limited Offering Memorandum, which may subsequently change without prior notice. The 2021A Bonds may be offered and sold to certain dealers, banks and others at prices lower than the initial offering prices, and such initial offering prices may be changed from time to time by the Underwriter.

## **VERIFICATION OF MATHEMATICAL COMPUTATIONS**

As of the delivery date of the 2021A Bonds, Terminus Analytics, LLC (the "Verification Agent") will verify the mathematical accuracy of the computations contained in schedules provided by FMSbonds, Inc., to determine that the cash deposit to be held by the Trustee under the Prior Indenture will be sufficient to pay, when due on the Redemption Date, the principal of and interest on the Refunded Bonds. See "PLAN OF REFUNDING" herein for more information.

## **VALIDATION**

Bonds issued pursuant to the terms of the Master Indenture have been validated by a judgment of the Circuit Court of the Twentieth Judicial Circuit Court of Florida in and for the County, rendered on

August 29, 2005. The period of time during which an appeal can be taken from such judgment has expired without an appeal having been taken.

### **LEGAL MATTERS**

Certain legal matters related to the authorization, sale and delivery of the 2021A Bonds are subject to the approval of Akerman LLP, Jacksonville, Florida, Bond Counsel. Certain legal matters will be passed upon for the Underwriter by its counsel, GrayRobinson, P.A. Tampa, Florida. Certain legal matters will be passed upon for the District by its counsel, Coleman, Yovanovich & Koester, P.A., Naples, Florida.

Bond Counsel's opinion included herein is based on existing law, which is subject to change. Such opinion is further based on factual representations made to Bond Counsel as of the date hereof. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the Internal Revenue Service or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

### **MISCELLANEOUS**

Any statements made in this Limited Offering Memorandum involving matters of opinion or estimates, whether or not expressly so stated, are set forth as such and not as representations of fact, and no representations are made that any of the estimates will be realized.

The references herein to the 2021A Bonds and other documents referred to herein are brief summaries of certain provisions thereof. Such summaries do not purport to be complete and reference is made to such documents for full and complete statements of such provisions.

This Limited Offering Memorandum is submitted in connection with the limited offering of the 2021A Bonds and may not be reproduced or used, as a whole or in part, for any purpose. This Limited Offering Memorandum is not to be construed as a contract with the purchaser or the Beneficial Owners of any of the 2021A Bonds.

[Remainder of page intentionally left blank.]

**AUTHORIZATION AND APPROVAL**

The execution and delivery of this Limited Offering Memorandum has been duly authorized by the Board of the District.

**RIVER HALL COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Chairperson, Board of Supervisors

**APPENDIX A**

**COPY OF MASTER INDENTURE AND  
PROPOSED FORM OF SUPPLEMENTAL INDENTURE**

**APPENDIX B**

**PROPOSED FORM OF OPINION OF BOND COUNSEL**

**APPENDIX C**  
**ASSESSMENT METHODOLOGY**

**APPENDIX D**  
**DISTRICT'S FINANCIAL STATEMENTS**

**APPENDIX E**

**PROPOSED FORM OF CONTINUING DISCLOSURE AGREEMENT**

Exhibit D: Continuing Disclosure Agreement

## **CONTINUING DISCLOSURE AGREEMENT**

This Continuing Disclosure Agreement (this "Disclosure Agreement") dated as of \_\_\_\_\_, 2021 is executed and delivered by the River Hall Community Development District (the "Issuer" or the "District") and Wrathell, Hunt and Associates, LLC, a Florida limited liability company, as dissemination agent (the "Dissemination Agent") in connection with the Issuer's Capital Improvement Refunding Revenue Bonds, Series 2021A-1 (the "2021A-1 Bonds") and Capital Improvement Refunding Revenue Bonds, Series 2021A-2 (the "2021A-2 Bonds" together with the 2021A-1 Bonds, the "Bonds"). The Bonds are secured pursuant to a Master Trust Indenture dated as of October 1, 2005 (the "Master Indenture") and a Fourth Supplemental Trust Indenture dated as of August 1, 2021 (the "Fourth Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), each entered into by and between the Issuer and U.S. Bank National Association, a national banking association duly organized and existing under the laws of the United States of America and having a designated corporate trust office in Fort Lauderdale, Florida, as trustee (the "Trustee"). The Issuer and the Dissemination Agent covenant and agree as follows:

1. **Purpose of this Disclosure Agreement.** This Disclosure Agreement is being executed and delivered by the Issuer and the Dissemination Agent for the benefit of the Beneficial Owners (as defined herein) of the Bonds and to assist the Participating Underwriter (as defined herein) of the Bonds in complying with the Rule (as defined herein). The Issuer has no reason to believe that this Disclosure Agreement does not satisfy the requirements of the Rule and the execution and delivery of this Disclosure Agreement is intended to comply with the Rule. To the extent it is later determined by a court of competent jurisdiction, a governmental regulatory agency, or an attorney specializing in federal securities law, that the Rule requires the Issuer or other Obligated Person (as defined herein) to provide additional information, the Issuer and each Obligated Person agree to promptly provide such additional information.

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. **Definitions.** Capitalized terms not otherwise defined in this Disclosure Agreement shall have the meaning assigned in the Rule or, to the extent not in conflict with the Rule, in the Indenture. The following capitalized terms as used in this Disclosure Agreement shall have the following meanings:

"Annual Filing Date" means the date set forth in Section 3(a) hereof by which the Annual Report is to be filed with each Repository.

"Annual Financial Information" means annual financial information as such term is used in paragraph (b)(5)(i)(A) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessment Areas" shall mean those portions of the District lands subject to 2021A Assessments, being more particularly described as the 2021A-1 Assessment Area and the 2021A-2 Assessment Area in the Limited Offering Memorandum.

"Assessments" shall mean the non-ad valorem 2021A-1 Assessments and 2021A-2 Assessments pledged to the payment of the 2021A-1 Bonds and the 2021A-2 Bonds, respectively, pursuant to the Indenture.

"Audited Financial Statements" means the financial statements (if any) of the Issuer for the prior Fiscal Year, certified by an independent auditor as prepared in accordance with generally accepted accounting principles or otherwise, as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

"Audited Financial Statements Filing Date" means the date set forth in Section 3(a) hereof by which the Audited Financial Statements are to be filed with each Repository if the same are not included as part of the Annual Report.

"Beneficial Owner" shall mean any person which, (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Business Day" means any day other than (a) a Saturday, Sunday or a day on which banks located in the city in which the designated corporate trust office of the Trustee is located are required or authorized by law or executive order to close for business, and (b) a day on which the New York Stock Exchange is closed.

"Disclosure Representative" shall mean (i) as to the Issuer, the District Manager or its designee, or such other person as the Issuer shall designate in writing to the Dissemination Agent from time to time as the person responsible for providing information to the Dissemination Agent; and (ii) as to each entity comprising an Obligated Person (other than the Issuer), such person(s) as such entity shall designate in writing to the Dissemination Agent from time to time as the person(s) responsible for providing information to the Dissemination Agent.

"Dissemination Agent" shall mean the Issuer or an entity appointed by the Issuer to act in the capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer pursuant to Section 8 hereof. Wrathell, Hunt and Associates, LLC has been designated as the initial Dissemination Agent hereunder.

"District Manager" shall mean Wrathell, Hunt and Associates, LLC, and its successors and assigns.

"EMMA" means the Electronic Municipal Market Access system for municipal securities disclosures located at <http://emma.msrb.org/>.

"EMMA Compliant Format" shall mean a format for any document provided to the MSRB (as hereinafter defined) which is in an electronic format and is accompanied by identifying information, all as prescribed by the MSRB.

"Financial Obligation" means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of an obligation or instrument described in either clause (a) or (b). Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

"Fiscal Year" shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

"Limited Offering Memorandum" shall mean that Limited Offering Memorandum dated \_\_\_\_\_, 2021, prepared in connection with the issuance of the Bonds.

"Listed Events" shall mean any of the events listed in Section 6(a) of this Disclosure Agreement.

"MSRB" means the Municipal Securities Rulemaking Board.

["Obligated Person(s)" shall mean, with respect to the Bonds, those person(s) who either generally or through an enterprise fund or account of such persons are committed by contract or other arrangement to support payment of all or a part of the obligations on such Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities), which person(s) shall include the Issuer.]

"Participating Underwriter" shall mean FMSbonds, Inc.

"Quarterly Filing Date" shall mean for the quarter ending: (i) March 31, each May 1; (ii) June 30, each August 1; (iii) September 30, each November 1; and (iv) December 31, each February 1 of the following year. The first Quarterly Filing Date shall be [\_\_\_\_\_ 1, 20\_\_].

"Quarterly Report" shall mean any Quarterly Report provided by any Obligated Person (other than the Issuer) pursuant to, and as described in, Section 5 of this Disclosure Agreement.

"Repository" shall mean each entity authorized and approved by the SEC (as hereinafter defined) from time to time to act as a repository for purposes of complying with the Rule. The Repositories approved by the SEC may be found by visiting the SEC's website at <http://www.sec.gov/info/municipal/nrmsir.htm>. As of the date hereof, the Repository recognized by the SEC for such purpose is the MSRB, which currently accepts continuing disclosure submissions through its EMMA web portal. As used herein, "Repository" shall include the State Repository, if any.

"Rule" shall mean Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same has and may be amended from time to time.

"SEC" means the Securities and Exchange Commission.

"State" shall mean the State of Florida.

"State Repository" shall mean any public or private repository or entity designated by the State as a state repository for the purposes of the Rule.

3. **Provision of Annual Reports.**

(a) Subject to the following sentence, the Issuer shall provide the Annual Report to the Dissemination Agent no later than one hundred eighty (180) days after the close of the Issuer's Fiscal Year (the "Annual Filing Date"), commencing with the Annual Report for the Fiscal Year ending September 30, [2021]. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; *provided that* the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report, and may be submitted in accordance with State law, which currently requires such Audited Financial Statements to be provided up to, but no later than, nine (9) months after the close of the Issuer's Fiscal Year (the "Audited Financial Statements Filing Date"). The Issuer shall, or shall cause the Dissemination Agent to, provide to the Repository the components of an Annual Report which satisfies the requirements of Section 4(a) of this Disclosure Agreement within thirty (30) days after same becomes available, but in no event later than the Annual Filing Date or Audited Financial Statements Filing Date, if applicable. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 6.

(b) If on the fifteenth (15<sup>th</sup>) day prior to each Annual Filing Date or the Audited Financial Statements Filing Date, as applicable, the Dissemination Agent has not received a copy of the Annual Report or Audited Financial Statements, as applicable, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be via email) to remind the Issuer of its undertaking to provide the Annual Report or Audited Financial Statements, as applicable, pursuant to Section 3(a). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report or the Audited Financial Statements, as applicable, in accordance with Section 3(a) above, or (ii) advise the Dissemination Agent in writing that the Issuer will not be able to file the Annual Report or Audited Financial Statements, as applicable, within the times required under this Disclosure Agreement, state the date by which the Annual Report or the Audited Financial Statements for such year, as applicable, will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 6(a)(xvii) has occurred and to immediately send a notice to the Repository in substantially the form attached hereto as Exhibit A.

(c) If the Dissemination Agent has not received an Annual Report by 12:00 noon on the first (1<sup>st</sup>) Business Day following the Annual Filing Date for the Annual Report or the Audited Financial Statements by 12:00 noon on the first (1<sup>st</sup>) Business Day following the Audited Financial Statements Filing Date for the Audited Financial Statements, then a Listed

Event as described in Section 6(a)(xvii) shall have occurred and the Dissemination Agent shall immediately send a notice to the Repository in substantially the form attached as Exhibit A.

(d) The Dissemination Agent shall:

(i) determine each year prior to the Annual Filing Date the name, address and filing requirements of the Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Issuer stating that the Annual Report or Audited Financial Statement has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing all Repositories with which it was filed.

(e) All documents, reports, notices, statements, information and other materials provided to the MSRB under this Disclosure Agreement shall be provided in an EMMA Compliant Format.

#### 4. **Content of Annual Reports.**

(a) Each Annual Report shall be in the form set in Schedule A attached hereto and shall contain the following Annual Financial Information with respect to the Issuer for each Series of Bonds:

(i) All fund balances in all Funds and Accounts for the Bonds.

(ii) The method by which Assessments are being levied (whether on-roll or off-roll) and the amounts being levied by each method in each Assessment Area for the current Fiscal Year, and a copy of the assessment roll (on roll and off roll) for the Assessments levied in each Assessment Area for the current Fiscal Year.

(iii) The method by which Assessments were levied (whether on-roll or off-roll) and the amounts levied by each method in each Assessment Area for the most recent prior Fiscal Year.

(iv) The amount of Assessments collected in each Assessment Area from the property owners during the most recent prior Fiscal Year.

(v) If available, the amount of delinquencies in each Assessment Area greater than one hundred fifty (150) days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of the Assessments due in any year, a list of delinquent property owners.

(vi) If available, the amount of tax certificates sold for lands within each Assessment Area, if any, and the balance, if any, remaining for sale from the most recent Fiscal Year.

(vii) The total amount of Bonds Outstanding.

(viii) The amount of principal and interest to be paid on the Bonds in the current Fiscal Year.

(ix) The most recent Audited Financial Statements of the Issuer.

(x) In the event of any amendment or waiver of a provision of this Disclosure Agreement, a description of such amendment or waiver in the next Annual Report, and in each case shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or, in the case of a change in accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements: (i) notice of such change shall be given in the same manner as for a Listed Event under Section 6(b); and (ii) the Annual Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

To the extent any of the items set forth in subsections (i) through (viii) above are included in the Audited Financial Statements referred to in subsection (ix) above, they do not have to be separately set forth (unless Audited Financial Statements are being delivered more than 180 days after the close of the Issuer's Fiscal Year pursuant to Section 3(a) hereof). Any or all of the items listed above may be incorporated by reference from other documents, including limited offering memorandums and official statements of debt issues of the Issuer or related public entities, which have been submitted to the MSRB or the SEC. If the document incorporated by reference is a final limited offering memorandum or official statement, it must be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

(b) The Issuer and each Obligated Person agree to supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The Issuer acknowledges and agrees that the information to be collected and disseminated by the Dissemination Agent will be provided by the Issuer, Obligated Persons and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the Issuer, an Obligated Person or others as thereafter disseminated by the Dissemination Agent.

(c) Any Annual Financial Information containing modified operating data or financial information is required to explain, in narrative form, the reasons for the modification and the impact of the change in the type of operating data or financial information being provided.

5. **Reserved.**

6. **Reporting of Listed Events.**

(a) This Section 6 shall govern the giving of notices of the occurrence of any of the following Listed Events with respect to each Series of Bonds:

- (i) Principal and interest payment delinquencies;
- (ii) Non-payment related defaults, if material;
- (iii) Unscheduled draws on the related Reserve Account reflecting financial difficulties;
- (iv) Unscheduled draws on credit enhancements reflecting financial difficulties;\*
- (v) Substitution of credit or liquidity providers, or their failure to perform;\*
- (vi) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds;
- (vii) Modifications to rights of Bond holders, if material;
- (viii) Bond calls, if material, and tender offers;
- (ix) Defeasances;
- (x) Release, substitution, or sale of property securing repayment of the Bonds, if material;
- (xi) Rating changes;\*
- (xii) Bankruptcy, insolvency, receivership or similar event of the Issuer or any Obligated Person (which is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer or any Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer or any Obligated Person);
- (xiii) Consummation of a merger, consolidation, or acquisition involving the Issuer or any Obligated Person or the sale of all or substantially all of the assets of the Issuer or any Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

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\* Not applicable to the Bonds at their date of issuance.

(xiv) Appointment of a successor or additional Trustee or the change of name of the Trustee, if material;

(xv) Incurrence of a Financial Obligation of the Issuer or Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer or Obligated Person, any of which affect security holders, if material;

(xvi) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the Financial Obligation of the Issuer or Obligated Person, any of which reflect financial difficulties;

(xvii) Failure to provide (A) any Annual Report or Audited Financial Statements as required under this Disclosure Agreement that contains, in all material respects, the information required to be included therein under Section 4(a) of this Disclosure Agreement, or (B) any Quarterly Report that contains, in all material respects, the information required to be included therein under Section 5(b) of this Disclosure Agreement, which failure shall, in all cases, be deemed material under federal securities laws; and

(xviii) Any amendment to the accounting principles to be followed in preparing financial statements as required pursuant to Section 4(a)(ix) hereof.

(b) The Issuer shall give, or cause to be given, notice of the occurrence of any of the above subsection (a) Listed Events to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after its occurrence, with the exception of the Listed Event described in Section 6(a)(xvii) and (xviii), which notice will be given in a timely manner. Such notice shall instruct the Dissemination Agent to report the occurrence pursuant to subsection (d) below. Such notice by the Issuer to the Dissemination Agent shall identify the Listed Event that has occurred, include the text of the disclosure that the Issuer desires to make, contain the written authorization of the Issuer for the Dissemination Agent to disseminate such information, and identify the date the Issuer desires for the Disclosure Dissemination Agent to disseminate the information (provided that such date is in compliance within the filing dates provided within this Section 6(b)).

(c) Notwithstanding anything contained in Section 6(b) above, each Obligated Person other than the Issuer shall notify the Issuer and the Dissemination Agent of the occurrence of a Listed Event described in subsections (a)(x), (xii), (xiii), (xv) or (xvi) that has occurred with respect to such Obligated Person in compliance with the notification and filing requirements provided in Section 6(b).

(d) If the Dissemination Agent has been instructed by the Issuer to report the occurrence of a Listed Event, the Dissemination Agent shall immediately file a notice of such occurrence with each Repository.

7. **Termination of Disclosure Agreement.** This Disclosure Agreement shall terminate upon the defeasance, prior redemption or payment in full of all of the Bonds.

8. **Dissemination Agent.** Upon termination of the Dissemination Agent's services as Dissemination Agent, whether by notice of the Issuer or the Dissemination Agent, the Issuer agrees to appoint a successor Dissemination Agent or, alternatively, agrees to assume all responsibilities of Dissemination Agent under this Disclosure Agreement for the benefit of the Holders of the Bonds. If at any time there is not any other designated Dissemination Agent, the District shall be deemed to be the Dissemination Agent. The initial Dissemination Agent shall be Wrathell, Hunt and Associates, LLC. The acceptance of such designation is evidenced by the execution of this Disclosure Agreement by a duly authorized signatory of Wrathell, Hunt and Associates, LLC. Wrathell, Hunt and Associates, LLC, may terminate its role as Dissemination Agent at any time upon delivery of thirty (30) days prior written notice to the District and each Obligated Person.

9. **Amendment; Waiver.** Notwithstanding any other provision of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, if such amendment or waiver is supported by an opinion of counsel expert in federal securities laws, acceptable to the Issuer, to the effect that such amendment or waiver would not, in and of itself, cause the undertakings herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

Notwithstanding the above provisions of this Section 9, no amendment to the provisions of Section 5(b) hereof may be made without the consent of each Obligated Person, if any.

10. **Additional Information.** Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

11. **Default.** In the event of a failure of the Issuer, the Disclosure Representative, any Obligated Person or the Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Beneficial Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any beneficial owner of a Bond may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer, the Disclosure Representative, any Obligated Person or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement by any Obligated Person shall not be deemed a default by the Issuer hereunder and no default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Disclosure Representative, any Obligated Person, or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

12. **Duties of Dissemination Agent.** The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement between the District and such Dissemination Agent. The Dissemination Agent shall have no obligation to notify any other party hereto of an event that may constitute a Listed Event. The District, each Obligated Person and the Disclosure Representative covenant that they will supply, in a timely fashion, any information reasonably requested by the Dissemination Agent that is necessary in order for the Dissemination Agent to carry out its duties under this Disclosure Agreement. The District and the Disclosure Representative acknowledge and agree that the information to be collected and disseminated by the Dissemination Agent will be provided by the District, Obligated Person(s), the Disclosure Representative and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the District, any Obligated Person or the Disclosure Representative as thereafter disseminated by the Dissemination Agent. Any filings under this Disclosure Agreement made to the MSRB through EMMA shall be in an EMMA compliant format.

13. **Beneficiaries.** This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Trustee, the Participating Underwriter and the Owners of the Bonds (the Dissemination Agent, the Trustee, Participating Underwriter and Owners of the Bonds being hereby deemed express third party beneficiaries of this Disclosure Agreement), and shall create no rights in any other person or entity.

14. **Tax Roll and Budget.** Upon the request of the Dissemination Agent, the Trustee or any Bondholder, the Issuer, through its District Manager, if applicable, agrees to provide such party with a certified copy of its most recent tax roll provided to the Lee County Tax Collector and the Issuer's most recent adopted budget.

15. **Governing Law.** The laws of the State of Florida and Federal law shall govern this Disclosure Agreement and venue shall be any state or federal court having jurisdiction in Lee County, Florida.

16. **Counterparts.** This Disclosure Agreement may be executed in several counterparts and by PDF signature and all of which shall constitute but one and the same instrument.

17. **Trustee Cooperation.** The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and the Issuer instructs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports readily available to and in the possession of the Trustee that the Dissemination Agent requests in writing.

18. **Binding Effect.** This Disclosure Agreement shall be binding upon each party to this Disclosure Agreement and upon each successor and assignee of each party to this Disclosure Agreement and shall inure to the benefit of, and be enforceable by, each party to this Disclosure Agreement and each successor and assignee of each party to this Disclosure Agreement.

[Signature Page Follows]

**IN WITNESS WHEREOF**, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

**RIVER HALL COMMUNITY  
DEVELOPMENT DISTRICT, AS ISSUER**

[SEAL]

By: \_\_\_\_\_  
Chairperson, Board of Supervisors

ATTEST:

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

**WRATHELL, HUNT AND ASSOCIATES,  
LLC, and its successors and assigns, AS  
DISSEMINATION AGENT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**CONSENTED TO AND AGREED TO BY:**

**DISTRICT MANAGER**

**WRATHELL, HUNT AND ASSOCIATES,  
LLC, AS DISTRICT MANAGER**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Acknowledged and agreed to for purposes of  
Sections 11, 13 and 17 only:

**U.S. BANK NATIONAL ASSOCIATION, AS  
TRUSTEE**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**

**FORM OF NOTICE TO REPOSITORIES OF FAILURE  
TO FILE [ANNUAL REPORT]  
[AUDITED FINANCIAL STATEMENTS][QUARTERLY REPORT]**

Name of Issuer: River Hall Community Development District

Name of Bond Issue: \$\_\_\_\_\_ original aggregate principal amount of Capital Improvement Refunding Revenue Bonds, Series 2021A-1 and \$\_\_\_\_\_ original aggregate principal amount of Capital Improvement Refunding Revenue Bonds, Series 2021A-2

Obligated Person(s): River Hall Community Development District;  
\_\_\_\_\_.

Original Date of Issuance: \_\_\_\_\_, 2021

CUSIP Numbers: \_\_\_\_\_

NOTICE IS HEREBY GIVEN that the [Issuer][Obligated Person] has not provided an [Annual Report] [Audited Financial Statements] [Quarterly Report] with respect to the above-named Bonds as required by [Section 3] [Section 5] of the Continuing Disclosure Agreement dated \_\_\_\_\_, 2021, by and between the Issuer and the Dissemination Agent named therein. The [Issuer][Obligated Person] has advised the undersigned that it anticipates that the [Annual Report] [Audited Financial Statements] [Quarterly Report] will be filed by \_\_\_\_\_, 20\_\_\_\_.

Dated: \_\_\_\_\_

\_\_\_\_\_, as Dissemination Agent

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

cc: Issuer  
Trustee

**SCHEDULE A**

**FORM OF DISTRICT'S ANNUAL REPORT – TO BE FILED FOR EACH SERIES**

**1. Fund Balances**

<b>Combined Trust Estate Assets</b>	<b><u>FY Ended – 9/30</u></b>
Acquisition and Construction Fund	
Revenue Fund	
Reserve Fund	
Prepayment Fund	
Other	
<b>Total Bonds Outstanding</b>	
<b>TOTAL</b>	

**2. Assessment Levy and Collection Information**

1. For the Current District Fiscal Year – Manner in which Assessments are collected (On Roll vs. Off Roll)

	<b><u>\$ Levied</u></b>
On Roll	\$ _____
Off Roll	\$ _____
<b>TOTAL LEVY</b>	<b>\$ _____</b>

2. Attach to Report the following:

A. On Roll Levy – Copy of certified tax roll for the District's current Fiscal Year

B. Off Roll Levy – List of folios and ownership for all off roll Assessments, together with par and annual Assessment assigned to each folio

**3. For the Bond Year ended during this calendar year, provide the levy and collection information**

<b><u>Total Levy</u></b>	<b><u>\$ Levied</u></b>	<b><u>\$ Collected</u></b>	<b><u>% Collected</u></b>	<b><u>% Delinquent</u></b>
On Roll	\$ _____	\$ _____	____%	____%
Off Roll	\$ _____	\$ _____	____%	____%
<b>TOTAL</b>				

**4. If Tax Certificates were sold during Bond Year ended this calendar year, amount collected via tax certificate sale**

**5. The amount of principal and interest to be paid on the Bonds in the current Fiscal Year**

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

**9**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JUNE 30, 2021**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JUNE 30, 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
<b>ASSETS</b>						
SunTrust	\$ 838,289	\$ -	\$ -	\$ -	\$ -	\$ 838,289
Investments						
SBA	5,274	-	-	-	-	5,274
Reserve	-	1	206,934	-	-	206,935
Capitalized interest	-	-	6	-	-	6
Interest A-1	-	1	-	-	-	1
Revenue A-1	-	553,193	-	-	-	553,193
Revenue A-2	-	396,530	-	-	-	396,530
Revenue 2020A	-	-	8,490	-	-	8,490
Prepayment A-1	-	349	-	-	-	349
Construction	-	-	-	8	2,618,275	2,618,283
Due from general fund	-	3,373	-	-	-	3,373
Due from other	1,388	-	-	-	-	1,388
Deposits	1,622	-	-	-	-	1,622
Undeposited funds	7,453	-	-	-	-	7,453
Total assets	<u>\$ 854,026</u>	<u>\$ 953,447</u>	<u>\$ 215,430</u>	<u>\$ 8</u>	<u>\$ 2,618,275</u>	<u>\$ 4,641,186</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Due to debt service fund - A1	\$ 1,876	\$ -	\$ -	\$ -	\$ -	\$ 1,876
Due to debt service fund - A2	1,497	-	-	-	-	1,497
Total liabilities	<u>3,373</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,373</u>
Fund balances:						
Nonspendable						
Prepaid and deposits	1,622	-	-	-	-	1,622
Restricted for:						
Debt service	-	953,447	215,430	-	-	1,168,877
Capital projects	-	-	-	8	2,618,275	2,618,283
Assigned to:						
Operating capital	145,000	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	250,000
Unassigned	454,031	-	-	-	-	454,031
Total fund balances	<u>850,653</u>	<u>953,447</u>	<u>215,430</u>	<u>8</u>	<u>2,618,275</u>	<u>4,637,813</u>
Total liabilities and fund balances	<u>\$ 854,026</u>	<u>\$ 953,447</u>	<u>\$ 215,430</u>	<u>\$ 8</u>	<u>\$ 2,618,275</u>	<u>\$ 4,641,186</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ 932	\$ 462,824	\$ 455,625	102%
Assessment levy: off-roll	7,453	89,441	88,964	101%
Lot closings	3,613	11,869	-	N/A
Interest and miscellaneous	1	4	500	1%
Total revenues	11,999	564,138	545,089	103%
<b>EXPENDITURES</b>				
<i>Legislative</i>				
Supervisor	800	8,200	10,000	82%
<i>Financial &amp; administrative</i>				
District management	3,750	33,750	45,000	75%
District engineer	2,508	24,220	25,000	97%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	4,377	4,500	97%
Assessment roll prep	375	3,375	4,500	75%
Auditing services	3,390	3,390	3,300	103%
Arbitrage rebate calculation	500	500	650	77%
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	126	1,320	1,300	102%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
Contingency	-	109	-	N/A
<i>Legal counsel</i>				
District counsel	2,468	7,758	12,000	65%
<i>Electric utility services</i>				
Utility services	783	7,146	9,000	79%
Street lights	109	1,218	3,000	41%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	11,870	110,633	140,000	79%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	24,050	24,610	40,000	62%
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 JUNE 30, 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	10,401	120,306	179,000	67%
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 &amp; street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	2,682	4,000	67%
Roadway repair & maintenance	-	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>61,130</u>	<u>392,442</u>	<u>572,640</u>	69%
Excess/(deficiency) of revenues over/(under) expenditures	(49,131)	171,696	(27,551)	
Fund balances - beginning	899,784	678,957	660,248	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	455,653	455,653	237,697	
Fund balances - ending	<u>\$ 850,653</u>	<u>\$ 850,653</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 JUNE 30, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 3,373	\$ 1,665,596	\$ 1,651,146	101%
Special assessment: off-roll	-	148,181	254,733	58%
Lot closings	-	1,783	-	N/A
Interest	5	248	-	N/A
Total revenues	<u>3,378</u>	<u>1,815,808</u>	<u>1,905,879</u>	95%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	390,000	390,000	100%
Principal (A-2)	-	400,000	455,000	88%
Principal prepayment (A-2)	-	1,280,000	-	N/A
Interest (A-1)	-	527,833	527,833	100%
Interest (A-2)	-	580,153	615,033	94%
Total debt service	<u>-</u>	<u>3,177,986</u>	<u>1,987,866</u>	160%
Excess/(deficiency) of revenues over/(under) expenditures	3,378	(1,362,178)	(81,987)	
Fund balances - beginning	950,069	2,315,625	934,490	
Fund balances - ending	<u>\$ 953,447</u>	<u>\$ 953,447</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 JUNE 30, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Lot closings	2,315	8,490
Interest	1	15
Total revenues	2,316	8,505
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	-	1,500
Interest	-	167,121
Total debt service	-	168,621
Excess/(deficiency) of revenues over/(under) expenditures	2,316	(160,116)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers out	-	(200)
Total other financing sources	-	(200)
Net change in fund balances	2,316	(160,316)
Fund balances - beginning	213,114	375,746
Fund balances - ending	\$ 215,430	\$ 215,430

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ -	\$ 102
Total revenues	-	102
<b>EXPENDITURES</b>		
Construction in progress	-	972,919
Total expenditures	-	972,919
Excess/(deficiency) of revenues over/(under) expenditures	-	(972,817)
Fund balances - beginning	8	972,825
Fund balances - ending	\$ 8	\$ 8

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 2020A  
FOR THE PERIOD ENDED JUNE 30, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 14	\$ 222
Total revenues	14	222
<b>EXPENDITURES</b>		
Construction in progress	-	4,090,640
Total expenditures	-	4,090,640
Excess/(deficiency) of revenues over/(under) expenditures	14	(4,090,418)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	-	200
Total other financing sources/(uses)	-	200
Net change in fund balances	14	(4,090,218)
Fund balances - beginning	2,618,261	6,708,493
Fund balances - ending	\$ 2,618,275	\$ 2,618,275

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07/09/21

**River Hall Community Development District**  
**Check Detail**  
June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>06/23/2021</b>	<b>FPL</b>	<b>101.001 · Suntrust...</b>		<b>-892.52</b>
Bill	02979-06091 061921	06/22/2021		531.437 · Street Lig...	-109.06	109.06
Bill	82155-24268 061921	06/22/2021		531.431 · Utility Ser...	-783.46	783.46
TOTAL					-892.52	892.52
<b>Check</b>	<b>2270</b>	<b>06/10/2021</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust...</b>		<b>-2,628.47</b>
				207.201 · Due to D...	-2,628.47	2,628.47
TOTAL					-2,628.47	2,628.47
<b>Check</b>	<b>2271</b>	<b>06/10/2021</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust...</b>		<b>-2,097.10</b>
				207.202 · Due to D...	-2,097.10	2,097.10
TOTAL					-2,097.10	2,097.10
<b>Bill Pmt -Check</b>	<b>2272</b>	<b>06/10/2021</b>	<b>COLEMAN, YOVA...</b>	<b>101.001 · Suntrust...</b>		<b>-350.00</b>
Bill	16581-001M 13	06/09/2021		514.100 · Legal Fee...	-350.00	350.00
TOTAL					-350.00	350.00
<b>Bill Pmt -Check</b>	<b>2273</b>	<b>06/10/2021</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust...</b>		<b>-10,401.00</b>
Bill	27486	06/09/2021		539.464 · Landscap...	-10,401.00	10,401.00
TOTAL					-10,401.00	10,401.00
<b>Bill Pmt -Check</b>	<b>2274</b>	<b>06/10/2021</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust...</b>		<b>-2,507.50</b>
Bill	85442	06/09/2021		519.320 · Engineeri...	-2,507.50	2,507.50
TOTAL					-2,507.50	2,507.50
<b>Bill Pmt -Check</b>	<b>2275</b>	<b>06/10/2021</b>	<b>M.R.I. UNDERWAT...</b>	<b>101.001 · Suntrust...</b>		<b>-19,550.00</b>
Bill	3352	06/09/2021		538.463 · Stormwat...	-19,550.00	19,550.00
TOTAL					-19,550.00	19,550.00

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**River Hall Community Development District**  
**Check Detail**  
June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2276</b>	<b>06/10/2021</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,125.00</b>
Bill	2019-2391	06/09/2021		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
<b>Check</b>	<b>2277</b>	<b>06/23/2021</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-2,315.40</b>
				207.203 · Due to D...	-2,315.40	2,315.40
TOTAL					-2,315.40	2,315.40
<b>Bill Pmt -Check</b>	<b>2278</b>	<b>06/23/2021</b>	<b>BERGER, TOOMB...</b>	<b>101.001 · Suntrust-...</b>		<b>-3,390.00</b>
Bill	354537	06/22/2021		513.320 · Audit	-3,390.00	3,390.00
TOTAL					-3,390.00	3,390.00
<b>Bill Pmt -Check</b>	<b>2279</b>	<b>06/23/2021</b>	<b>FEDEX</b>	<b>101.001 · Suntrust-...</b>		<b>-125.81</b>
Bill	7-390-26581	06/22/2021		519.410 · Postage	-108.80	108.80
Bill	7-397-80999	06/22/2021		519.410 · Postage	-17.01	17.01
TOTAL					-125.81	125.81
<b>Bill Pmt -Check</b>	<b>2280</b>	<b>06/23/2021</b>	<b>M.R.I. UNDERWAT...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,500.00</b>
Bill	1753	06/22/2021		538.463 · Stormwat...	-4,500.00	4,500.00
TOTAL					-4,500.00	4,500.00
<b>Bill Pmt -Check</b>	<b>2281</b>	<b>06/23/2021</b>	<b>SOLITUDE LAKE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-11,870.00</b>
Bill	PI-A00616418	06/22/2021		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00
<b>Check</b>	<b>2282</b>	<b>06/28/2021</b>	<b>KENNETH MITCHE...</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

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07/09/21

**River Hall Community Development District**  
**Check Detail**  
June 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2283	06/28/2021	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.000 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2284	06/28/2021	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2285	06/28/2021	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2286	06/28/2021	COLEMAN, YOVA...	101.001 · Suntrust-...		-2,117.50
Bill	16581-001M 14	06/28/2021		514.100 · Legal Fee...	-2,117.50	2,117.50
TOTAL					-2,117.50	2,117.50
Bill Pmt -Check	2287	06/28/2021	LLS TAX SOLUTIO...	101.001 · Suntrust-...		-500.00
Bill	002322	06/28/2021		513.311 · Arbitrage ...	-500.00	500.00
TOTAL					-500.00	500.00



531.437  
001

**Electric Bill Statement**

**For:** May 20, 2021 to Jun 19, 2021 (30 days)

**Statement Date:** Jun 19, 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**

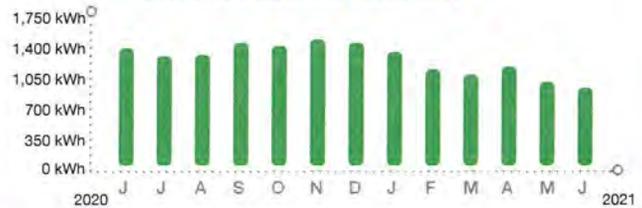
**\$109.06**

TOTAL AMOUNT YOU OWE

**Jul 12, 2021**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after September 10, 2021 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	116.30
Payments received	-116.30
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	109.06
<b>Total amount you owe</b>	<b>\$109.06</b>

(See page 2 for bill details.)

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

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



/ 27

5314029790609126090100000

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

02979-06091

ACCOUNT NUMBER

\$109.06

TOTAL AMOUNT YOU OWE

Jul 12, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	116.30
Payment received - Thank you	-116.30
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>	\$63.54
Fuel: <small>(\$0.028360 per kWh)</small>	\$27.48
Electric service amount	101.63
Gross receipts tax	2.61
Franchise charge	4.82
Taxes and charges	7.43
<b>Total new charges</b>	<b>\$109.06</b>
<b>Total amount you owe</b>	<b>\$109.06</b>

**METER SUMMARY**

Meter reading - Meter KG85078. Next meter reading Jul 21, 2021.

<b>Usage Type</b>	<b>Current</b>	<b>-</b>	<b>Previous</b>	<b>=</b>	<b>Usage</b>
kWh used	95452		94483		969

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Jun 19, 2021	May 20, 2021	Jun 19, 2020
kWh Used	969	1041	1464
Service days	30	30	30
kWh/day	32	34	48
Amount	\$109.06	\$116.30	\$148.74

**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 >](#)

**Hot tips to lower bills**

With FPL smart tools, you can get hot tips to stay cool and lower your bill, even as hot weather makes your A/C work overtime.

[Learn more >](#)

**Help your neighbors**

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.



531.431  
001

**Electric Bill Statement**

**For:** May 20, 2021 to Jun 19, 2021 (30 days)

**Statement Date:** Jun 19, 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**

**\$783.46**

TOTAL AMOUNT YOU OWE

**Jul 12, 2021**

NEW CHARGES DUE BY

Pay \$764.80 instead of \$783.46 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](http://FPL.com/BB)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	761.46
Payments received	-761.46
Balance before new charges	0.00
Total new charges	783.46
<b>Total amount you owe</b>	<b>\$783.46</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$764.80 by your due date instead of \$783.46. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payment received after September 10, 2021 is considered LATE; a late payment charge of 1% will apply.

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

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



/ 27 76480 5314821552426896438700000

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

82155-24268  
ACCOUNT NUMBER

\$783.46  
TOTAL AMOUNT YOU OWE

Jul 12, 2021  
NEW CHARGES DUE BY

\$ \_\_\_\_\_  
AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	761.46
Payment received - Thank you	-761.46
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: <small>(\$0.023540 per kWh)</small>	\$216.64
Fuel: <small>(\$0.028360 per kWh)</small>	\$261.00
Demand: <small>(\$11.30 per KW)</small>	\$226.00
Electric service amount	730.12
Gross receipts tax	18.72
Franchise charge	34.62
Taxes and charges	53.34
<b>Total new charges</b>	<b>\$783.46</b>
<b>Total amount you owe</b>	<b>\$783.46</b>

**METER SUMMARY**

Meter reading - Meter KCJ5863. Next meter reading Jul 21, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	28141		18938		9203
Demand KW	19.68				20

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Jun 19, 2021	May 20, 2021	Jun 19, 2020
kWh Used	9203	8808	3829
Service days	30	30	30
kWh/day	306	293	127
Amount	\$783.46	\$761.46	\$324.66

**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 ›](#)

**Hot tips to lower bills**

With FPL smart tools, you can get hot tips to stay cool and lower your bill, even as hot weather makes your A/C work overtime.

[Learn more ›](#)

**Help your neighbors**

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.

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

Page: 1  
May 27, 2021

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

File No: 16581-001M  
Statement No: 13

Attn: Debbie Tudor

514.100  
001

Gen Rep

		Previous Balance	\$805.00
		<u>Fees</u>	
04/01/2021	GLU	Review agenda and prepare for Board of Supervisors meeting; Participation in Board of Supervisors meeting	<u>350.00</u>
		Professional Fees through 05/27/2021	350.00
		Total Current Work	350.00
		Balance Due (includes previous balance, if any)	<u>\$1,155.00</u>

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

# Invoice 27486



539.464  
001

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

DATE 05/31/2021	PLEASE PAY <b>\$10,401.00</b>	DUE DATE 06/30/2021
--------------------	----------------------------------	------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for May 2021	10,401.00

TOTAL DUE *OK* **\$10,401.00**  
*OK* THANK YOU.

*Landscape  
Maint*



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

April 30, 2021  
**Invoice No. 85442**  
 Project No. 2015012

519.320  
 001

**River Hall CDD**

**For Services Rendered From April 1, 2021 to April 30, 2021**

Attend Board Meeting, review documents from Barraco for Drainage Basin 3 changes, Search files for approved plans for FPL substation, pick up keys and drop off to P & T, bond requisition from Barraco, request from Jeffery with WHH to provide costs for completed sections.

	Hours	Rate	Amount
Z-General Services			
Engineer VI	13.50	155.00	\$2,092.50
Engineer III	3.00	115.00	\$345.00
Technician IV	.25	70.00	\$17.50
<b>Subtotal</b>	<b>16.75</b>		<b>\$2,455.00</b>
Z-1-Construction Fund			
Technician IV	.75	70.00	\$52.50
<b>Subtotal</b>	<b>.75</b>		<b>\$52.50</b>
	<b>17.50</b>		<b>\$2,507.50</b>

**Total Amount Due This Invoice \$2,507.50**

**Outstanding Invoices**

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
84447	3/31/2021	\$1,525.69	\$0.00	\$0.00	\$0.00	\$1,525.69
<b>Total Prior Billing</b>		<b>\$1,525.69</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,525.69</b>



**M.R.I. Underwater Specialists, Inc.**  
**17891 Wetstone Road**  
**North Fort Myers, FL. 33917**  
**239-984-5241 Office**  
**239-707-5034 cell**  
**239-236-1234 fax**



Date                      Invoice #  
6/1/2021                      3352

**Bill To:**

**River Hall CDD**  
**c/o Wrathell, Hart, Hunt &**  
**Associates**  
**9220 Bonita Beach Rd. Suite 214**  
**Bonita Springs, FL 34135**

**Invoice**

**Due Date: 7/1/2021**

**Job Name**  
**Cleaning Storm 50%**

**P.O. No.**                      **Terms**  
  
Net 30

Quantity	Description	Rate	Amount
1	Total cost as per our proposal # 2519 For Diving to clean and remove sand & debris as per our inspection. This price includes all labor and equipment and material needed to complete this job	19,550.00	19,550.00
	Storm Water System Maintenance		538.463 001

**Total                                      \$19,550.00**  
**Payments/Credits                      \$0.00**  
**Balance Due                              \$19550.00**

**All Invoices are due within 30 days.**  
**Payments recieved after 30 days will have a**  
**10% late fee.**

M.R.I UnderWater Specialists Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law. and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
6/1/2021	2019-2391

<b>Bill To:</b>
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>		<b>Total</b> \$4,125.00



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

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

*RIVER HALL COMMUNITY DEVELOPMENT DISTRICT  
2300 GLADES ROAD, STE 410 w  
BOCA RATON, FL 33431*

513.320  
001

*Invoice No. 354537  
Date 06/13/2021  
Client No. 20601*

---

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2020.

Total Invoice Amount \$ 3,390.00

*Please enter client number on your check.*  
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms  
Private Companies Practice Section

Member FICPA







<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-390-26581	May 31, 2021		3 of 4

**Ship Date:** May 27, 2021      **Cust. Ref.:** River Hall 6/3/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	773849079284	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	2.0 lbs, 0.9 kgs	Transportation Charge		6.89
Delivered	May 28, 2021 13:06	Fuel Surcharge		1.12
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	00000000/134425/02	<b>Total Charge</b>	<b>USD</b>	<b>\$17.06</b>

**Ship Date:** May 27, 2021      **Cust. Ref.:** River Hall 6/3/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.  
Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	773849079365	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	2.0 lbs, 0.9 kgs	Transportation Charge		6.89
Delivered	May 28, 2021 13:44	Fuel Surcharge		0.48
Svc Area	A1	Residential Delivery		4.65
Signed by	C.KREBS	DAS Resi		4.40
FedEx Use	00000000/134425/_	<b>Total Charge</b>	<b>USD</b>	<b>\$7.37</b>

**Ship Date:** May 27, 2021      **Cust. Ref.:** River Hall 6/3/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	773849079387	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	2.0 lbs, 0.9 kgs	Transportation Charge		6.89
Delivered	May 28, 2021 13:25	Fuel Surcharge		1.12
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	00000000/134425/02	<b>Total Charge</b>	<b>USD</b>	<b>\$17.06</b>

**Ship Date:** May 27, 2021      **Cust. Ref.:** River Hall 6/3/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.  
Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	773849079435	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	2.0 lbs, 0.9 kgs	Transportation Charge		6.89
Delivered	May 28, 2021 10:29	Fuel Surcharge		0.48
Svc Area	A4	Residential Delivery		4.65
Signed by	K.KAREN	DAS Resi		4.40
FedEx Use	00000000/134425/_	<b>Total Charge</b>	<b>USD</b>	<b>\$7.37</b>



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-390-26581	May 31, 2021		4 of 4

**Ship Date:** May 27, 2021      **Cust. Ref.:** River Hall 6/3/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	773849079479	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	2.0 lbs, 0.9 kgs	Transportation Charge		6.89
Delivered	May 28, 2021 13:16	Fuel Surcharge		1.12
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	DAS Resi		4.40
FedEx Use	000000000/134425/02	<b>Total Charge</b>	<b>USD</b>	<b>\$17.06</b>

**Ship Date:** May 27, 2021      **Cust. Ref.:** River Hall 6/3/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	773849574827	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	6.0 lbs, 2.7 kgs	Transportation Charge		7.94
Delivered	May 28, 2021 12:56	Fuel Surcharge		0.88
Svc Area	A3	Residential Delivery		4.65
Signed by	see above	<b>Total Charge</b>	<b>USD</b>	<b>\$13.47</b>
FedEx Use	000000000/134449/02			

**Ship Date:** May 27, 2021      **Cust. Ref.:** River Hall 6/3/21 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 7.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	773849847946	Daphne Gilyard	Shane Willis	
Service Type	FedEx Standard Overnight	WHA	744 Fairlawn Ct	
Package Type	FedEx Pak	2300 Glades Road	MARCO ISLAND FL 34145 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		6.89
Delivered	May 28, 2021 11:43	Fuel Surcharge		0.81
Svc Area	A5	Residential Delivery		4.65
Signed by	see above	<b>Total Charge</b>	<b>USD</b>	<b>\$12.35</b>
FedEx Use	000000000/134425/02			

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$108.80</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$108.80</b>



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-397-80999	Jun 07, 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**

<b>FedEx Express Services</b>			519,410
Total Charges	USD	\$17.01	001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$17.01</b>	

Other discounts may apply.

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



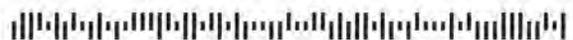
Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

<b>Invoice Number</b>	<b>Invoice Amount</b>	<b>Account Number</b>
7-397-80999	USD \$17.01	[REDACTED]

**Remittance Advice**

Your payment is due by Jul 22, 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



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-397-80999	Jun 07, 2021		2 of 2

### FedEx Express Shipment Summary By Payor Type

#### FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	2	3.0	15.90	1.11			17.01
<b>Total FedEx Express</b>	<b>2</b>	<b>3.0</b>	<b>\$15.90</b>	<b>\$1.11</b>			<b>\$17.01</b>

**TOTAL THIS INVOICE**

**USD**

**\$17.01**

#### **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](http://fedex.com) to sign up today!



**M.R.I. Underwater Specialists, Inc.**  
**17891 Wetstone Road**  
**North Fort Myers, FL. 33917**  
**239-984-5241 Office**  
**239-707-5034 cell**  
**239-236-1234 fax**



Date                      Invoice #  
 3/6/2021                      1753

**Bill To:**

**River Hall CDD**  
**c/o Wrathell, Hart, Hunt &**  
**Associates**  
**9220 Bonita Beach Rd. Suite 214**  
**Bonita Springs, FL 34135**

**Invoice**

**Job Name**  
 Inspection 2021

**Due Date: 4/5/2021**

**P.O. No.**                      **Terms**  
 Net 30

Quantity	Description	Rate	Amount
	Total cost to inspect all lake interconnect pipes, junction boxes, curb inlets, man holes, etc. This price includes a detail report and all labor and material and equipment needed to complete this job.	4,500.00	4,500.00
	Storm water system maintenance		538.463 001

**Total                                      \$4,500.00**  
**Payments/Credits                      \$0.00**  
**Balance Due                              \$4,500.00**

**All Invoices are due within 30 days.**  
**Payments recieved after 30 days will have a**  
**10% late fee.**

M.R.I UnderWater Specialists Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.



**INVOICE**

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

538.461  
001

Invoice Number: PI-A00616418

Invoice Date: 06/01/21

PROPERTY: River Hall CDD

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

CUSTOMER ID	CUSTOMER PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Jeff Moding			07/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 06/01/21 - 06/30/21 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 06/01/21 - 06/30/21 Lake & Pond Management Services		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 06/01/21 - 06/30/21 Fountain Maintenance Services		50.00	50.00

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>11,870.00</b>
Sales Tax	0.00
Total Invoice	11,870.00
Payment Received	0.00
<b>TOTAL</b>	<b>11,870.00</b>

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

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

Page: 1  
 June 23, 2021

File No: 16581-001M  
 Statement No: 14

Attn: Debbie Tudor

Gen Rep 514.100  
 001

Previous Balance \$1,155.00

Fees

05/03/2021	GLU	Review mail correspondence from District Manager on audit response; Review audit response request; Internal review; Draft audit response letter	210.00
05/05/2021	GLU	Review multiple email correspondence from Supervisor Asfour and Chuck Adams; Research and review information on questions from Supervisor Asfour; Draft email correspondence to Supervisors Asfour and Chuck Adams	437.50
05/06/2021	GLU	Review and respond to email correspondence from Supervisors Asfour regarding property conveyance history	70.00
	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	525.00
05/10/2021	GLU	Review and respond to email correspondence from Supervisors Asfour regarding FPL work; Review maps and information on same.	140.00
05/11/2021	GLU	Telephone conference with Charlie Krebs on FPL easement; Review email correspondence from Charlie Krebs with FPL plans; Brief review of FPL back-up	175.00
05/13/2021	GLU	Review email correspondence from Supervisor Stark on FPL	70.00
05/14/2021	GLU	Review multiple email correspondence from Chuck Adams and others on FPL	70.00
05/17/2021	GLU	Review multiple email correspondence from Supervisor Asfour and Chuck Adams (no charge)	
05/19/2021	GLU	Brief review of back-up from Chuck Adams on conservation lands; Telephone conference with Supervisor Asfour; Review multiple email correspondence from Supervisor Asfour	210.00
05/20/2021	GLU	Review email correspondence from Supervisor Asfour; Draft email correspondence to Chuck Adams; Telephone conference with Chuck Adams; Review and respond to email correspondence from Paul Asfour on transfer questions	175.00
05/24/2021	GLU	Review and respond to email correspondence from Debbie Tudor on agenda	35.00

River Hall CDD

Gen Rep

Page: 2  
June 23, 2021  
File No: 16581-001M  
Statement No: 14

Professional Fees through 06/23/2021	2,117.50
Total Current Work	2,117.50
Balance Due (includes previous balance, if any)	<u>\$3,272.50</u>



LLS Tax Solutions Inc.  
2172 W. Nine Mile Rd.  
#352  
Pensacola, FL 32534  
Telephone: 850-754-0311  
Email: [liscott@llstax.com](mailto:liscott@llstax.com)

# INVOICE

**BILL TO:**

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

**DATE:** June 17, 2021

**INVOICE #** 002322

513.311  
001

DESCRIPTION	AMOUNT
Total billings in connection with the \$12,505,000 River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-1 and \$13,860,000 River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-2 – Rebate Amount Calculation for the period ended May 26, 2021.	<u>\$500.00</u>

**PAYMENT TERMS**

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

**Total**      **\$500.00**

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*Thank You For Your Business!*

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

**10**

**DRAFT**

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

The Board of Supervisors of the River Hall Community Development District held 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.

**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	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Jay Gaines (via telephone)	Berger, Toombs, Elam, Gaines & Frank
John Kessler (via telephone)	FMSbonds
Gary Stillwell	Hickey Creek Resident
Holly Schwartz	Hickey Creek Resident
Sally Sham	Hampton Lakes Resident
Chuck Aldi	Ashton Oaks Resident
Robert H. Lorenzen	Resident
Michael Hagen	Resident
Paul Lorenza	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

Mr. Gary Stillwell, nonresident from Hickey Creek, inquired about the CDD's plans regarding construction at a Florida Power & Light (FPL) substation and the potential County

43 road construction in the District’s rights-of-way (ROW). A Board Member stated that there is a  
 44 statement in the original agreement about zoning regulations blocking road construction; the  
 45 road is used to access the FPL property and the River Hall (RH) community is not connected to  
 46 it. Discussion ensued regarding Hickey Creek Road, the Association, the County, the viewers  
 47 road easement, FPL and Hickey Creek Partners. Mr. Stillwell asked if there were any updates on  
 48 the ROW bridge or Texas Crossing. Mr. Krebs stated nothing further could be done on the  
 49 project, per Mr. Robinson, of the South Florida Water Management District (SFWMD).

50 Hickey Creek resident Holly Schwartz stated she appreciated the discussion regarding  
 51 the roads, as she felt that the last meeting minutes were slightly confusing; she read the  
 52 following statement in the record:

53 “Mr. Krebs defined the viewer’s road that will be open to the community, as a County-  
 54 granted ROW road, used for residential traffic and open to the public.”

55 Mr. Krebs stated that the road is a public ROW; there is no access for RH but the  
 56 community adjacent to and outside of RH have access to that, as does anybody in the County.  
 57 Ms. Schwartz thanked Mr. Krebs for the clarification and for helping dissuade ATV riders from  
 58 riding in the southwest corner of RH; the situation had improved but, now that school is out, it  
 59 was getting bad again. Discussion ensued regarding the ROW, a chain across the access road  
 60 and construction area to deter trespassers, FPL and increased traffic.

61 Mr. Mitchell asked if it would be appropriate to ask a representative from the Lee  
 62 County Sheriff’s Department to attend the next meeting. Mr. Adams would invite the  
 63 Lieutenant from the local substation to the next meeting.

64

65 **THIRD ORDER OF BUSINESS**

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

66

67

68

69 **A. Daniel J. Block**

70 **B. Michael Hagen**

71 **C. Robert H. Lorenzen**

72 **D. Joseph T. Lundquist**

73 **E. Haylee Loryn Malagon**

74 Asked if the Board could use silent ballots to vote for Mr. Metcalfe’s replacement, Mr.  
75 Urbancic stated, since the Sunshine Law and Public Record laws apply, the vote would be made  
76 public one way or the other.

77 Mr. Morash stated that he was pleased with the number of responses and noted that all  
78 were quality candidates.

79 Mr. Adams confirmed that the candidate receiving the highest number of votes would  
80 be appointed to the vacant seat. The following votes were cast:

81 Mr. Stark voted for Mr. Michael Hagen.

82 Mr. Mitchell voted for Mr. Michael Hagen.

83 Mr. Morash voted for Mr. Robert H. Lorenzen.

84 Mr. Asfour voted for Mr. Joseph T. Lundquist

85 Mr. Adams stated, having received the most votes, Mr. Hagen was appointed to Seat 4.  
86

87 **FOURTH ORDER OF BUSINESS**

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

88  
89  
90  
91 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath  
92 of Office to Mr. Hagen. He provided and briefly explained the following items:

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

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

95 **C. Financial Disclosure Forms**

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

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

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

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

100 Asked if he would accept compensation for serving on the Board, Mr. Hagen replied  
101 affirmatively. Mr. Urbancic urged Mr. Hagen to contact him with any questions or concerns.  
102

103 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-04,  
Designating a Chair, a Vice Chair, a  
Secretary, Assistant Secretaries, a  
Treasurer and an Assistant Treasurer of the**



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**On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, the Proposed Refinancing of Series 2011 Bonds, dated July 1, 2021, was approved.**

Mr. Adams asked for authorization to commence the process as quickly as possible.

**On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, authorizing District Staff to proceed with the refinancing process, scheduling the bond closing prior to or on the Budget Public Hearing date and changing the Public Hearing date from August 5, 2021 to September 2, 2021, was approved.**

Mr. Adams would coordinate with Mr. Kessler to plan the bond refinancing schedule.

**SEVENTH ORDER OF BUSINESS**

**Presentation of Annual Financial Report for the Fiscal Year Ended September 30, 2020, Prepared By Berger, Toombs, Elam, Gaines & Frank**

Mr. Gaines presented the Annual Financial Report for the Fiscal Year Ended September 30, 2020 and noted the pertinent information found on each page. There were no findings, recommendations, deficiencies on internal control or instances of noncompliance; it was a clean audit.

Mr. Morash referred to Page 5 and asked what was conveyed that resulted in the decrease in capital assets. Mr. Adams stated it was the water sewer lines in Hampton Lakes).

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-07, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2020**

Mr. Mitchell presented Resolution 2021-07.

**On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, Resolution 2021-07, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2020, was adopted.**

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

181

182

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

185

186 **TENTH ORDER OF BUSINESS****Continued Discussion: Legislative Updates  
Regarding Advertising Rules**

187

188

189 Mr. Urbancic stated there was no update other than that the law was currently in effect  
190 and fees could be charged to run advertisements on websites.

191 **▪ Discussion: Proposed Fiscal Year 2022 Budget**

192 **This item was an addition to the agenda.**

193 Mr. Stark asked to discuss the proposed Fiscal Year 2022 budget. He recalled that, at  
194 the last meeting, Mr. Asfour pointed out that the CDD was at a deficit yet historically held the  
195 line on assessments while the CDDs costs increased and revenues remained stagnant. He  
196 proposed a 5% increase on the O&M assessments. He discussed the General Fund rates,  
197 inflation and the bond refinancing.

198 Mr. Asfour concurred with Mr. Stark and stated, with the Fiscal Year 2022 budget, the  
199 CDD would be maxed out at 2,695 units and 345 units are being assessed to the 50' lots. He felt  
200 that one way to increase the bottom line would be to increase revenues, decrease expenses or  
201 a combination of both because, as the District moves forward, costs will continue to rise and  
202 the revenues need to increase to compensate for any expenditures. He surmised that an  
203 assessment increase in the near future is inevitable.

204 Mr. Adams stated he adjusted the proposed Fiscal Year 2022 budget further, after the  
205 last meeting, with the goal of keeping the O&M assessments flat, year over year, meaning there  
206 would be no increase, no decrease and no need to send the Mailed Notice to property owners.  
207 He reviewed the adjustments in relation to surplus fund balance, single family 55' product type  
208 and Equivalent Residential Unit (ERU) weightings. Depending on the product type, property  
209 owners would realize a \$50 to a \$190 reduction in their overall assessments, on the debt  
210 service side, because of the bond refinancing.

211 Discussion ensued regarding keeping the O&M assessments flat, surplus Fund Balance,  
212 the number of units and the bond refinancing. Mr. Asfour stated he was amenable to keeping  
213 assessments the same but stressed that, eventually, something will have to change.

214 Hampton Lakes resident Sally Sham asked the Board not to lower CDD assessments  
215 because there will eventually be an increase and property owners will complain. A Board  
216 Member stated the issue becomes the refinancing of the bonds for the debt service portion of  
217 the assessment bill and the other is the General Fund O&M portion of the assessment bill.

218 Mr. Asfour stated, going forward, the annual assessments would be lower because of  
219 the bond refinancing. He asked about the scheduled public hearing, if the consensus is to  
220 increase the assessments. Mr. Adams stated, for the O&M assessment portion, the Board has  
221 until the August 5<sup>th</sup> meeting to decide whether to increase the assessments. The public hearing  
222 was changed from August 5, 2021 to September 2, 2021, which provides adequate time to send  
223 the Mailed Notices.

224

225 **ELEVENTH ORDER OF BUSINESS**

**Continued Discussion: Hog Removal**

226

227 Regarding whether the CDD heard from the HOA, the amenities or the golf course  
228 regarding hog removal, it was reported that there was no response from the HOA or The  
229 Cascades. The golf course manager indicated that they utilize Hogworks for hog removal and  
230 offered to share hog removal costs with the District. The quote was \$600 per month, which  
231 would be split 50/50.

232 Mr. Asfour stated he considered allowing hog hunters to enter the preserves with strict  
233 guidelines. He stated that he conferred with a representative from the Florida Wildlife  
234 Commission (FWC), the South Florida Water Management District (SFWMD), the Director of Lee  
235 County and the County Attorney and was told that there are no ordinances prohibiting hog  
236 hunting in Lee County but, as there might be a zoning issue, the Attorney would investigate  
237 further. He stated that Mr. Urbancic brought up possible violations of the conservation  
238 easements and asked the Board if he should follow up the Assistant County Attorney for  
239 feedback regarding allowing hog hunters to come into the community to eliminate the hogs.

240 Discussion ensued regarding the number of hog hunters, hunting method, zoning issues,  
241 using volunteers, a licensed hog removal service, hog disposal, insurance and the per hog cost.

242 Mr. Asfour would check with the SFWMD regarding whether the District would be in violation  
243 of the conservation easement.

244

245 **TWELFTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
246 **Statements as of May 31, 2021**

247

248 Mr. Mitchell presented the Unaudited Financial Statements as of May 31, 2021.

249 Discussion ensued regarding the annual mulching, a \$1,387 FedEx bill and the Carter  
250 Fence billing.

251 Mr. Adams would investigate the FedEx billing and inquire about receiving a credit.

252

253 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**  
254 **Unaudited Financial Statements as of May 31, 2021, were accepted.**

255

256

257 **THIRTEENTH ORDER OF BUSINESS** **Approval of June 3, 2021 Regular Meeting**  
258 **Minutes**

259

260 Mr. Mitchell presented the June 3, 2021 Regular Meeting Minutes.

261

262 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**  
263 **June 3, 2021 Regular Meeting Minutes, as presented, were approved.**

264

265

266 **FOURTEENTH ORDER OF BUSINESS** **Staff Reports**

267

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

- 269 • **Update: Stop Sign at Hampton Lakes**

- 270 ○ **Lykins Signtek Estimate #40922**

271 Mr. Krebs presented the \$6,017.25 Lykins Signtek proposal and pointed out that the  
272 decorative post was the reason for the high cost of the signs.

273

274 **On MOTION by Mr. Stark and seconded by Mr. Hagan, with all in favor, Lykins**  
275 **Signtek Estimate #40922, in the amount of \$6,017.25, was approved.**

276

277

278 Referencing an area map, the Board and Staff discussed what to do regarding ATV  
 279 riders, installing fencing, Developer properties and the landscape buffer. Mr. Krebs was asked  
 280 to investigate possible solutions to the ATV issue and obtain fencing costs. Mr. Krebs would  
 281 contact Mr. Miars regarding security elements.

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

283 Mr. Urbancic stated that the Governor executed additional legislation on June 30, 2021  
 284 that is currently in effect; it requires all local governments that operate and manage  
 285 stormwater systems to create a needs analysis for submittal to the County by June 30, 2022. He  
 286 suggested that the District Engineer take on the project.

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

- 288 • **NEXT MEETING DATE: August 5, 2021 at 3:30 P.M.**

- 289 ○ **QUORUM CHECK**

290 All Supervisors confirmed their attendance at the August 5, 2021 meeting.

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

- 292 • **Monthly Status Report – Field Operations**

- 293 ○ **Update - Carter Fence Installation**

294 Mrs. Adams stated that painting is scheduled for August 2<sup>nd</sup>, shipping is scheduled for  
 295 August 9<sup>th</sup> and installation is scheduled for August 16<sup>th</sup> through August 20<sup>th</sup>.

296

297 **FIFTEENTH ORDER OF BUSINESS**

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

298

299  
 300 A Board Member discussed a breach in the conservation area and asked if an application  
 301 for a permit modification was sent. Mr. Krebs stated, per the SFWMD, vegetation was cleared  
 302 out of the ditch and pipes were removed from the area.

303 Discussion ensued regarding fence installation, Hickey Creek Viewer's Road, FPL access  
 304 road, ROW and permitting.

305 A resident asked for the CDD to send notification about hog hunters and asked about  
 306 the County's management plan for hog removal. Mr. Asfour stated that property owners would  
 307 be notified and he would ask the County Attorney about the plans.

308

309 **SIXTEENTH ORDER OF BUSINESS**

**Supervisors' Comments/Requests**

310 Mr. Asfour commented on the conservation easement, with regard to hog hunting. He  
311 reiterated that he received an “okay” from the SFWMD; however, he was concerned about the  
312 conservation easement. Mr. Krebs discussed recreational hog hunting and stated that he did  
313 not have an update on the restrictions. Discussion ensued regarding hog removal, Ms. Roberts  
314 of the SFWMD, having an organized hunt versus hiring a licensed trapper and finding a cost-  
315 effective solution to the hog issue.

316 Mr. Mitchell stated he presented a plaque to Mrs. Metcalfe in honor of Mr. Metcalfe’s  
317 service to the District and she was pleased and thought it was a great gesture. He asked about  
318 the fence on Windsor Way. Mrs. Adams confirmed that the repairs were made by the District;  
319 Staff did not know who caused the damages.

320 Discussion ensued regarding speeders, the Sheriff, speed bumps, the HOA and installing  
321 signage to curtail speeding.

322

323 **SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

324

325 There being nothing further to discuss, the meeting adjourned.

326

327

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the  
meeting adjourned at 5:27 p.m.**

328

329

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---

Secretary/Assistant Secretary

---

Chair/Vice Chair

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

**11C**

## 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: <a href="https://us02web.zoom.us/j/82750952717">https://us02web.zoom.us/j/82750952717</a> 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
July 29, 2021	Regular Meeting	3:30 PM
August 5, 2021 <i>rescheduled to July 29, 2021</i>	<del>Regular Meeting</del>	<del>3:30 PM</del>
September 2, 2021	Public Hearing & Regular Meeting	3:30 PM