

# **RIVER HALL**

## **COMMUNITY DEVELOPMENT DISTRICT**

**June 2, 2022**

**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**

May 28, 2022

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

Board of Supervisors  
River Hall Community Development District

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on June 2, 2022, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (3 minutes per speaker)
3. Developer Update
4. Consideration of Resolution 2022-06, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
5. Continued Discussion: Traffic Study/Speed Reduction Request SR 80
6. Discussion: Installation of State Road 80 Intersection Awareness Sign Exiting River Hall Parkway
7. Continued Discussion: Fencing Options and Easements for Boundary Fence/Fence Across Land Bridge
  - Carter Fence Company, Inc. Estimate #41091 for Decorative Fence
8. Continued Discussion: Brazilian Pepper Removal
9. Continued Discussion: School Parking Rules and Updated Rules of Procedure
  - Sketch Reflecting No Parking Areas
10. Acceptance of Unaudited Financial Statements as of April 30, 2022

11. Approval of May 5, 2022 Regular Meeting Minutes

12. Staff Reports

A. District Engineer: *Hole Montes*

- School Board Request for Flexible Stakes – Pricing and Scheduling

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

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

- NEXT MEETING DATE: July 7, 2022 at 3:30 P.M.

○ QUORUM CHECK

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

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

14. Supervisors' Comments/Requests

15. Adjournment

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

Sincerely,



Cnesley E. Adams, Jr.  
District Manager

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

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

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

**4**



**RESOLUTION 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the River Hall Community Development District ("**District**") prior to June 15, 2022, a proposed operating budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: \_\_\_\_\_, 2022

HOUR: 3:30 P.M.

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

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

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

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

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

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

**PASSED AND ADOPTED this 2ND DAY OF JUNE, 2022.**

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

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

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

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

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
<b>REVENUES</b>					
Assessment levy: on-roll	\$ 608,803				\$ 608,803
Allowable discounts (4%)	(24,352)				(24,352)
Assessment levy: on-roll: net	584,451	\$ 447,784	\$ 136,667	\$ 584,451	584,451
Assessment levy: off-roll	130,870	32,718	98,152	130,870	130,870
Lot closing	-	-	-	-	-
Interest and miscellaneous	500	4	10	14	500
Total revenues	<u>715,821</u>	<u>480,506</u>	<u>234,829</u>	<u>715,335</u>	<u>715,821</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Legislative					
Supervisor	12,000	6,000	5,000	11,000	12,000
Financial & Administrative					
District management	45,000	22,500	22,500	45,000	45,000
District engineer	25,000	18,529	15,000	33,529	25,000
Trustee	7,100	-	7,100	7,100	7,100
Tax collector/property appraiser	5,653	5,437	216	5,653	5,653
Assessment roll prep	4,500	2,250	2,250	4,500	4,500
Auditing services	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	3,600	3,303	-	3,303	4,000
Legal advertising	1,100	594	506	1,100	1,100
Bank fees	350	-	350	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,300	847	500	1,347	1,300
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Legal counsel					
District counsel	12,000	7,816	7,000	14,816	14,000
Electric utility services					
Utility services	9,000	5,717	5,000	10,717	11,000
Street lights	2,000	722	800	1,522	2,000
Stormwater control					
Fountain service repairs & maintenance	6,000	54	5,000	5,054	6,000
Aquatic maintenance	160,000	73,540	81,500	155,040	171,200
Mitigation/wetland area monitoring	-	1,511	-	1,511	-
Lake/pond bank maintenance	5,000	-	5,000	5,000	5,000
Stormwater system maintenance	40,000	6,460	25,000	31,460	40,000

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

	Fiscal Year 2022			Total Actual & Projected	Proposed Budget FY 2023
	Adopted Budget FY 2022	Actual through 3/31/2022	Projected through 9/30/2022		
Other physical environment					
General liability insurance	4,400	4,247	-	4,247	5,000
Property insurance	8,500	8,179	321	8,500	10,000
Entry & walls maintenance	5,000	3,610	2,500	6,110	5,000
Landscape maintenance	195,000	73,383	121,617	195,000	204,750
Irrigation repairs & maintenance	2,500	-	2,500	2,500	2,500
Landscape replacement plants, shrubs, trees	20,000	6,128	13,872	20,000	20,000
Annual mulching	9,000	6,452	-	6,452	9,000
Holiday decorations	12,000	11,000	1,000	12,000	12,000
Clock tower maintenance	1,750	-	1,750	1,750	1,750
Ornamental lighting & maintenance	1,000	-	1,000	1,000	1,000
Road & street facilities					
Street/parking lot sweeping	750	650	100	750	750
Street light maintenance	4,000	1,451	2,000	3,451	3,500
Roadway repair & maintenance	2,500	-	1,000	1,000	1,500
Sidewalk repair & maintenance	1,500	1,450	1,000	2,450	2,500
Street sign repair & replacement	1,500	-	500	500	1,500
Contingency					
Miscellaneous contingency	50	-	50	50	50
Total expenditures	<u>614,093</u>	<u>272,710</u>	<u>336,092</u>	<u>608,802</u>	<u>641,043</u>
Excess/(deficiency) of revenues over/(under) expenditures	101,728	207,796	(101,263)	106,533	74,778
Fund balance - beginning (unaudited)	673,643	678,957	927,382	678,957	785,490
Assigned					
Operating capital	145,000	145,000	145,000	145,000	145,000
Disaster recovery	250,000	250,000	250,000	250,000	250,000
Unassigned	380,371	532,382	431,119	390,490	465,268
Fund balance - ending (projected)	<u>\$ 775,371</u>	<u>\$ 927,382</u>	<u>\$ 826,119</u>	<u>\$ 785,490</u>	<u>\$ 860,268</u>

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

**EXPENDITURES**

**Professional & administrative**

***Legislative***

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

***Financial & Administrative***

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

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

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

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

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

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

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

Public officials liability insurance 4,000

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

Bank fees 350

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

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

Website maintenance 705

ADA website compliance 210  
 Maintenance of district's website.



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

**EXPENDITURES (continued)**

District counsel	14,000
<p>Coleman, Yovanovich and Koester, PA., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.</p>	
<b>Electric utility services</b>	
Utility services	11,000
<p>Intended to cover the costs of electricity for the SR 80 entry floating fountains, up lighting, irrigation controllers, clock tower, etc.</p>	
Street lights	2,000
<p>Intended to cover the costs of electricity for the street lighting along River Hall Parkway from SR 80 to the main gatehouse.</p>	
<b>Stormwater control</b>	
Fountain service repairs & maintenance	6,000
<p>The District contracts with a qualified and licensed contractor for the maintenance of its floating fountain at the main entry.</p>	
Aquatic maintenance	171,200
<p>The District contracts with a qualified and licensed contractor for the maintenance of its storm water lakes and conservation areas.</p>	
Lake/pond bank maintenance	5,000
<p>Intended to address lake and bond bank erosion remediation on an as needed basis.</p>	
Stormwater system maintenance	40,000
<p>Intended to address repairs and maintenance to primary stormwater system catch basins and pipe work.</p>	
<b>Other physical environment</b>	
General liability insurance	5,000
<p>The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.</p>	
Property insurance	10,000
<p>Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..</p>	
Entry & walls maintenance	5,000
<p>Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.</p>	

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

**EXPENDITURES (continued)**

Landscape maintenance	204,750
<p>The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of it's landscaping around the main entry lakes, along the SR 80 frontage and within the River Hall Parkway road right of way from SR 80 to the main gatehouse. Also, includes twice a year bush hogging of the FPL easement.</p>	
Irrigation repairs & maintenance	2,500
<p>Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.</p>	
Landscape replacement plants, shrubs, trees	20,000
<p>Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.</p>	
Annual mulching	9,000
<p>Intended to cover the cost of materials only for once a year mulching of landscape areas. Cost of installing is include in maintenance contract.</p>	
Holiday decorations	12,000
<p>Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting at the main entry at SR 80.</p>	
Clock tower maintenance	1,750
<p>Intended to cover the cost of repairs to the clock.</p>	
Ornamental lighting & maintenance	1,000
<p>Intended cover the costs of the up lighting repairs and maintenance within the District's landscape areas.</p>	
<b>Road &amp; street facilities</b>	
Street/parking lot sweeping	750
<p>Intended to cover the costs of hiring a qualified and licensed street sweeping contractor to sweep, collect and remove debris from the River Hall Parkway from SR 80 to the main gatehouse and pressure wash the sidewalks and curbs within the same limits.</p>	
Street light maintenance	3,500
<p>Intended to cover the cost of maintaining the District's street lighting system along River Hall Parkway from SR 80 to the main gatehouse.</p>	
Roadway repair & maintenance	1,500
<p>Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.</p>	
Sidewalk repair & maintenance	2,500
<p>Intended to cover the repairs and maintenance of the sidewalk within the River Hall Parkway right of way from SR80 to the main gatehouse.</p>	
Street sign repair & replacement	1,500
<p>Intended to cover the cost of repair and replacement of the traffic signage within the River Hall Parkway right of way from SR 80 to the main gatehouse.</p>	
<b>Contingency</b>	
Miscellaneous contingency	50
<p>Automated AP routing and other miscellaneous items.</p>	
Total expenditures	\$ 641,043

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

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

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

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

## RIVER HALL

Community Development District

Series 2020A

\$7,410,000

### Debt Service Schedule

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

**RIVER HALL**

Community Development District

Series 2020A

\$7,410,000

**Debt Service Schedule**

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

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

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

## RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

### Debt Service Schedule

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



**RIVER HALL**

Community Development District

Series 2021A-2

\$9,930,000

**Debt Service Schedule**

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

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

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

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

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

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



For **ALL** Your Fencing Needs

**Estimate #41091**  
 Date Created: Tue May 24, 2022

Customer	Point of Contact
River Hall CDD c/o Wrathell, Hart, Hunt And Assoc. LLC: River Hall North Guard House 9220 Bonita Beach Road Bonita Springs, FL 34135 (239) 989-2939 (M)	Shane Willis williss@whhassociates.com (239) 259-4299

Service Location	Billing Address
River Hall North Guard House , 3500 River Hall Parkway Alva, Florida	Billing Address: 9220 Bonita Beach Road Suite #214

Item(s)		
Qty	Name	Description
1	Mobilization: Lee County	
1	Commercial Permit	Carter Fence Permitting Fee & Allowance: Clause for Commercial Permits for any City / County. Carter Fence will purpose an allowance for permits due to the uncertainty of fees until the permit has been executed from the city/ county. Permit Allowance should cover: Permit Cost, Fire Insp. Fee, Fire Knox Boxes Fee, L.D.O Permit Fee, etc. and will also include the Carter Processing Fee for the permit(s). TBD and billed at Final Invoice
240	Aluminum Fence: 5'H	Manufacturer: Alumi-Guard Grade: Commercial Style: Ascot Rails: 3-Rail Color: Black Picket Size: 3/4" Post Size: 2" x .093 Panel Width: 6' Wide Bottom: Standard
1	Aluminum Gate: 5'H	Manufacturer: Alumi-Guard Type: Single Swing Opening Width: 5' Color: Black Grade: Commercial Style: Ascot Rails: 3-Rail, Post Size: 2" x 1.25 Hinges: Self Closing Latch: Gravity
2	Aluminum Gate: 5'H	Manufacturer: Alumi-Guard Type: Single Swing Opening Width: 4' Color: Black Grade: Commercial Style: Ascot

Rails: 3-Rail,  
Post Size: 2" x 1.25  
Hinges: Self Closing  
Latch: Gravity

1 General Clauses

Thank you for choosing Carter Fence! Please mind the following clauses about your future fencing. Not all clauses may apply to this project:

\*Estimate and Layout Approval\*: Please review attached layout. By signing this proposal you are agreeing to the layout provided, thus agreeing to all terms and conditions.

\*Industry Issues\*: Due to COVID-19, industry pricing is fluctuating rapidly. Therefore, this estimate is only good for (2) weeks after it has been issued to customer. Please allow time for estimator to review pricing again if the estimate is older than (2) weeks. Thank you for your patience.

\*Clear Path for Installation\*: Please have at minimum a 2' wide space cleared on the installation side of the fence. All brush/foliage/refuse/debris must be cleared or we will not be able to install.

--IF ASKED TO CUT BACK OR TRIM ANY PLANTS/HEDGES, CARTER FENCE ASSUMES NO LIABILITY FOR DAMAGE--

\*Spoils (dirt from digging)\*: The dirt is normally dispersed along the fence line. If Carter Fence is to take the dirt back with them, there will be additional charges. Please ask your estimator if you have any questions on this.

\*Cap Rock\*: If cap rock is present, an additional \$25.00 PER HOLE will be charged for hard digging.

\*Public Locates\*: Carter Fence will call for all public utilities to be located (Power, Water, Sewage, Phone, Internet, etc.). HOWEVER, we are NOT responsible for any private utilities such as pool equipment, pool equipment piping, sprinkler heads or lines, or anything that doesn't fall under "Public Utilities".

\*Pets/Dogs\*: While a fence is a great way to give pets a free run in your yard, the fence will still be level as can be, which sometimes allows gaps on the bottom where pets could get out. The final grading will need to be done by landscapers or the customer after the fence installation to close all gaps. Carter Fence is not responsible for pets getting in or out.

\*Removal\*: Any removal of fencing not included in proposal will be at \$5/LF

IF THERE IS AN OPTION LISTED ON THE PROPOSAL, PLEASE SIGN YOUR INITIALS NEXT TO THE LINE ITEM TO CONFIRM YOU WOULD LIKE TO PROCEED WITH THIS OPTION

Total \$11,633.01

### Estimate Notes

Install aluminum fence w/ (3) Gates

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Print Name:

For all customers we require a 50% deposit from you before any installation date can be given. If a Contract or Purchase Order is provided then a 50% deposit is not required. Payment Methods Accepted: Cash, Check or Credit Card. If you would like to make a payment on our website using a credit card, please go to the following link: <https://carter-fence.com/transaction-form/> (Please note: A 3% convenience fee will apply)

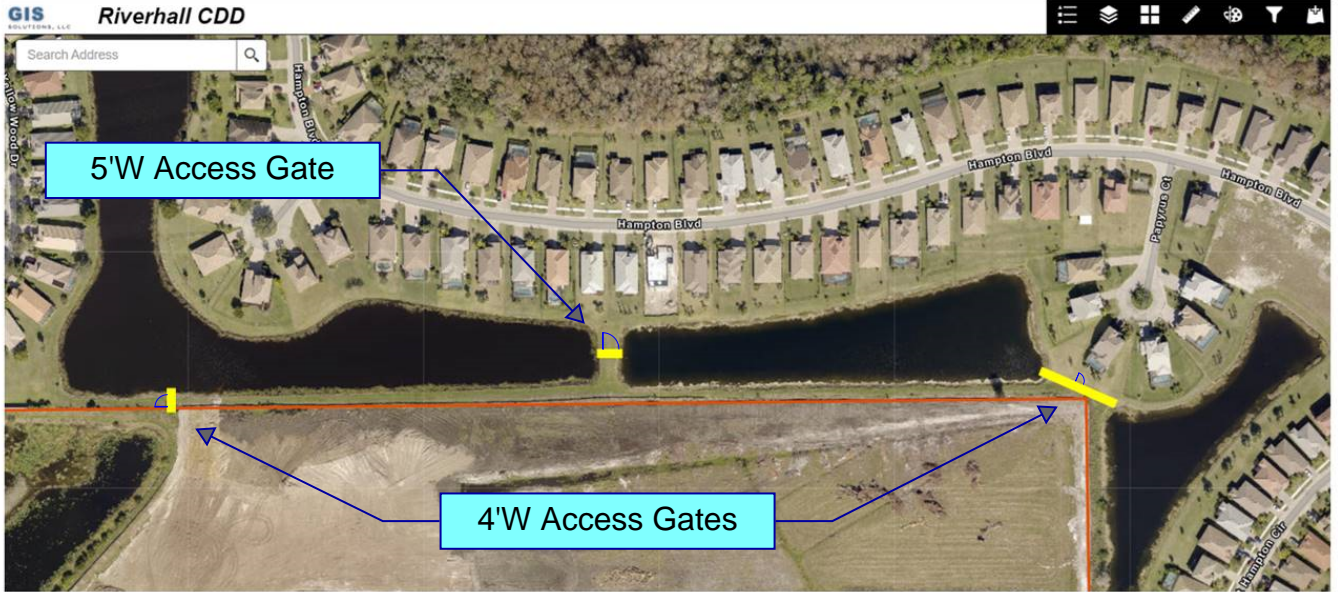
**Introducing to you our new FIVE YEAR WARRANTY! We stand behind our workmanship by offering this to you.**



***Thank you for your business. We look forward to working with you!***

#### **TERMS AND CONDITIONS**

BY SIGNING OR GIVING WRITTEN CONSENT TO MOVE FORWARD WITH THIS CONTRACT, WE (I) AGREE TO PAY FOR THE SERVICES NOTED ABOVE AND ALL THE SERVICES HERETOFORE OR HEREAFTER PURCHASED OR ORDERED FROM YOU TOGETHER. CARTER FENCE CO. INC. WARRANTS THE FENCE AGAINST DEFECTS IN MATERIALS FOR A PERIOD OF ONE YEAR AND WORKMANSHIP FOR A PERIOD OF FIVE YEARS FROM THE DATE OF COMPLETED INSTALLATION. IF ANY DEFECT EXISTS AND IS REPORTED TO CARTER FENCE CO. INC. WITHIN ONE YEAR, CARTER FENCE WILL REPAIR OR REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. IF ANY DEFECT EXISTS AND IS REPORTED ON POOR WORKMANSHIP, CARTER FENCE WILL REPAIR AND REPLACE ANY DEFECT WITHOUT CHARGE DURING NORMAL WORKING HOURS. BUYER AUTHORIZES WORK TO COMMENCE AND AGREES TO PAY PRICE DESCRIBED. IF ADDITIONAL MATERIALS OR LABOR IS PERFORMED THERE WILL BE ADDITIONAL CHARGES ON FINAL INVOICE. IF WE QUOTED YOU MORE MATERIAL THAN NEEDED, WE WILL DEDUCT THIS ON YOUR FINAL INVOICE. PAYMENT IS DUE UPON COMPLETION OF WORK. IF PAYMENT IS DELINQUENT AFTER 10 DAYS, A 1.5% MONTHLY FINANCE CHARGE WILL BE BILLED ON THE BALANCE DUE. ALL COSTS INCURRED TO COLLECT A DELINQUENT ACCOUNT WILL BE ADDED TO THE BALANCE DUE AND ARE THE RESPONSIBILITY OF THE OWNER. CUSTOMER HEREBY ASSUMES FULL RESPONSIBILITY FOR LOCATING FENCES LINES AND ALL UNDERGROUND CABLES, LINES, AND PIPES. CARTER FENCE CO. INC. IS NOT RESPONSIBLE FOR DAMAGES TO UNDERGROUND UTILITIES NOT IDENTIFIED BY OWNER. ESTIMATES ARE ONLY VALID FOR 10 DAYS AFTER THE DATE THEY ARE CREATED. CARTER FENCE CO. INC. REQUIRES 48 HOURS FOR ANY CANCELLATION OR RESCHEDULING PRIOR TO THE INSTALLATION DATE THAT IS GIVEN VIA EMAIL. PLEASE NOTE A \$500 FEE WILL BE ADDED TO THE FINAL INVOICE IF THESE TERMS ARE NOT MET.





Search Address



PROPOSED FENCES, THE MIDDLE GATE WOULD HAVE A DOUBLE GATE FOR MAINTENANCE VEHICLES AND THE TWO SIDE GATES WOULD HAVE PEDESTRIAN GATES.



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

**9**

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

**10**

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

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

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
<b>ASSETS</b>							
SunTrust	\$1,018,675	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,018,675
Investments							
SBA	5,282	-	-	-	-	-	5,282
Reserve A-1	-	-	206,925	75,460	-	-	282,385
Reserve A-2	-	-	-	412,550	-	-	412,550
Capitalized interest	-	-	6	-	-	-	6
Interest A-1	-	-	-	135,975	-	-	135,975
Interest A-2	-	-	-	148,950	-	-	148,950
Revenue A-1	-	-	420,027	137,529	-	-	557,556
Revenue A-2	-	-	-	33,433	-	-	33,433
Principal A-1	-	-	-	485,000	-	-	485,000
Principal A-2	-	-	-	530,000	-	-	530,000
Construction	-	-	-	-	-	270,824	270,824
Cost of issuance	-	-	-	3,216	-	-	3,216
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Accounts receivable - RH Venture II	-	-	-	83,263	-	-	83,263
Accounts receivable - RH Venture III	-	-	-	14,985	-	-	14,985
Undeposited funds	65,435	-	-	-	-	-	65,435
Total assets	<u>\$1,091,014</u>	<u>\$ 8</u>	<u>\$ 626,958</u>	<u>\$ 2,060,361</u>	<u>\$ -</u>	<u>\$ 270,824</u>	<u>\$ 4,049,165</u>
<b>LIABILITIES AND FUND BALANCES</b>							
Liabilities:							
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,416	\$ 29,416
Due to debt service fund 2011	-	-	-	-	8	-	8
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>29,416</u>	<u>29,424</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	-	-	-	98,248	-	-	98,248
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>98,248</u>	<u>-</u>	<u>-</u>	<u>98,248</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	626,958	1,962,113	-	-	2,589,079
Capital projects	-	-	-	-	(8)	241,408	241,400
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	694,392	-	-	-	-	-	694,392
Total fund balances	<u>1,091,014</u>	<u>8</u>	<u>626,958</u>	<u>1,962,113</u>	<u>(8)</u>	<u>241,408</u>	<u>3,921,493</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,091,014</u>	<u>\$ 8</u>	<u>\$ 626,958</u>	<u>\$ 2,060,361</u>	<u>\$ -</u>	<u>\$ 270,824</u>	<u>\$ 4,049,165</u>

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

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ 140,756	\$ 588,540	\$ 584,451	101%
Assessment levy: off-roll	65,435	98,153	130,870	75%
Interest and miscellaneous	2	6	500	1%
Total revenues	<u>206,193</u>	<u>686,699</u>	<u>715,821</u>	96%
<b>EXPENDITURES</b>				
<i>Legislative</i>				
Supervisor	1,000	7,000	12,000	58%
<i>Financial &amp; administrative</i>				
District management	3,750	26,250	45,000	58%
District engineer	2,685	21,214	25,000	85%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	5,437	5,653	96%
Assessment roll prep	375	2,625	4,500	58%
Auditing services	3,390	3,390	3,300	103%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,303	3,600	92%
Legal advertising	-	594	1,100	54%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	168	1,016	1,300	78%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
<i>Legal counsel</i>				
District counsel	980	8,796	12,000	73%
<i>Electric utility services</i>				
Utility services	1,077	6,794	9,000	75%
Street lights	151	873	2,000	44%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	53	6,000	1%
Aquatic maintenance	13,520	87,060	160,000	54%
Mitigation/wetland area monitoring	-	1,511	-	N/A
Lake/pond bank maintenance	265	265	5,000	5%
Stormwater system maintenance	15,200	21,660	40,000	54%

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

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,247	4,400	97%
Property insurance	-	8,179	8,500	96%
Entry & walls maintenance	-	3,610	5,000	72%
Landscape maintenance	-	73,383	195,000	38%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	6,128	20,000	31%
Annual mulching	-	6,452	9,000	72%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	1,451	4,000	36%
Roadway repair & maintenance	-	-	2,500	0%
Sidewalk repair & maintenance	-	1,450	1,500	97%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>42,561</u>	<u>315,271</u>	<u>614,093</u>	51%
Excess/(deficiency) of revenues over/(under) expenditures	163,632	371,428	101,728	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfer in	-	26,338	-	N/A
Total other financing sources	-	26,338	-	N/A
Net change in fund balances	163,632	397,766	101,728	
Fund balances - beginning	927,382	693,248	673,643	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	696,014	696,014	380,371	
Fund balances - ending	<u>\$ 1,091,014</u>	<u>\$ 1,091,014</u>	<u>\$ 775,371</u>	

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

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

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

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 99,887	\$ 415,370	\$ 414,720	100%
Lot closings	-	4,631	-	N/A
Interest	2	14	-	N/A
Total revenues	<u>99,889</u>	<u>420,015</u>	<u>414,720</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	145,000	0%
Interest	-	134,294	268,588	50%
Total debt service	<u>-</u>	<u>134,294</u>	<u>413,588</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	99,889	285,721	1,132	
Fund balances - beginning	527,069	341,237	341,030	
Fund balances - ending	<u>\$ 626,958</u>	<u>\$ 626,958</u>	<u>\$ 342,162</u>	



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

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 351,897	\$ 1,463,337	\$ 1,461,048	100%
Special assessment: off-roll	-	-	118,652	0%
Interest	8	38	-	N/A
Total revenues	<u>351,905</u>	<u>1,463,375</u>	<u>1,579,700</u>	93%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Interest (A-1)	-	33,994	169,969	20%
Interest (A-2)	-	37,238	186,188	20%
Total debt service	<u>-</u>	<u>71,232</u>	<u>1,371,157</u>	5%
<b>Other fees &amp; charges</b>				
Cost of issuance	-	49,450	-	N/A
Total other fees and charges	<u>-</u>	<u>49,450</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>120,682</u>	<u>1,371,157</u>	9%
Excess/(deficiency) of revenues over/(under) expenditures	351,905	1,342,693	208,543	
<b>OTHER FINANCING SOURCES/(USES)</b>				
Transfers in	-	7,385	-	N/A
Total other financing sources	<u>-</u>	<u>7,385</u>	<u>-</u>	N/A
Net change in fund balances	351,905	1,350,078	208,543	
Fund balances - beginning	1,610,208	612,035	559,241	
Fund balances - ending	<u>\$ 1,962,113</u>	<u>\$ 1,962,113</u>	<u>\$ 767,784</u>	

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

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

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

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 2	\$ 37
Total revenues	2	37
<b>EXPENDITURES</b>		
Construction in progress	75,411	2,217,879
Total expenditures	75,411	2,217,879
Excess/(deficiency) of revenues over/(under) expenditures	(75,409)	(2,217,842)
Fund balances - beginning	316,817	2,459,250
Fund balances - ending	\$ 241,408	\$ 241,408

## River Hall Community Development District Check Detail April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/04/2022</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-1,241.38</b>
Bill	02979-06091 032122	03/30/2022		531.437 · Street Lig...	-97.91	97.91
Bill	82155-24268 032122	03/30/2022		531.431 · Utility Ser...	-1,143.47	1,143.47
TOTAL					-1,241.38	1,241.38
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>04/29/2022</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-1,227.73</b>
Bill	02979-06091 042022	04/28/2022		531.437 · Street Lig...	-150.95	150.95
Bill	82155-24268 042022	04/28/2022		531.431 · Utility Ser...	-1,076.78	1,076.78
TOTAL					-1,227.73	1,227.73
<b>Check</b>	<b>2450</b>	<b>04/04/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-7,779.40</b>
				207.203 · Due to D...	-7,779.40	7,779.40
TOTAL					-7,779.40	7,779.40
<b>Check</b>	<b>2451</b>	<b>04/04/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-14,154.92</b>
				207.204 · Due to Se...	-14,154.92	14,154.92
TOTAL					-14,154.92	14,154.92
<b>Check</b>	<b>2452</b>	<b>04/04/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-13,251.67</b>
				207.205 · Due to Se...	-13,251.67	13,251.67
TOTAL					-13,251.67	13,251.67
<b>Bill Pmt -Check</b>	<b>2453</b>	<b>04/04/2022</b>	<b>BENTLEY ELECTR...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,451.00</b>
Bill	022-288	03/30/2022		541.461 · Street Lig...	-1,451.00	1,451.00
TOTAL					-1,451.00	1,451.00
<b>Bill Pmt -Check</b>	<b>2454</b>	<b>04/04/2022</b>	<b>COLEMAN, YOVA...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,715.00</b>
Bill	16581-001M 23	03/30/2022		514.100 · Legal Fee...	-1,715.00	1,715.00
TOTAL					-1,715.00	1,715.00

## River Hall Community Development District Check Detail April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2455</b>	<b>04/04/2022</b>	<b>FEDEX</b>	<b>101.001 · Suntrust-...</b>		<b>-10.14</b>
Bill	7-706-13426	03/30/2022		519.410 · Postage	-10.14	10.14
TOTAL					-10.14	10.14
<b>Bill Pmt -Check</b>	<b>2456</b>	<b>04/04/2022</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,511.25</b>
Bill	27994	03/30/2022		538.462 · Mitigation...	-1,511.25	1,511.25
TOTAL					-1,511.25	1,511.25
<b>Bill Pmt -Check</b>	<b>2457</b>	<b>04/04/2022</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust-...</b>		<b>-4,502.73</b>
Bill	87736	03/30/2022		519.320 · Engineeri...	-4,502.73	4,502.73
TOTAL					-4,502.73	4,502.73
<b>Bill Pmt -Check</b>	<b>2458</b>	<b>04/04/2022</b>	<b>SOLITUDE LAKE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-11,923.50</b>
Bill	PI-A00773393	03/30/2022		538.461 · Aquatic M...	-11,870.00	11,870.00
Bill	PI-A00774034	03/30/2022		538.460 · Fountain ...	-53.50	53.50
TOTAL					-11,923.50	11,923.50
<b>Bill Pmt -Check</b>	<b>2459</b>	<b>04/04/2022</b>	<b>SWINE SOLUTIONS</b>	<b>101.001 · Suntrust-...</b>		<b>-2,320.00</b>
Bill	826266652-4-SVC	03/30/2022		538.461 · Aquatic M...	-2,320.00	2,320.00
TOTAL					-2,320.00	2,320.00
<b>Check</b>	<b>2460</b>	<b>04/25/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-99,886.52</b>
				207.203 · Due to D...	-99,886.52	99,886.52
TOTAL					-99,886.52	99,886.52
<b>Check</b>	<b>2461</b>	<b>04/25/2022</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-181,747.52</b>
				207.204 · Due to Se...	-181,747.52	181,747.52
TOTAL					-181,747.52	181,747.52

## River Hall Community Development District Check Detail April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2462	04/25/2022	RIVER HALL CDD	101.001 · Suntrust-...		-170,149.88
				207.205 · Due to Se...	-170,149.88	170,149.88
TOTAL					-170,149.88	170,149.88
Check	2463	04/21/2022	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2464	04/21/2022	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2465	04/21/2022	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2466	04/21/2022	MICHAEL F HAGEN	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2467	04/21/2022	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2468	04/21/2022	BERGER, TOOMB...	101.001 · Suntrust-...		-3,390.00
Bill	357422	04/20/2022		513.320 · Audit	-3,390.00	3,390.00
TOTAL					-3,390.00	3,390.00
Bill Pmt -Check	2469	04/21/2022	COLEMAN, YOVA...	101.001 · Suntrust-...		-980.00

## River Hall Community Development District Check Detail April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	16581-001M 24	04/20/2022		514.100 · Legal Fee...	-980.00	980.00
TOTAL					-980.00	980.00
<b>Bill Pmt -Check</b>	<b>2470</b>	<b>04/21/2022</b>	<b>FEDEX</b>	<b>101.001 · Suntrust...</b>		<b>-168.17</b>
Bill	7-714-16997	04/20/2022		519.410 · Postage	-142.26	142.26
Bill	7-721-54297	04/20/2022		519.410 · Postage	-8.23	8.23
Bill	7-729-03631	04/20/2022		519.410 · Postage	-17.68	17.68
TOTAL					-168.17	168.17
<b>Bill Pmt -Check</b>	<b>2471</b>	<b>04/21/2022</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust...</b>		<b>-1,705.00</b>
Bill	87967	04/20/2022		519.320 · Engineeri...	-1,705.00	1,705.00
TOTAL					-1,705.00	1,705.00
<b>Bill Pmt -Check</b>	<b>2472</b>	<b>04/21/2022</b>	<b>M.R.I. UNDERWAT...</b>	<b>101.001 · Suntrust...</b>		<b>-15,200.00</b>
Bill	3620	04/20/2022		538.463 · Stormwat...	-15,200.00	15,200.00
TOTAL					-15,200.00	15,200.00
<b>Bill Pmt -Check</b>	<b>2473</b>	<b>04/21/2022</b>	<b>PASSARELLA &amp; A...</b>	<b>101.001 · Suntrust...</b>		<b>-980.00</b>
Bill	18RHC2906 20	04/20/2022		519.320 · Engineeri...	-980.00	980.00
TOTAL					-980.00	980.00
<b>Bill Pmt -Check</b>	<b>2474</b>	<b>04/21/2022</b>	<b>SOLITUDE LAKE ...</b>	<b>101.001 · Suntrust...</b>		<b>-11,870.00</b>
Bill	PI-A00790522	04/20/2022		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00
<b>Bill Pmt -Check</b>	<b>2475</b>	<b>04/21/2022</b>	<b>SWINE SOLUTIONS</b>	<b>101.001 · Suntrust...</b>		<b>-1,650.00</b>
Bill	341	04/20/2022		538.461 · Aquatic M...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
<b>Bill Pmt -Check</b>	<b>2476</b>	<b>04/21/2022</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust...</b>		<b>-4,125.00</b>

## River Hall Community Development District Check Detail April 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	2021-0939	04/20/2022		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
<b>Bill Pmt -Check</b>	<b>2477</b>	<b>04/29/2022</b>	<b>SOLITUDE LAKE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-265.00</b>
Bill	PI-A00798593	04/28/2022		538.464 · Lake/Pon...	-265.00	265.00
TOTAL					-265.00	265.00





531.437  
001

**Electric Bill Statement**

**For:** Mar 21, 2022 to Apr 20, 2022 (30 days)

**Statement Date:** Apr 20, 2022

**Account Number:** 02979-06091

**Service Address:**

2501 RIVER HALL PKWY # ST LTS  
ALVA, FL 33920

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

**CURRENT BILL**

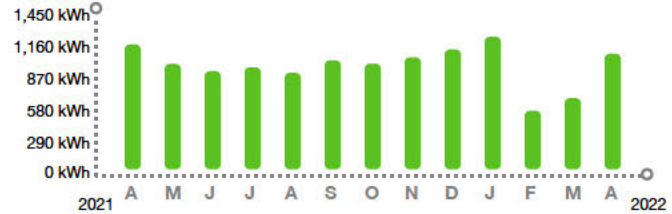
**\$150.95**

TOTAL AMOUNT YOU OWE

**May 11, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after July 11, 2022 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	97.91
Payments received	-97.91
Balance before new charges	0.00
Total new charges	150.95
<b>Total amount you owe</b>	<b>\$150.95</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)



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5314029790609155905100000

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](https://www.fpl.com/paybill) for ways to pay.

02979-06091

ACCOUNT NUMBER

\$150.95

TOTAL AMOUNT YOU OWE

May 11, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	97.91
Payment received - Thank you	-97.91
<hr/>	
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: <small>(\$0.074820 per kWh)</small>	\$85.37
Fuel: <small>(\$0.038060 per kWh)</small>	\$43.43
<hr/>	
Electric service amount	140.71
Gross rec. tax/Regulatory fee	3.71
Franchise charge	6.53
<hr/>	
Taxes and charges	10.24
<hr/>	
Total new charges	\$150.95
<hr/>	
<b>Total amount you owe</b>	<b>\$150.95</b>

**METER SUMMARY**

Meter reading - Meter KG85078. Next meter reading May 19, 2022.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	05555		04414		1141

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Apr 20, 2022	Mar 21, 2022	Apr 20, 2021
kWh Used	1141	703	1233
Service days	30	31	32
kWh/day	38	22	38
Amount	\$150.95	\$97.91	\$130.55

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**We are here to help**

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

[Learn more](#) ›

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



531.431  
001

**Electric Bill Statement**

**For:** Mar 21, 2022 to Apr 20, 2022 (30 days)

**Statement Date:** Apr 20, 2022

**Account Number:** 82155-24268

**Service Address:**

2401 RIVER HALL PKWY # FOUNTN  
ALVA, FL 33920

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

**CURRENT BILL**

**\$1,076.78**

TOTAL AMOUNT YOU OWE

**May 11, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after July 11, 2022 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	1,143.47
Payments received	-1,143.47
Balance before new charges	0.00
Total new charges	1,076.78
<b>Total amount you owe</b>	<b>\$1,076.78</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

5314821552426848767010000

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](https://www.fpl.com/paybill) for ways to pay.

82155-24268

ACCOUNT NUMBER

\$1,076.78

TOTAL AMOUNT YOU OWE

May 11, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	1,143.47
Payment received - Thank you	-1,143.47
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$276.70
Fuel: (\$0.038060 per kWh)	\$400.58
Demand: (\$11.93 per KW)	\$298.25
Electric service amount	1,003.70
Gross rec. tax/Regulatory fee	26.48
Franchise charge	46.60
Taxes and charges	73.08
<b>Total new charges</b>	<b>\$1,076.78</b>
<b>Total amount you owe</b>	<b>\$1,076.78</b>

**METER SUMMARY**

Meter reading - Meter KCJ5863. Next meter reading May 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	27067		16542		10525
	20.37				
Actual demand					20
Contract demand					25

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Apr 20, 2022	Mar 21, 2022	Apr 20, 2021
kWh Used	10525	11491	10270
Service days	30	31	32
kWh/day	350	370	320
Amount	\$1,076.78	\$1,143.47	\$812.36

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[Start saving >](#)

**We are here to help**

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

[Learn more >](#)

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





**Electric Bill Statement**

**For:** Feb 18, 2022 to Mar 21, 2022 (31 days)

**Statement Date:** Mar 21, 2022

**Account Number:** 02979-06091

**Service Address:**

2501 RIVER HALL PKWY # ST LTS  
ALVA, FL 33920

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

**CURRENT BILL**

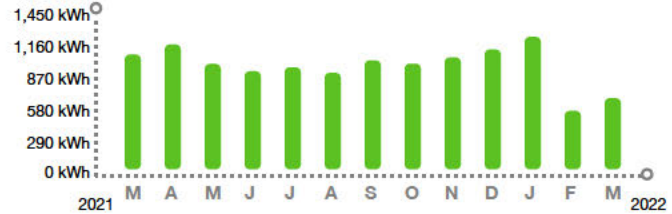
**\$97.91**

TOTAL AMOUNT YOU OWE

**Apr 11, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	82.77
Payments received	-82.77
Balance before new charges	0.00
<hr/>	
Total new charges	97.91
<b>Total amount you owe</b>	<b>\$97.91</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 09, 2022 is considered LATE; a late payment charge of 1% will apply.

531.437  
001

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

5314029790609131979000000

The amount enclosed includes the following donation:

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

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

02979-06091

ACCOUNT NUMBER

\$97.91

TOTAL AMOUNT YOU OWE

Apr 11, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	82.77
Payment received - Thank you	-82.77
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: <small>(\$0.074820 per kWh)</small>	\$52.59
Fuel: <small>(\$0.038060 per kWh)</small>	\$26.76
Electric service amount	91.26
Gross rec. tax/Regulatory fee	2.41
Franchise charge	4.24
Taxes and charges	6.65
Total new charges	\$97.91
<b>Total amount you owe</b>	<b>\$97.91</b>

**METER SUMMARY**

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	04414		03711		703

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Mar 21, 2022	Feb 18, 2022	Mar 19, 2021
kWh Used	703	578	1134
Service days	31	29	29
kWh/day	22	19	39
Amount	\$97.91	\$82.77	\$120.98

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**Electric Bill Statement**

**For:** Feb 18, 2022 to Mar 21, 2022 (31 days)

**Statement Date:** Mar 21, 2022

**Account Number:** 82155-24268

**Service Address:**

2401 RIVER HALL PKWY # FOUNTN  
ALVA, FL 33920

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

**CURRENT BILL**

**\$1,143.47**

TOTAL AMOUNT YOU OWE

**Apr 11, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	1,078.36
Payments received	-1,078.36
Balance before new charges	0.00
<hr/>	
Total new charges	1,143.47
<b>Total amount you owe</b>	<b>\$1,143.47</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after June 09, 2022 is considered LATE; a late payment charge of 1% will apply.

531.431  
001

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

5314821552426817434110000

The amount enclosed includes the following donation:

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

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

82155-24268  
ACCOUNT NUMBER

\$1,143.47  
TOTAL AMOUNT YOU OWE

Apr 11, 2022  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



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

### BILL DETAILS

Amount of your last bill	1,078.36
Payment received - Thank you	-1,078.36
<hr/>	
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$28.17
Non-fuel: <small>(\$0.026290 per kWh)</small>	\$302.10
Fuel: <small>(\$0.038060 per kWh)</small>	\$437.35
Demand: <small>(\$11.93 per KW)</small>	\$298.25
<hr/>	
Electric service amount	1,065.87
Gross rec. tax/Regulatory fee	28.12
Franchise charge	49.48
<hr/>	
Taxes and charges	77.60
<hr/>	
Total new charges	\$1,143.47
<hr/>	
<b>Total amount you owe</b>	<b>\$1,143.47</b>

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	16542		05051		11491
	20.41				
Actual demand					20
Contract demand					25

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Mar 21, 2022	Feb 18, 2022	Mar 19, 2021
kWh Used	11491	10548	9902
Service days	31	29	29
kWh/day	370	363	341
Amount	\$1,143.47	\$1,078.36	\$793.39

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[Download now >](#)

### Save energy and money

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Bentley Electric Co of Naples FL Inc.  
P.O. BOX 10572  
NAPLES, FL 34101  
239-643-5339  
bentley1@bentleyelectric.com

# Invoice 2022-288

541.461  
001

**BILL TO**  
RIVERHALL CDD  
9220 ROAD,  
SUITE 214  
BONITA BEACH,  
ATTN: CLEO  
BONITA BEACH, FL 34135

DATE 03/18/2022	PLEASE PAY \$1,451.00	DUE DATE 04/17/2022
--------------------	--------------------------	------------------------

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Made repairs to streetlights out (about half) on River Hall Pkwy on 3/14/22. Found and repaired burnt wiring between hand hole and light pole. Also, repaired various lights out.			
	175W MH lamps	2	28.00	56.00
	Corn LED lamp	1	78.00	78.00
	Step Down Transformer	1	75.00	75.00
	30 amp fuses	2	19.00	38.00
	#10 Wire	120	0.60	72.00
	DBR Connectors	3	4.00	12.00
	BUCKET TRUCK W/ OPERATOR	7	95.00	665.00
	APPRENTICE	7	65.00	455.00

We appreciate your business and look forward to working with you again. Should you have any questions regarding the invoice, please contact our office at 239-643-5339 or bentley1@bentleyelectric.com.

TOTAL DUE

\$1,451.00



THANK YOU.

Road & Street Facilities  
Street Light Maintenance

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

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

Page: 1  
 March 21, 2022  
 File No: 16581-001M  
 Statement No: 23

Attn: Debbie Tudor

514.100  
 001

Gen Rep

Previous Balance \$2,047.50

Fees

02/01/2022	GLU	Follow-up with Charlie Krebs on fence funding questions.	70.00
02/03/2022	GLU	Review agenda and prepare for Board of Supervisors meeting; Participation in Board of Supervisors meeting	612.50
02/12/2022	GLU	Review email correspondence from Manager and Engineer on Tract D-5 and ownership and responsibility for maintenance; Review property appraiser information on same.	175.00
02/18/2022	GLU	Telephone conference with Charlie Krebs on stormwater needs analysis	105.00
02/22/2022	GLU	Review and respond to email correspondence from Debbie Tudor on agenda	70.00
02/23/2022	GLU	Review and respond to email correspondence from Rachel Greenstein on Hampton Lakes South Fence; Finalize bill of sale and owner's affidavit; Draft easement	350.00
	GLU	Review and respond to email correspondence from Supervisor Asfour on comp plan petition	175.00
02/25/2022	GLU	Review and respond to email correspondence from Supervisor Asfour	87.50
02/28/2022	GLU	Telephone conference with Carl Barraco regarding project matters	70.00
		Professional Fees through 03/21/2022	1,715.00

Total Current Work 1,715.00

Payments

Total Payments Through 03/21/2022 -1,085.00

Balance Due (includes previous balance, if any) \$2,677.50



<b>Invoice Number</b> 7-706-13426	<b>Invoice Date</b> Mar 28, 2022	<b>Account Number</b> [REDACTED]	Page 1 of 2
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FedEx Tax ID: 71-0427007

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

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

**Invoice Questions?**  
**Contact FedEx Revenue Services**  
Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

<b>FedEx Express Services</b>			
Total Charges	USD	\$10.14	519.410 001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$10.14</b>	

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



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

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

<b>Invoice Number</b> 7-706-13426	<b>Invoice Amount</b> USD \$10.14	<b>Account Number</b> [REDACTED]
--------------------------------------	--------------------------------------	-------------------------------------

**Remittance Advice**

**Your payment is due by May 12, 2022**

7706134264000001014075630251590000000000000000000101400



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

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



<b>Invoice Number</b> 7-706-13426	<b>Invoice Date</b> Mar 28, 2022	<b>Account Number</b> [REDACTED]	Page 2 of 2
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### FedEx Express Shipment Summary By Payor Type

#### FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		9.48	0.66			10.14
<b>Total FedEx Express</b>	<b>1</b>		<b>\$9.48</b>	<b>\$0.66</b>			<b>\$10.14</b>

**TOTAL THIS INVOICE USD \$10.14**

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

<b>Ship Date:</b> Mar 21, 2022		<b>Cust. Ref.:</b> River Hall checks		<b>Ref.#2:</b>	
<b>Payor:</b> Third Party		<b>Ref.#3:</b>			
<small>Fuel Surcharge FedEx has applied a fuel surcharge of 18.50% to this shipment. Distance Based Pricing, Zone 7</small>					
<b>Automation</b>	INET	<b>Sender</b>		<b>Recipient</b>	
Tracking ID	776262371568	Cory Santacroce		U.S Bank, N.A.-CDD	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L		Lockbox Services-12-2657	
Package Type	FedEx Envelope	2300 GLADES ROAD		EP-MN-01LB	
Zone	07	BOCA RATON FL 33431 US		SAINT PAUL MN 55108 US	
Packages	1				
Rated Weight	N/A				
Delivered	Mar 22, 2022 10:21				
Svc Area	A1	Transportation Charge			9.48
Signed by	S.WHITE	Fuel Surcharge			0.66
FedEx Use	000000000/58569/	<b>Total Charge</b>		<b>USD</b>	<b>\$10.14</b>
				<b>Third Party Subtotal</b>	<b>USD \$10.14</b>
				<b>Total FedEx Express</b>	<b>USD \$10.14</b>

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

# Invoice 27994



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

DATE 09/01/2021	PLEASE PAY <b>\$1,511.25</b>	DUE DATE 10/01/2021
--------------------	---------------------------------	------------------------

DESCRIPTION	AMOUNT
Provide labor and material to complete the following at 17131 Easy Stream CT:	
- Grade existing dirt area and install burlap erosion fabric to banks edge. Install 1 pallet of Bahia sod to allow for proper stabilization of bank.	0.00
- 1/2 Yard of fill dirt for any bank grading.	31.25
- 1 pallet Bahia Sod.	270.00
- Burlap biodegradable erosion fabric with pins.	538.462
Labor rate at \$45.00 a man hour for 4 guys a total of 5 hours.	001 900.00

TOTAL DUE **\$1,511.25**

THANK YOU.

*★* *FY 21*

*Expenditures*  
*For*  
*Stormwater Control*  
*Wetland*



February 28, 2022  
**Invoice No. 87736**  
 Project No. 2015012

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

519.320  
 001

**River Hall CDD**

**For Services Rendered From February 1, 2022 to February 28, 2022**

Attend Board Meeting, Prepare Requisitions, Cor with Greg on Fence payment request from Carl B.,  
 Needs Analysis - review water management system, pipe locatins, lengths, lakes, dry detention and  
 lakes,  
 draft report

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

	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
01-1. Stormwater Need Analysis			
Engineer VI	15.75	155.00	\$2,441.25
<b>Subtotal</b>	<b>15.75</b>		<b>\$2,441.25</b>
X-Additional Services			
Engineer VI	1.50	155.00	\$232.50
<b>Subtotal</b>	<b>1.50</b>		<b>\$232.50</b>
Z-General Services			
Engineer VI	11.00	155.00	\$1,705.00
Technician IV	1.75	70.00	\$122.50
<b>Subtotal</b>	<b>12.75</b>		<b>\$1,827.50</b>
	<b>30.00</b>		<b>\$4,501.25</b>

<b>Reimbursable</b>	
---------------------	--

	<u>Amount</u>
Copies: In-house b&w	\$0.35
Copies: In-house color	\$1.13
<b>Total Reimbursable</b>	<b>\$1.48</b>

<b>Total Amount Due This Invoice</b>	<b>\$4,502.73</b>
--------------------------------------	-------------------

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





**INVOICE**

**Invoice Number:** PI-A00773393  
**Invoice Date:** 03/01/22

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

**PROPERTY:** River Hall CDD

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

538.461  
 001

CUSTOMER ID	CUSTOMER PO	Payment Terms	
R0194		Net 30	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Jeff Moding			03/31/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 03/01/22 - 03/31/22 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 03/01/22 - 03/31/22 Lake & Pond Management Services		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 03/01/22 - 03/31/22 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
<b>Total Invoice</b>	<b>11,870.00</b>
Payment Received	0.00
<b>TOTAL</b>	<b>11,870.00</b>



**INVOICE**

**Invoice Number:** PI-A00774034  
**Invoice Date:** 03/10/22

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

**PROPERTY:** River Hall CDD

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

538.460  
 001

<b>CUSTOMER ID</b>	<b>CUSTOMER PO</b>	<b>Payment Terms</b>	
R0194		Net 30	
<b>Sales Rep ID</b>	<b>Shipment Method</b>	<b>Ship Date</b>	<b>Due Date</b>
			04/09/22

Qty	Item / Description	UOM	Unit Price	Extension
0.5	Fountain Repair Service: Labor	Hour	107.00	53.50
	Trouble shoot. Fountain not operating correctly. Found timer off by 12 Hours reset and tested. Also noticed Photo Cell was covered so light was staying on 24 hr. All fixed and operating good at this time.			

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

<b>Subtotal</b>	<b>53.50</b>
Sales Tax	0.00
<b>Total Invoice</b>	<b>53.50</b>
Payment Received	0.00
<b>TOTAL</b>	<b>53.50</b>



**Swine Solutions**

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

**INVOICE**

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

INVOICE  
DATE  
TERMS  
DUE DATE

826266652-4-SVC  
02/10/2022  
Net 30  
03/12/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,650.00	1,650.00
	Trap Set up and Removal	Trap Set up and Removal	2	335.00	670.00

BALANCE DUE

538.461  
001  
386.67  
  
131.000  
001  
1,933.33

**\$2,320.00**

River Hall CDD - \$386.67  
 Ashton Oaks HOA - \$386.67  
 Hampton Lakes - \$386.67  
 River Hall CC - \$386.67  
 Hampton Golf - \$386.67  
 Cascades - \$386.67

Bill District portion  
to Aquatic Maintenance



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

513.320  
001

*RIVER HALL COMMUNITY DEVELOPMENT DISTRICT*  
2300 GLADES ROAD, STE 410 w  
BOCA RATON, FL 33431

Invoice No. 357422  
Date 03/27/2022  
Client No. 20601

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2021.

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

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

514.100  
 001

Page: 1  
 April 14, 2022  
 File No: 16581-001M  
 Statement No: 24

Attn: Debbie Tudor

Gen Rep

Previous Balance \$2,677.50

Fees

03/03/2022	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	525.00
03/04/2022	GLU	Review email correspondence from Rachel Greenstein (no charge)	
03/05/2022	GLU	Review and respond to email correspondence from Supervisor Asfour on resolution on convening meetings	105.00
03/07/2022	GLU	Review email correspondence from Supervisor Asfour; Draft email correspondence to Chuck Adams; Review and respond to email correspondence from Supervisor Asfour	350.00
		Professional Fees through 04/14/2022	980.00
		Total Current Work	980.00

Payments

Total Payments Through 04/14/2022	-2,677.50
Balance Due (includes previous balance, if any)	<u>\$980.00</u>



<b>Invoice Number</b> 7-729-03631	<b>Invoice Date</b> Apr 18, 2022	<b>Account Number</b> [REDACTED]	Page 1 of 3
--------------------------------------	-------------------------------------	-------------------------------------	----------------

FedEx Tax ID: 71-0427007

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

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

**Invoice Questions?**  
**Contact FedEx Revenue Services**  
Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

<b>FedEx Express Services</b>			
Total Charges	USD	\$17.68	519.410 001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$17.68</b>	

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



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

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

<b>Invoice Number</b> 7-729-03631	<b>Invoice Amount</b> USD \$17.68	<b>Account Number</b> [REDACTED]
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**Remittance Advice**

**Your payment is due by Jun 02, 2022**

77290363140000017681756302515900000000000000000176810



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

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



519.320  
001

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

March 31, 2022  
**Invoice No. 87967**  
Project No. 2015012

**River Hall CDD**

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

Attend Board Meeting, Prepare a response to FDEP review comments for NPDES submittal, cor with FDEP staff, cor with Lee County staff on FDEP comments, cor with SFWMD on pumping data for water use permit

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

	Hours	Rate	Amount
Z-General Services			
Engineer VI	11.00	155.00	\$1,705.00
<b>Subtotal</b>	<b>11.00</b>		<b>\$1,705.00</b>
	<b>11.00</b>		<b>\$1,705.00</b>

**Total Amount Due This Invoice** **\$1,705.00**

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



**M.R.I. Underwater Specialists, Inc.**  
**5570 Zip Dr.**  
**Fort Myers, FL. 33905**  
**239-984-5241 Office**  
**239-707-5034 cell**  
**239-236-1234 fax**



Date Invoice #  
 3/25/2022 3620

**Bill To:**

**River Hall CDD**  
**c/o Wrathell, Hart, Hunt &**  
**Associates**  
**9220 Bonita Beach Rd. Suite 214**  
**Bonita Springs, Fl 34135**


538.463  
 001

**Invoice**

**Job Name**  
 2022 Cascades Cleaning  
 25% and up

**Due Date: 4/24/2022**

**P.O. No.**                      **Terms**  
 Net 30

Quantity	Description	Rate	Amount
1	Total cost as per our proposal # 3269. 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  Stormwater Systems Maintenance	15,200.00	15,200.00 

**Total \$15,200.00**

**All Invoices are due within 30 days.**  
**Payments recieved after 30 days will have a**  
**10% late fee.**

**Payments/Credits \$0.00**

**Balance Due \$15200.00**

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.



# PASSARELLA & ASSOCIATES PC

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

519.320  
001

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

## River Hall - GIS Services

Project #18RHC2906 (Invoice 20)

April 11, 2022

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

Professional services through March 31,2022

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
1.0 GIS Services - River Hall CDD GIS Web Application	20,000.00	101	20,166.25	20,166.25	0.00
90.0 Additional GIS Services	0.00	0	16,608.75	17,588.75	980.00
99.0 Reimbursables	0.00	0	346.44	346.44	0.00
Total	20,000.00		37,121.44	38,101.44	980.00

**Professional Services Due This Invoice: 980.00**

## Task 90.0 Additional GIS Services

	Hours	Rate	Billed Amount
<u>GIS Analyst III</u>			
03/10/2022 GIS data compilation; web map updates	2.75	140.00	385.00
03/11/2022 GIS data compilation; web map updates	4.25	140.00	595.00
Task subtotal			980.00





**INVOICE**

**Invoice Number:** PI-A00790522  
**Invoice Date:** 04/01/22  
**PROPERTY:** River Hall CDD

538.461  
001

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

**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			05/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 04/01/22 - 04/30/22 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 04/01/22 - 04/30/22 Lake & Pond Management Services		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 04/01/22 - 04/30/22 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
<b>Total Invoice</b>	<b>11,870.00</b>
Payment Received	0.00
<b>TOTAL</b>	<b>11,870.00</b>



**Swine Solutions**

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

538.461  
001

**INVOICE**


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

INVOICE 341  
DATE 03/25/2022  
TERMS Net 30  
DUE DATE 04/24/2022

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

BALANCE DUE

**\$1,650.00**



River Hall CDD - \$275.00 (Agueatic Maint)

Ashton Oaks HOA - \$275.00

~~1700~~ Hampton Lakes - \$275.00

River Hall Country Club - \$275.00

Hampton Golf - \$275.00

Cascades - \$275.00

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
4/1/2022	2021-0939

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

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



<b>Invoice Number</b> 7-721-54297	<b>Invoice Date</b> Apr 11, 2022	<b>Account Number</b> [REDACTED]
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FedEx Tax ID: 71-0427007

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

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

**Invoice Questions?**  
**Contact FedEx Revenue Services**  
Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

<b>FedEx Express Services</b>			
Total Charges	USD	\$8.23	519.410 001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$8.23</b>	

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



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

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

<b>Invoice Number</b> 7-721-54297	<b>Invoice Amount</b> USD \$8.23	<b>Account Number</b> [REDACTED]
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**Remittance Advice**

**Your payment is due by May 26, 2022**

7721542970000000823575630251590000000000000000000082350

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



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



<b>Invoice Number</b> 7-721-54297	<b>Invoice Date</b> Apr 11, 2022	<b>Account Number</b> [REDACTED]	Page 2 of 2
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### FedEx Express Shipment Summary By Payor Type

#### FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	4.0	7.69	0.54			8.23
<b>Total FedEx Express</b>	<b>1</b>	<b>4.0</b>	<b>\$7.69</b>	<b>\$0.54</b>			<b>\$8.23</b>

**TOTAL THIS INVOICE** **USD** **\$8.23**

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

<b>Ship Date:</b> Apr 07, 2022	<b>Cust. Ref.:</b> River Hall Mtg File	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	

Fuel Surcharge FedEx has applied a fuel surcharge of 20.00% to this shipment.  
Distance Based Pricing, Zone 2  
Package sent from: 33966 zip code  
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.  
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>		
<b>Tracking ID</b>	776507584627	cleo adams	Daphne Gillyard		
<b>Service Type</b>	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates		
<b>Package Type</b>	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road		
<b>Zone</b>	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US		
<b>Packages</b>	1				
<b>Rated Weight</b>	4.0 lbs, 1.8 kgs				
<b>Delivered</b>	Apr 08, 2022 09:41				
<b>Svc Area</b>	A1	<b>Transportation Charge</b>	7.69		
<b>Signed by</b>	G.DAPHNE	<b>Fuel Surcharge</b>	0.54		
<b>FedEx Use</b>	000000000/150913/	<b>Total Charge</b>	<b>USD \$8.23</b>		
			<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$8.23</b>
			<b>Total FedEx Express</b>	<b>USD</b>	<b>\$8.23</b>

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<b>Invoice Number</b> 7-714-16997	<b>Invoice Date</b> Apr 04, 2022	<b>Account Number</b> [REDACTED]	Page 1 of 5
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FedEx Tax ID: 71-0427007

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

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

**Invoice Questions?**  
**Contact FedEx Revenue Services**  
Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

<b>FedEx Express Services</b>			519.410
Total Charges	USD	\$142.26	001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$142.26</b>	

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



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

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

<b>Invoice Number</b> 7-714-16997	<b>Invoice Amount</b> USD \$142.26	<b>Account Number</b> [REDACTED]
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**Remittance Advice**

**Your payment is due by May 19, 2022**

77141699710000142265756302515900000000000000001422650



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

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







<b>Invoice Number</b> 7-714-16997	<b>Invoice Date</b> Apr 04, 2022	<b>Account Number</b> [REDACTED]	Page 3 of 5
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**Ship Date:** Mar 31, 2022      **Cust. Ref.:** RHCDD 4/7/2022 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.50% to this shipment.  
Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	776459412435	Chuck Adams	Gregory Urbancic, Esq.	
Service Type	FedEx Standard Overnight	WHA	Goodlette, Coleman & Johnson	
Package Type	FedEx Pak	2300 Glades Rd	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			
Delivered	Apr 01, 2022 09:25			
Svc Area	A4	Transportation Charge		7.26
Signed by	S.MORGAN	Fuel Surcharge		0.51
FedEx Use	000000000/150889/	<b>Total Charge</b>	<b>USD</b>	<b>\$7.77</b>

**Ship Date:** Mar 31, 2022      **Cust. Ref.:** RHCDD 4/7/2022 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.50% to this shipment.  
Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	776459412582	Chuck Adams	Charlie Krebs	
Service Type	FedEx Standard Overnight	WHA	Hole Montes & Associates, Inc.	
Package Type	FedEx Pak	2300 Glades Rd	6200 WHISKEY CREEK DR	
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs			
Delivered	Apr 01, 2022 12:12			
Svc Area	A1	Transportation Charge		7.26
Signed by	J.LOPEZ	Fuel Surcharge		0.51
FedEx Use	000000000/150889/	<b>Total Charge</b>	<b>USD</b>	<b>\$7.77</b>

**Ship Date:** Mar 31, 2022      **Cust. Ref.:** RHCDD 4/7/2022 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.50% 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	776459413122	Chuck Adams	Paul D. Asfour	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	17131 Easy Stream Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.26
Delivered	Apr 01, 2022 18:39	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD</b>	<b>\$18.09</b>

**Ship Date:** Mar 31, 2022      **Cust. Ref.:** RHCDD 4/7/2022 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.50% 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	776459413420	Chuck Adams	KENNETH MITCHELL	
Service Type	FedEx Standard Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge		7.26
Delivered	Apr 01, 2022 18:31	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD</b>	<b>\$18.09</b>



<b>Invoice Number</b> 7-714-16997	<b>Invoice Date</b> Apr 04, 2022	<b>Account Number</b> [REDACTED]	Page 4 of 5
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**Ship Date:** Mar 31, 2022      **Cust. Ref.:** RHCDD 4/7/2022 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.50% 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	776459413604	Chuck Adams	Shane Willis
Service Type	FedEx Standard Overnight	WHA	744 Fairlawn Ct
Package Type	FedEx Pak	2300 Glades Rd	MARCO ISLAND FL 34145 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Apr 01, 2022 09:17	Transportation Charge	7.26
Svc Area	A5	Fuel Surcharge	0.85
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD \$13.06</b>

**Ship Date:** Mar 31, 2022      **Cust. Ref.:** RHCDD 4/7/2022 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.50% 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	776459413615	Chuck Adams	Michael Hagen
Service Type	FedEx Standard Overnight	WHA	3365 CHESTNUT GROVE DR
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	7.26
Delivered	Apr 01, 2022 18:30	Fuel Surcharge	1.18
Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD \$18.09</b>

**Ship Date:** Mar 31, 2022      **Cust. Ref.:** RHCDD 4/7/2022 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.50% 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	776459414081	Chuck Adams	Robert Stark
Service Type	FedEx Standard Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Rd	17275 Walnut Run Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	7.26
Delivered	Apr 01, 2022 18:35	Fuel Surcharge	1.18
Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD \$18.09</b>

**Ship Date:** Mar 31, 2022      **Cust. Ref.:** RHCDD 4/7/2022 Agenda      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge FedEx has applied a fuel surcharge of 16.50% 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	776459414380	Chuck Adams	Michael G. Morash
Service Type	FedEx Standard Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	2300 Glades Rd	16044 Herons View Drive
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	7.26
Delivered	Apr 01, 2022 18:17	Fuel Surcharge	1.18

Continued on next page





<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-714-16997	Apr 04, 2022		5 of 5

Tracking ID: 776459414380 continued

Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/150889/02	<b>Total Charge</b>	<b>USD \$18.09</b>

<b>Ship Date:</b> Mar 31, 2022	<b>Cust. Ref.:</b> RHCDD 4/7/2022 Agenda	<b>Ref.#2:</b>
<b>Payor:</b> Third Party	<b>Ref.#3:</b>	

Fuel Surcharge FedEx has applied a fuel surcharge of 16.50% 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	776459648214	Daphne Gillyard	Chuck Adams-Cleo Adams
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	6.0 lbs, 2.7 kgs		
Delivered	Apr 01, 2022 14:28	Transportation Charge	8.36
Svc Area	A3	Fuel Surcharge	0.93
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/150913/02	<b>Total Charge</b>	<b>USD \$14.24</b>

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$142.26</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$142.26</b>



<b>Invoice Number</b> 7-729-03631	<b>Invoice Date</b> Apr 18, 2022	<b>Account Number</b> [REDACTED]	Page 1 of 3
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FedEx Tax ID: 71-0427007

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

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

**Invoice Questions?**  
**Contact FedEx Revenue Services**  
Phone: 800.645.9424  
M-F 7-5 (CST)  
Internet: fedex.com/usgovt

**Invoice Summary**

<b>FedEx Express Services</b>			
Total Charges	USD	\$17.68	519.410 001
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$17.68</b>	

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



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

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

<b>Invoice Number</b> 7-729-03631	<b>Invoice Amount</b> USD \$17.68	<b>Account Number</b> [REDACTED]
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**Remittance Advice**

**Your payment is due by Jun 02, 2022**

77290363140000017681756302515900000000000000000176810



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

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





<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-729-03631	Apr 18, 2022		3 of 3

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

Fuel Surcharge FedEx has applied a fuel surcharge of 20.00% to this shipment.  
Distance Based Pricing, Zone 7

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	776480022658	Cory Santacroce	U.S Bank, N.A.-CDD	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657	
Package Type	FedEx Envelope	2300 GLADES ROAD	EP-MN-01LB	
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US	
Packages	1			
Rated Weight	N/A			
Delivered	Apr 12, 2022 10:12			
Svc Area	A1	Transportation Charge		9.48
Signed by	S.WHITE	Fuel Surcharge		0.66
FedEx Use	000000000/58569/	<b>Total Charge</b>	<b>USD</b>	<b>\$10.14</b>
			<b>Third Party Subtotal</b>	<b>USD \$17.68</b>
			<b>Total FedEx Express</b>	<b>USD \$17.68</b>



**INVOICE**

**Invoice Number:** PI-A00798593  
**Invoice Date:** 04/27/22  
**PROPERTY:** River Hall CDD

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

538.461  
001

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

<b>CUSTOMER ID</b>	<b>CUSTOMER PO</b>	<b>Payment Terms</b>	
R0194		Net 30	
<b>Sales Rep ID</b>	<b>Shipment Method</b>	<b>Ship Date</b>	<b>Due Date</b>
Jeff Moding			05/27/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Dead Fish Removal Completed fish kill removal from the lake 2-2E, including disposal.	Each	265.00	265.00

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

<b>Subtotal</b>	<b>265.00</b>
Sales Tax	0.00
<b>Total Invoice</b>	<b>265.00</b>
Payment Received	0.00
<b>TOTAL</b>	<b>265.00</b>

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

**11**

**DRAFT**

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

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The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on May 5, 2022, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

**Present were:**

Ken Mitchell	Chair
Robert Stark	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary
Michael Hagan	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
Karen Asfour	Resident
Robert Rewis	Assistant Fire Chief

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

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

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Developer Update**

There was no update.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-03,  
Designating Dates, Times and Locations for**

42  
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**Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date**

Mr. Mitchell presented Resolution 2022-03.

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**On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, Resolution 2022-03, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.**

53  
54

**FIFTH ORDER OF BUSINESS**

**Consideration of Carter Fence, Inc., Estimates for Boundary Fence**

55  
56  
57

- A. #39532 – Aluminum [\$80,950.00]
- B. #39534 – Chain Link [\$40,950.00]

Mr. Mitchell stated that GradyMinor has not agreed to the fence proposals. He was initially advised that GradyMinor would seek to have Lennar install a fence because Lennar wants to buy property but he subsequently received an email suggesting Lennar install a fence across the land bridge.

Resident complaints and issues, areas to be fenced and whether the CDD should share the cost of the fence were discussed. Mr. Adams noted that easements might be needed and proposed approaching Mr. Scott Elber, with Lennar, to discuss fencing options and easements. Mr. Willis would provide a quote for a decorative fence.

Mr. Stark stated a family in Hampton Lakes reported that individuals from Portico were in their backyard fishing . Vegetation barriers and maintenance of the land bridge were discussed. Mr. Adams would send a letter to Lennar regarding the issue.

71

**SIXTH ORDER OF BUSINESS**

**Consideration of Agreement/Estimate for Brazilian Pepper Removal**

72  
73  
74

- A. SOLitude Lake Management, LLC Services Contract
- B. P&T Lawn & Tractor Service, Inc. Estimate #12736

76



77 Mr. Mitchell stated SOLitude and P&T Lawn & Tractor Service representatives were  
78 present. He met with the Developer to discuss utilizing on-site equipment to remove the  
79 Brazilian pepper plants, which he was not against. He asked which areas need to be addressed.

80 Mr. Stark stated removing the Brazilian peppers would create a clear view from the  
81 house lots to the Florida Power & Light (FP&L) easement. Discussion ensued regarding  
82 aesthetics and removal versus selectively cutting back the Brazilian peppers.

83 Mr. Stark suggested the builders be given access to remove and replant on the affected  
84 lots. Mr. Mitchell would work with GradyMinor in this regard. Pulte would be given access to  
85 remove and replant in the area.

86

87 **SEVENTH ORDER OF BUSINESS**

**Consideration of SOLitude Lake  
88 Management, LLC, Addendum to Current  
89 Contract  
90**

91 Mrs. Adams presented the SOLitude Addendum requesting a 7% increase to its contract  
92 price due to inflation costs and increased fuel, chemical and labor costs. A Change Order was  
93 prepared for consideration; SOLitude’s contract expires on September 30, 2022 and the  
94 \$835.40 monthly increase, for five months, would increase the cost of the contract by \$4,177.

95 Mr. Mitchell asked if the increase would cover the next contract extension. Mrs. Adams  
96 stated it would not; due to expiration of the contract, it will be necessary to go through the  
97 Request for Proposals (RFP) process. The RFP package is being sent to contractors and  
98 responses would be sent to the Board for consideration. She discussed the cost increases since  
99 SOLitude began servicing the CDD in 2018.

100 Discussion ensued regarding whether the increase is justified, each party’s ability to  
101 cancel the contract with 30 days’ notice and the reasons SOLitude was hired.

102 Mr. Adams stated rising fuel costs are contributing to cost increases for chemicals; the  
103 torpedograss spray treatment for has increased at least threefold. Responses by other CDDs to  
104 the cost increase, rising labor costs and budget for stormwater maintenance, were discussed.

105

106 **On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the**  
107 **SOLitude Lake Management, LLC, Addendum to Current Contract, was**  
108 **approved.**

109

110 **EIGHTH ORDER OF BUSINESS****Discussion/ Consideration: School Parking  
Rules and Updated Rules of Procedure**

111

112

113 **A. Rules Relating to Parking and Parking Enforcement**

114 The Rules Relating to Parking and Parking Enforcement were included for informational  
115 purposes. Mr. Urbancic suggested a sketch is needed to show the portion of the Parkway to  
116 which the Rules apply. Mr. Adams stated the intent is to make it the entire portion of the  
117 Parkway owned by the CDD so that it will also apply to any future parcels acquired. Mr.  
118 Urbancic stated he would modify the language accordingly and circulate the revision.

119 **B. Consideration of Resolution 2022-04, to Designate Date, Time and Place of Public  
120 Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of  
121 Adopting Rules Relating to Parking and Parking Enforcement; and Providing an  
122 Effective Date**

123 Mr. Adams stated two advertisements are required; therefore, the earliest date for the  
124 Public Hearing would be the July 7, 2022 meeting. He suggested approval in substantial form.

125 Discussion ensued regarding motorcycles and golf carts. Mr. Adams stated the Rule only  
126 applies to the CDD right-of-way (ROW). School traffic, discussions with the School Board and  
127 the need for cones or adjustments to the median to prevent turning into the school directly or  
128 an emergency exit, were discussed.

129 Mr. Krebs stated he received an email regarding proposed installation of flexible stakes,  
130 approximately 40" high, every 3' across the entrance.

131 Discussion ensued regarding changes in the Rules. Mr. Urbancic stated he would change  
132 the language and stated a sketch would be beneficial for enforcement purposes. Mr. Krebs  
133 stated he would have a surveyor develop a sketch for the ROW tract.

134 Mr. Mitchell presented Resolution 2022-04.

135

136 **On MOTION by Mr. Asfour and seconded by Mr. Hagan, with all in favor,  
137 Resolution 2022-04, to Designate Date, Time and Place of July 7, 2022 at 3:30  
138 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva,  
139 Florida 33920 for a Public Hearing; and Authorization to Publish Notice of Such  
140 Hearing for the Purpose of Adopting Rules Relating to Parking and Parking  
141 Enforcement, in substantial form and subject to revisions by District Counsel  
142 and the District Engineer; and Providing an Effective Date, was adopted.**

143

144 **C. Draft Rules of Procedure**

145 The Draft Rules of Procedure were provided for informational purposes.

146 Mr. Urbancic stated the CDD established Rules of Procedure but, due to a scanning  
147 issue, every other page was not visible. While recreating the document, minor statutory  
148 updates were added. Rule 1.3 was updated to allow any Board Member to add an agenda item,  
149 seven business days prior to the meeting, by contacting the District Manager, provided the item  
150 pertains to CDD business.

151 **D. Consideration of Resolution 2022-05, to Designate Date, Time and Place of Public**  
152 **Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of**  
153 **Adopting Rules of Procedure; and Providing an Effective Date**

154

155 **On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor,**  
156 **Resolution 2022-05, to Designate Date, Time and Place of July 7, 2022 at 3:30**  
157 **p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva,**  
158 **Florida 33920 for a Public Hearing; and Authorization to Publish Notice of Such**  
159 **Hearing for the Purpose of Adopting Rules of Procedure; and Providing an**  
160 **Effective Date, was adopted.**

161

162

163 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial**  
**Statements as of March 31, 2022**

164

165

166 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2022.

167 Mr. Asfour noted that the budget is set based on vendor contracts and expressed his  
168 concern about Change Orders, which can affect the budgeting process. Mr. Adams stated that  
169 the CDD has adequate fund balance for the Change Order submitted.

170

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

173

174

175 **TENTH ORDER OF BUSINESS**

**Approval of April 7, 2022 Regular Meeting**  
**Minutes**

176

177

178 Mr. Mitchell presented the April 7, 2022 Regular Meeting Minutes.

179 The following change was made:

180 Line 116: Change "Stark" to "Mitchell"

181 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**  
 182 **April 7, 2022 Regular Meeting Minutes, as amended, were approved.**

183  
 184  
 185 **ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

186  
 187 **A. District Engineer: *Hole Montes***

188 Mr. Krebs stated, with the Board's permission, he would address the School Board's  
 189 request for flexible stakes, as previously discussed. At the Board's request, Mr. Krebs would  
 190 obtain additional information regarding pricing and scheduling.

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

192 • **Update: Legislative Bills – Florida Legislative Session**

193 There was no report.

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

195 There was no report.

196 • **1,888 Registered Voters in District as of April 15, 2022**

197 • **NEXT MEETING DATE: June 2, 2022 at 3:30 P.M.**

198 ○ **QUORUM CHECK**

199 The next meeting will be held on June 2, 2022.

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

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

202 ➤ Swine Solutions: 16 adult hogs and 3 juveniles were removed. The consensus was to  
 203 continue the program, subject to the HOAs agreeing to share the cost. Mr. Willis noted the  
 204 current contract took effect before the contractor began adding fuel surcharges.

205 Mr. Mitchell asked when the next bushhogging work would occur. Mrs. Adams stated  
 206 bushhogging is scheduled for November and April.

207 Mrs. Adams presented a photograph of a park bench installed on a CDD easement  
 208 behind a resident's home without approval from the Design Review Committee (DRC). The  
 209 consensus was to advise the resident to relocate the bench.

210  
 211 **TWELFTH ORDER OF BUSINESS**

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

214 Mr. Rewis asked if the CDD is interested in installing speed cushions on River Hall  
 215 Parkway. A Board Member believed some would be installed inside the gate at golf cart  
 216 crossings; this would be addressed by the HOA.

217

218 **THIRTEENTH ORDER OF BUSINESS** **Supervisors' Comments/Requests**

219

220 Mr. Asfour reported heavy erosion at a residence on Chestnut Grove. Mrs. Adams stated  
 221 it would be inspected during the lake review scheduled for May 6, 2022. She stated, if  
 222 homeowners are causing erosion, they must do their part before the CDD will do its part.

223 Discussion ensued regarding the various CDD, homeowner and builder responsibilities.

224 A Board Member felt that drains should be installed on every property and noted that  
 225 the builders cannot be compelled to do so.

226 Discussion ensued regarding ongoing construction, letters sent requiring residents to  
 227 make repairs and resident failures to address issues noted.

228 Mrs. Adams stated this issue would be revisited; letters were sent to residents but the  
 229 CDD cannot address issues on resident properties. Mr. Adams stated the CDD cannot address  
 230 the lake bank erosion until repairs on private homeowner properties are done. All residents  
 231 received the same letter.

232

233 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

234

235

<p>236 <b>On MOTION by Mr. Hagan and seconded by Mr. Asfour, with all in favor, the</b>          237 <b>meeting adjourned at 4:26 p.m.</b></p>
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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

244  
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Secretary/Assistant Secretary

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Chair/Vice Chair

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

**12A**

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

**12C**



**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

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

**LOCATION**

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

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

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

**12D**



*Wrathell, Hunt and Associates, LLC*

TO: River Hall CDD Board of Supervisors  
FROM: Shane Willis – Operations Manager  
DATE: June 2, 2022  
SUBJECT: Status Report – Field Operations

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**Landscape Activities:**

- Landscape Maintenance Contract: Contract is set to expire September 30, 2022. Current contract is \$192,387.00. RFP request will be sent out in the next few weeks; and will be an agenda item for Board's consideration.
- Fertilizer was applied to all plant material in May, to include the Floratam
- Hard cutbacks began 4.18.22
- Lakes Banks were mowed during May.
- Drainage ditches are currently being mowed and sprayed on a monthly basis (April thru September).
- Application of Grub control has been applied for Hog activity.
- FPL Brazilian Pepper Removal Project: SOLitude provided a proposal for \$14,650.00. P&T Tractor provided a proposal for \$16,000.00. ***Pending Board's Approval/Decision***

**Swine Solutions:** The traps were moved to preserves CE14 & CE15 during the week of 3.7.22. To date the trapper has removed **21** adult hogs and **4** juveniles. All HOA's have approved the equal parts cost sharing program. ***Currently obtaining signatures for the 6-way agreement requested by the HOAs.***

**Metal Gate near Hamptons & Portico:** Metal gate was painted the second week of May.

**District Lake & Wetlands Contract:** Current contract with SOLitude expires in September 30, 2022, RFPs are being sourced and will be presented at the August meeting.

**4031 East Hampton Circle Bench:** Letter to homeowner went out the week of May 16th.

**3380 Chestnut Grove Lake Bank:** Homeowner has installed a drainage pipe; staff is sourcing cost to repair lake bank.