

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

March 7, 2024

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

February 29, 2024

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on March 7, 2024 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*3 minutes per speaker*)
3. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott*
4. Discussion/Consideration of MRI Inspection, LLC HOA Inspection Reports and Proposals/Estimates
 - A. Ashton Oaks
 - B. Cascades
 - C. Club House and Welcome Center
 - D. Hampton Lakes
 - E. River Hall Country Club
5. Developer Update
6. Consideration of MRI Construction, Inc. Proposal #448 [3438 Hampton Blvd]
7. Consideration of Collier Paving & Concrete, Divisions of Southern Striping Solutions, LLC
 - A. Proposal 24-107 [Inbound Lane Improvements]
 - B. Change Order Request #2 [Remove and Replace Sidewalk]
8. Discussion/Consideration of Authorization to Request for Proposals (RFP) for Mill Resurfacing

9. Discussion/Consideration of Certain Documents
 - A. River Hall Country Club Phase 2A-1 Replat and Title Certification
 - B. Resolution 2024-03, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of River Hall Country Club, Parcels H and Z; Providing an Effective Date
 - C. River Hall Country Club Parcels H and Z Replat
 - D. Resolution 2024-04, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure within the Boundaries of the Plat of Hampton Lakes at River Hall East; Providing an Effective Date
 - E. Hampton Lakes at River Hall East Replat
 - F. Special Warranty Deed [River Hall K-2, Tract D-1]
10. Continued Discussion/Update: Proposed Traffic Control Project on Parkway for Proposed Townhome Project
11. Consideration of Resolution 2024-05, Relating to the Amendment of the Budget for the Fiscal Year Beginning October 1, 2022 and Ending September 30, 2023; and Providing for an Effective Date
12. Acceptance of Unaudited Financial Statements as of January 31, 2024
13. Approval of February 1, 2024 Regular Meeting Minutes
14. Staff Reports
 - A. District Engineer: *Hole Montes*
 - Continued Discussion: Roadside Catch Basin Ownership Responsibility
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - Update: Lee County Permit Application DOS2023-000137
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: April 4, 2024 at 3:30 PM

○ QUORUM CHECK

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

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

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

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

Sincerely,



Chesley E. Adams, Jr.
 District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3

**River Hall CDD
Treatment Report For January 2024**

Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
1-1A	Treated	Grasses/Weeds		1.24.24		Sprayed lake bank weeds
1-1B	Treated	Grasses/Weeds		1.24.24		Sprayed lake bank weeds
1-2A	Treated	Grasses/Weeds		1.24.24		Sprayed lake bank weeds
1-2B	Treated	Grasses/Weeds		1.24.24		Sprayed lake bank weeds
1-3	Treated	Grasses/Weeds		1.24.24		Sprayed lake bank weeds
1-4	Inspected			1.19.24		Need follow up treatments for Lillies
1-6A	Inspected			1.19.24		Need follow up treatments for Lillies
1-6B	Inspected			1.19.24		No major Problems
2-1A	Inspected			1.19.24		No major Problems
2-1B	Treated	Grasses/Weeds		1.19.24		Sprayed lake bank weeds
2-2A	Inspected			1.19.24		No major Problems
2-2B	Inspected			1.19.24		No major Problems
2-2C	Inspected			1.19.24		No major Problems
2-2D	Treated	Grasses/Weeds		1.2.24		Sprayed lake bank weeds
2-2E	Inspected			1.19.24		No major Problems
2-2F	Inspected			1.19.24		No major Problems
2-2G	Inspected			1.19.24		No major Problems
2-2H	Inspected			1.19.24		No major Problems
2-2I	Inspected			1.19.24		No major Problems
2-2J	Inspected			1.19.24		No major Problems

SUPERIOR WATERWAY SERVICES, INC.



Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
2-2K	Inspected			1.19.24		Need follow up treatments for Lillies
2-2L	Treated	Grasses/Weeds		1.26.24		Sprayed lake bank weeds
2-2M	Treated	Grasses/Weeds		1.26.24		Sprayed lake bank weeds
2-3A	Treated	Grasses/Weeds		1.26.24		Sprayed lake bank weeds
2-3B	Treated	Grasses/Weeds		1.5.24		Sprayed lake bank weeds
2-4A	Treated			1.26.24		No major Problems
2-4B	Inspected			1.26.24		No major Problems
2-4C	Inspected			1.5.24		No major Problems
2-4D	Treated	Grasses/Weeds		1.5.24		Sprayed lake bank weeds
2-4E	Inspected			1.8.24		No major Problems
2-5A/2-5B	Treated	Grasses/Weeds		1.8.24		No major Problems
Flowway Lake 1	Treated	Grasses/Weeds		1.26.24		No major Problems
2-5C	Inspected			1.2.24		No major Problems
2-5D	Inspected			1.22.24		No major Problems
2-6A	Inspected			1.19.24		Need follow up treatments for Lillies
2-6B	Inspected			1.5.24		No major Problems
2-6C	Treated	Grasses/Weeds		1.5.24		No major Problems
2-7	Treated	Grasses/Weeds		1.5.24		No major Problems
2-8A	Inspected			1.5.24		No major Problems
2-8B	Inspected			1.22.24		No major Problems

SUPERIOR WATERWAY SERVICES, INC.



Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
2-8C	Treated	Grasses/Weeds		1.26.24		Sprayed lake bank weeds
2-8D	Inspected			1.26.24		No major Problems
Flowway Lake 2	Inspected			1.26.24		No major Problems
3-1	Treated	Grasses/Weeds		1.2.24		Sprayed lake bank weeds
3-2	Treated	Grasses/Weeds		1.2.24		Sprayed lake bank weeds
3-3	Treated	Grasses/Weeds		1.2.24		Sprayed lake bank weeds
3-3A	Treated	Grasses/Weeds		1.2.24		No major Problems
3-4A	Treated	Grasses/Weeds		1.2.24		No major Problems
3-4B	Inspected			1.30.24		No major Problems
3-4C	Inspected			1.30.24		No major Problems
3-5A	Treated	Grasses/Weeds	Primrose	1.12.24		Need follow up treatments
3-5B	Treated	Grasses/Weeds		1.8.24		Sprayed lake bank weeds
3-5C	Treated	Grasses/Weeds		1.30.24		Sprayed lake bank weeds
3-5D	Treated	Grasses/Weeds		1.30.24		Sprayed lake bank weeds
3-5E	Inspected			1.8.24		No major Problems
4-1A	Treated	Grasses/Weeds	Water Lillies	1.8.24	1.11.24	Need follow up treatments for Lillies
4-1B	Treated	Grasses/Weeds	Primrose	1.8.24	1.12.24	No major Problems
4-1C	Treated	Grasses/Weeds		1.12.24		Sprayed lake bank weeds
4-1D	Treated	Grasses/Weeds	Primrose	1.8.24	1.12.24	No major Problems
4-1E	Treated	Grasses/Weeds	Primrose	1.8.24	1.12.24	No major Problems

**SUPERIOR WATERWAY
SERVICES, INC.**



Lake #	Work Performed	Target	Target	Treatment Date	Treatment Date	Notes
4-1F	Treated	Grasses/Weeds		1.8.24		Sprayed lake bank weeds
4-2B	Inspected			1.19.24		No major Problems
4-2H	Treated	Grasses/Weeds		1.30.24		Sprayed lake bank weeds
4-2I	Treated	Grasses/Weeds		1.30.24		Sprayed lake bank weeds
4-2J	Treated	Grasses/Weeds		1.30.24		Sprayed lake bank weeds

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4A

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
			Ashton Oaks	
S2-351	Lake 2-5B	18"	10% Sand & Debris	No
S2-352	Curb	18"	20% Sand & Debris	No

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4B



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers FL. 33905
239-984-5241 Office
239-236-1234 Fax



CGC 1507963

Date	Estimate #
------	------------

2/8/2024

4634

Name

River Hall Cascades HOA
c/o Wrathell, Hart, Hunt &
Associates
9220 Bonita Beach Rd. Suite 214
Bonita Springs, FL 34135

Proposal

Project

Storm Water system Cleaning
2024
25% and up

	Total
<p>This proposal is to utilize the divers to clean and remove sand and debris from structures that have 25% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p> <p>This includes all Vac Truck Services S1-106 S1-107 S1-108 S1-108A S1-109 S1-110 S1-111 There will be an additional Dump Fee of \$400.00 per load, if we can not dump on site</p>	17,800.00

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

Total \$17800.00

M.R.I. Underwater Specialist utilizes the federal E-Verify program in contracts with public employers
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Additional charges may occur if any changes are made during scope of work and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. All contractors are fully covered under general liability insurance. We will not be responsible for any unforeseen incidents, when we dewater any wet well system. Due to sink holes crevasses or breeches etc. in and around wet well. This proposal does not include replacing any landscaping(Grass,trees, shrubs.etc.) all Jobsites will be left clean,

Authorized Signature
Michael Radford
Michael Radford President

We Utilize E-Verify for all workers

Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature_____

Date of acceptance_____



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax



CGC 1507963

Name

River Hall Cascades HOA
c/o Wrathell, Hart, Hunt &
Associates
9220 Bonita Beach Rd. Suite 214
Bonita Springs, FL 34135

Proposal

Project

Storm Water System Cleaning
2024
50% and Up

Date

Estimate #

2/8/2024

4635

	Total
<p>This proposal is to utilize the divers to clean and remove sand and debris from structures that have 50% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p> <p>This includes all Vac Truck Services S1-106 S1-107 S1-108 S1-108A S1-109 S1-110 S1-111 There will be an additional Dump Fee of \$400.00 per load, if we can not dump on site</p>	8,000.00

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

Total \$8,000.00

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Authorized Signature
Michael Radford
Michael Radford President

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Signature_____

Date of acceptance_____

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
POOL /CLUB HOUSE PARKING AREA				
S1-106	Box	18"	50% Sand and debris	Yes/Vac Truck
S1-107	Box	18"	30% Sand and Debris	Yes/Vac Truck
S1-108	Box	18"	50% Sand and debris	Yes/Vac Truck
S1-108A	Box	18"	40% Sand and Debris	Yes/Vac Truck
S1-109	Curb	24"	25% Sand and Debris	Yes/Vac Truck
S1-110	Curb	24"	30% Sand and Debris	Yes/Vac Truck
S1-111	Box	30"/24"	25% Sand and Debris	Yes/Vac Truck
LIGUSTRUM LANE				
S1-54	Lake 1-6A	40"	40% Sand and Debris	Yes
S1-55	Curb	30"/40"	40% Sand and Debris	Yes
S1-56	Curb	30"	25% Sand and Debris	Yes
S1-58	Lake 1-4	18"	10% Sand and Debris	No
S1-59	Curb	18"	35% Sand and Debris	Yes
S1-60	Curb	18"/15"	15% Sand and Debris/Heavy Vegetation	No
S1-61	Box	15"	5% Sand and Debris	No
S1-50	Box	30"	Clean	No
S1-51	Curb	30"	Clean	No
S1-52	Curb	30"/36"	10% Sand and Debris	No
S1-53	Lake 1-6B	36"	25% Sand and Debris	Yes

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
LIGUSTRUM LANE				
S2-1	Curb	18"	25% Sand and Debris	Yes
S2-2	Curb	18"	25% Sand and Debris	Yes
S2-3	Curb	18"	25% Sand and Debris	Yes
S2-4	Lake 2-1A	18"	15% Sand and Debris/Heavy Vegetation	No
S2-1A	Curb	18"	10% Sand and Debris	No
S2-1B	Curb	18"	5% Sand and Debris	No
S2-1C	Curb	18"	5% Sand and Debris	No
S2-1D	Curb	18"	10% Sand and Debris	No
SUMMER SWEET DR.				
S1-86	Lake 1-1A	30"	10% Sand and Debris	No
S1-87	Curb	15"/30"	15% Sand and Debris/Heavy Vegetation	No
S1-88	Curb	15"	15% Sand and Debris/Heavy Vegetation	No
S1-89	Box	30"	10% Sand and Debris	No
S1-81	Lake 1-1A	30"	15% Sand and Debris/Heavy Vegetation	No
S1-80	Curb	15"/30"	15% Sand and Debris/Heavy Vegetation	No
S1-79	Curb	15"/5"	10% Sand and Debris	No
S1-78	Box	15"	10% Sand and Debris	No
S1-75	Lake 1-1B	30"	15% Sand and Debris/Heavy Vegetation	No
S1-74	Curb	30"/15"	10% Sand and Debris	No
S1-73	Curb	15"	15% Sand and Debris/Heavy Vegetation	No
S1-72	Box	15"	15% Sand and Debris/Heavy Vegetation	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
SUMMER SWEET DR.				
S1-71	Lake 1-1B	18"	15% Sand and Debris/Heavy Vegetation	No
S1-70	Curb	18"	15% sand and Debris	No
S1-69	Curb	18"	10% Sand and Debris	No
S1-69A	Box	18"	25% Sand and Debris	Yes
S1-76A	Curb	15" oval	15% Sand and Debris	No
S1-76	Curb	15"/18" oval	5% Sand and Debris	No
S1-77	Lake 1-1B	18"	30% Sand and Debris	Yes
Apple Blossom Dr.				
S2-72	Curb	24"/30"	30% Sand and Debris	Yes
S2-73	Curb	30"/36"	40% Sand and Debris	Yes
S2-74	Lake 2-2A	36"	50% Sand and debris	Yes
S2-72A	MH	24"	25% Sand and Debris	Yes
S2-75	Curb	24"/18"	50% Sand and debris	Yes
S2-76	Curb	18"	25% Sand and Debris	Yes
S2-27	Lake 2-2C	18"	15% Sand and Debris/Heavy Vegetation	No
S2-28	Curb	15"/18"	15% Sand and Debris/Heavy Vegetation	No
S2-29	Curb	15"	15% Sand and Debris	No
S2-31	Lake 2-2I	18"	15% Sand and Debris/Heavy Vegetation	No
S2-32	Curb	18"	5% Sand and Debris	No
S2-33	Curb	18"	5% Sand and Debris	No

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
Apple Blossom Dr.				
S2-35	Lake 2-2I	18"	15% Sand and Debris/Heavy Vegetation	No
S2-36	Curb	15"/18"	5% Sand and Debris	No
S2-37	Curb	15"	5% Sand and Debris	No
S2-39	Lake 2-2J	18"	15% Sand and Debris/Heavy Vegetation	No
S2-40	Curb	18"/15"	15% Sand and Debris/Heavy Vegetation	No
S2-41	Curb	18"	5% Sand and Debris	No
S2-6	Curb	15"	10% Sand and Debris	No
S2-7	Curb	18"/15"	15% Sand and Debris	No
S2-8	Lake 2-2F	18"	15% Sand and Debris/Heavy Vegetation	No
YELLOW WOOD DR.				
S2-49	Curb	15"	5% Sand and Debris	No
S2-48	Curb	15"/18"	5% Sand and Debris	No
S2-47	Lake 2-2J	18"	15% Sand and Debris/Heavy Vegetation	No
S2-89	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S2-90	Curb	18"	15% Sand and Debris	No
S2-91	Lake 2-2I	18"	15% Sand and Debris/Heavy Vegetation	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
GREAT LAUREL CT				
S2-111	Lake 2-2D	18"	15% Sand and Debris/Heavy Vegetation	No
S2-112	Curb	18"/15"	5% Sand and Debris	No
S2-113	Curb	15"	10% Sand and Debris	No
S2-115	Lake 2-2C	18"	15% Sand and Debris/Heavy Vegetation	No
S2-116	Curb	15"/18"	15% Sand and Debris/Heavy Vegetation	No
S2-117	Curb	15"	10% Sand and Debris	No

WE SEE THINGS YOU CAN'T

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4C



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax



CGC 1507963

Name

River Hall Developer Owned
c/o Wrathell, Hart, Hunt &
Associates
9220 Bonita Beach Rd. Suite 214
Bonita Springs, FL 34135

Proposal

Date

Estimate #

2/8/2024

4638

Project

Storm Water system Cleaning
2024
Vac Truck Service only

	Total
<p>This proposal is for the total cost to clean all structures inspected and found to contain 25% or more sediment and debris per 2024 drainage inspection . We will utilize Vac Truck , set plugs and dewater pipes and remove sand & debris. This price includes all labor, material, and equipment needed to complete this job.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p> <p>This price is good as long as we can dump material on site, if not there will be a fee per load. \$400.00 for load price</p>	29,000.00

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

Total \$29000.00

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Authorized Signature
Michael Radford
Michael Radford President

We Utilize E-Verify for all workers


Arreptaurr of Proposal The Above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made within 30 days after invoiced. If not we will agree to pay a 10% late fee. This proposal may be withdrawn if not accepted within thirty (30) days.

Signature_____

Date of acceptance_____

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
DEVELOPER OWNED Welcome center				
S1-14	Box	18"	100% Sand and Debris	Yes/Vac Truck
S1-15	Box	18"	40% Sand and Debris	Yes/Vac Truck
S1-16	Box	18"	25% Sand and Debris	Yes/Vac Truck
S1-17	Box	18"	10% Sand and Debris	No
S1-17A	Lake 1-2A	18"	90% Sand and Debris	Yes/Vac Truck
DEVELOPER OWNED CLUB HOUSE BY GAURD HOUSE				
S2-400	Box	18"	30% Sand and Debris	Yes/Vac Truck
S2-117A	Box	18"	70% Sand and Debris	Yes/Vac Truck
S2-116A	Box	18"	70% Sand and Debris	Yes/Vac Truck
S2-401	Box	18"	50% Sand and debris	Yes/Vac Truck
S2-402	Box	18"	60% Sand and debris	Yes/Vac Truck
S2-403	Box	rusted	65% Sand and debris	Yes/Vac Truck
S2-404	Box	18"	60% Sand and debris	Yes/Vac Truck
S2-405	Box	18"	30% Sand and Debris	Yes/Vac Truck
S2-406	lake 3-A	18"	35% Sand and Debris	Yes/Vac Truck
S2-407	Box	18"	45% Sand and Debris	Yes/Vac Truck
S2-408	lake 3-A	18"	30% Sand and Debris	Yes/Vac Truck
S2-409A	Box	24"	100% Sand and Debris grate has holes in it	Yes/Vac Truck
S2-409	Box	24"	70% Sand and Debris	Yes/Vac Truck
S2-410	Box	24"/30"	65% Sand and debris	Yes/Vac Truck

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning	
DEVELOPER OWNED CLUB HOUSE BY GAURD HOUSE					
S2-411	Box	30"	70% Sand and Debris	Yes/Vac Truck	
S2-411A	Box	30"/36"	45% Sand and Debris	Yes/Vac Truck	
S2-412	Box	36"	50% Sand and debris	Yes/Vac Truck	
S2-413	Box	36"	55% Sand and debris	Yes/Vac Truck	
S2-414	Box	36"	60% Sand and debris	Yes/Vac Truck	
S2-415	Box	36"	45% Sand and Debris	Yes/Vac Truck	
S2-415A	Box	36"	50% Sand and debris	Yes/Vac Truck	
S2-415B	Box	30"	40% Sand and Debris	Yes/Vac Truck	
S2-415C	lake 2-3A	30"	40% Sand and Debris	Yes/Vac Truck	
S2-419	Box	18"	50% Sand and debris	Yes/Vac Truck	
S2-419A	Box	18"	45% Sand and Debris	Yes/Vac Truck	
S1-110A					
S1-111A					
S1-112					
S1-113		INSIDE ELEMENTARY SCHOOL - NO ACCESS			
S1-114					
S1-115					
S1-116					
S1-117					

WE SEE THINGS YOU CAN'T

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4D



M.R.I. Inspection LLC

5570 Zip Dr.
Fort Myers Fl. 33905
239-984-5241 Office
239-236-1234 Fax



CGC 1507963

Name

River Hall Hampton Lakes HOA
c/o Wrathell, Hart, Hunt &
Associates
9220 Bonita Beach Rd. Suite 214
Bonita Springs, FL 34135

Proposal

Project

Storm Water System Cleaning
2024
25% and up

Date	Estimate #
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2/8/2024

4636

	Total
<p>This proposal is to utilize the divers to clean and remove sand and debris from structures that have 25% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p> <p>This price includes removing bricks from structure # S2-390</p>	39,800.00

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

Total \$39800.00

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Authorized Signature
Michael Radford
Michael Radford President

We Utilize E-Verify for all workers

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Signature _____

Date of acceptance _____



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Associates
9220 Bonita Beach Rd. Suite 214
Bonita Springs, Fl 34135

Proposal

Project

Storm Water System Cleaning
2024
50% And up

Date	Estimate #
------	------------

2/8/2024

4637

	Total
<p>This proposal is to utilize the divers to clean and remove sand and debris from structures that have 50% and more of sand and debris. As per our inspection report. This price includes all labor and equipment and dive services needed to complete this job.</p> <p>Any work completed outside the scope of this proposal may result in additional charges.</p> <p>This price includes removing bricks from structure # S2-390</p>	15,300.00

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Total \$15300.00

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Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
Hampton Blvd				
S2-202A	Curb	15"	40% Sand and Debris	Yes
S2-202B	Curb	15"/18"	30% Sand and Debris	Yes
S2-202C	Lake 2-1A	18"	40% Sand and Debris	Yes
S2-202	Lake 2-2K	18"	70% Sand and Debris	Yes
S2-203	Curb	15"/18"	70% Sand and Debris	Yes
S2-204	Curb	15"	70% Sand and Debris	Yes
S2-211	Lake 2-2K	30"	35% Sand and Debris	Yes
S2-212	Curb	18"/30"	25% Sand and Debris	Yes
S2-213	Curb	18"	10% Sand and Debris	No
S2-257	Curb	15"	25% Sand and Debris	Yes
S2-256	Lake 2K	15"	15% Sand and Debris/Heavy Vegetation	No
S2-258	Curb	18"	15% Sand and Debris	No
S2-259	lake 2-6B	18"	15% Sand and Debris	No
Angelica Dr,				
S2-240	Curb	18"	5% Sand & Debris	No
S2-241	Curb	18"	15% Sand & Debris	No
S2-242	Lake-2-3B	18"	40% Sand & Debris	Yes
East Hampton Cir.				
S2-275	lake 2-6B	18"	15% Sand and Debris/Heavy Vegetation	No
S2-276	Curb	18"/15"	15% Sand and Debris/Heavy Vegetation	No
S2-277	Curb	15"	30% Sand and Debris	Yes

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
East Hampton Cir.				
S2-271	Box	15"	5% Sand and Debris	No
S2-272	Curb	15"/18"	10% Sand and Debris	No
S2-273	Curb	18"/24"	30% Sand and Debris	Yes
S2-274	lake 2-7	24"	60% Sand and debris	Yes
S2-267	Box	15"	5% Sand and Debris	No
S2-268	Curb	15"/18"	10% Sand and Debris	No
S2-269	Curb	18"/24"	10% Sand and Debris	No
S2-270	lake 2-8A	24"	30% Sand and Debris	Yes
S2-263	Box	15"	5% Sand and Debris	No
S2-264	Curb	18"/15"	10% Sand and Debris	No
S2-265	Curb	18"/24"	10% Sand and Debris	No
S2-266	lake 2-8A	24"	15% Sand and Debris/Heavy Vegetation	No
S2-322	Curb	30"/24"	40% Sand and Debris	Yes
S2-321	Curb	24"/18"	40% Sand and Debris	Yes
S2-322A	Box	18"	100% sand and debris	Yes
S2-323	Lake-2-8A	30"	15% Sand & Debris	No
S2-367	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S2-368	Curb	18"/24"	5% Sand and Debris	No
S2-369	Lake 2-8B	24"	15% Sand and Debris/Heavy Vegetation	No
S2-364	Lake 2-8B	24"	40% Sand and Debris	Yes
S2-365	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S2-366	Curb	18"/24"	5% Sand and Debris	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
East Hampton Cir.				
S2-148	Curb	24"/28"	40% Sand and Debris	Yes
S2-149	Curb	24"	40% Sand and Debris	Yes
S2-150	Lake 2-8F	24"	40% Sand and Debris	Yes
S2-292	Curb	18"/24"	10% Sand and Debris	No
S2-293	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S2-390	lake 2-8F	24"	LAKE END BRICKED OFF/ Need Engineer to ok removal of Bricks	Yes
S2-391	Curb	24"/18"	50% Sand and debris	Yes
S2-392	Curb	24"	60% Sand and debris	Yes
S2-397	lake 2-8C	18"	25% Sand and Debris	Yes
S2-396	Curb	24"	40% Sand and Debris	Yes
S2-399	Curb	24"/30"	10% Sand and Debris	no
Palmetto Prairie Dr.				
S2-299	lake 2-7	18"	15% Sand and Debris/Heavy Vegetation	No
S2-300	Curb	15"/18"	5% Sand and Debris	No
S2-301	Curb	15"	5% Sand and Debris	No
S2-307	lake 2-7	24"	15% Sand and Debris/Heavy Vegetation	No
S2-308	Curb	18"/24"	25% Sand and Debris	Yes
S2-309	Curb	18"	25% Sand and Debris	Yes

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
Palmetto Prairie Dr.				
S2-299	lake 2-7	18"	15% Sand and Debris/Heavy Vegetation	No
S2-300	Curb	15"/18"	5% Sand and Debris	No
S2-301	Curb	15"	5% Sand and Debris	No
S2-307	lake 2-7	24"	15% Sand and Debris/Heavy Vegetation	No
S2-308	Curb	18"/24"	25% Sand and Debris	Yes
S2-309	Curb	18"	25% Sand and Debris	Yes
S2-311	Curb	18"	30% Sand and Debris	Yes
S2-312	Curb	18"/24"	15% Sand and Debris/Heavy Vegetation	No
S2-313	lake 2-7	24"	30% Sand and Debris	Yes
Rose Mallow Lane				
S2-367	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S2-368	Curb	18"/24"	5% Sand and Debris	No
S2-369	lake 2-8B	24"	15% Sand and Debris/Heavy Vegetation	No
S2-364	lake 2-8B	24"	40% Sand and Debris	Yes
S2-365	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S2-366	Curb	18"/24"	5% Sand and Debris	No
S2-342	lake 2-8D	30"	30% Sand and Debris	Yes
S2-339	Box	18"	25% Sand and Debris	Yes
S2-340	Curb	18"/24"	30% Sand and Debris	Yes
S2-341	Curb	24"/30"	30% Sand and Debris	Yes

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
Passion Vine Dr area				
S2-347	Lake 2-8G	36"	30% Sand and Debris	Yes
S2-348	Curb	30"	40% Sand and Debris	Yes
S2-349	Curb	3"/36"	40% Sand and Debris	Yes
S2-350	Box	30"	25% Sand and Debris	Yes
S2-372B	Curb	24"	40% Sand and Debris	Yes
S2-372C	Curb	24"	40% Sand and Debris	Yes
S2-372D	Lake 2-8B	24"	50% Sand and debris	Yes
S2-366A	Curb	24"	60% Sand and debris	Yes
S2-366B	Curb	24"	40% Sand and Debris	Yes
S2-366C	Lake 2-8B	24"	15% Sand and Debris/Heavy Vegetation	No
S2-366D	Lake 8F	24"	30% Sand and Debris	Yes
S2-373	Lake 2-8A	24"	30% Sand and Debris	Yes
S2-374	Curb	24"	30% Sand and Debris	Yes
S2-375	Curb	24"	30% Sand and Debris	Yes
S2-381	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S2-380	Curb	18"	5% Sand and Debris	No
S2-379	Lake 2-8C	18"	25% Sand and Debris	Yes
S2-331	Lake 2-8C	24"	60% Sand and debris	Yes
S2-332	Curb	24"	60% Sand and debris	Yes
S2-333	curb	24"	80% Sand and debris	Yes

WE SEE THINGS YOU CAN'T

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2024
50% and Up

Date	Estimate #
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2/8/2024

4640

	Total
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Total \$28800.00

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Project

Storm Water system Cleaning
2024
25% And Up

Date	Estimate #
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2/8/2024

4639

	Total
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Total \$54800.00

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Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
River Hall Parkway				
S2-302	Curb	24"	15% Sand and Debris/Heavy Vegetation	No
S2-303	Curb	24"	15% Sand and Debris/Heavy Vegetation	No
S2-304	lake 2-3A	24"	15% Sand and Debris/Heavy Vegetation	No
S2-305	Curb	30"	10% Sand and Debris	No
S2-306	Curb	30"	10% Sand and Debris	No
S2-312	Curb	18"/24"	15% Sand and Debris/Heavy Vegetation	No
S2-313	lake 2-7	24"	30% Sand and Debris	Yes
S2-319	Lake-2-4E	24"	30% Sand and Debris	Yes
S2-320	Curb	24"	40% Sand & Debris	Yes
S2-321	Curb	24"	30% Sand and Debris	Yes
S3-1	Curb	24"	5% Sand & Debris	No
S3-2	Curb	24"	10% Sand and Debris	No
S3-3	Lake-3-1	24"	10% Sand and Debris	No
S3-5	Curb	18"	25% Sand and Debris	Yes
S3-6	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S3-7	lake 3-2	18"	15% Sand and Debris/Heavy Vegetation	No
Windsor Way				
S3-50	Curb	18"	10% Sand and Debris	No
S3-51	Curb	18"	10% Sand and Debris	No
S3-52	DNL			No
S3-53	lake 3-1	18"	25% Sand and Debris	Yes

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
Windsor Way				
S2-328	Curb	18"	25% Sand and Debris	Yes
S2-327	Curb	18"/24"	40% Sand and Debris	Yes
S2-326	lake 4E	24"	10% Sand and Debris	No
S2-329	Curb	24"	30% Sand & Debris	Yes
S2-330	L-2-4C	24"	5% Sand & Debris	No
S3-27B	Curb	30"	5% Sand and Debris	No
S3-27C	Curb	30"	10% Sand and Debris	No
River Golf Circle				
S3-15	Curb	18"	5% Sand and Debris	No
S3-16	Curb	18"/24"	30% Sand and Debris	Yes
S3-17	lake 3-2	24"	30% Sand and Debris	Yes
S3-14	lake 3-2	18"	25% Sand and Debris	Yes
S3-18	Box	18"	100% sand and debris	Yes/Vac Truck
S3-19	Curb	15"	25% Sand and Debris	Yes/Vac Truck
S3-20	Curb	15"/18"	10% Sand and Debris	No
S3-21	Curb	18"	50% Sand and debris	Yes/Vac Truck
S3-22	Curb	18"	40% Sand and Debris	Yes/Vac Truck
S3-31	Curb	18"	15% Sand & Debris	No
S3-32	Curb	18"	20% Sand & Debris	No
S3-37	Curb	18"/24"	15% Sand and Debris/Heavy Vegetation	No
S3-38	Curb	18"	25% Sand and Debris	Yes

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
River Golf Circle				
S3-39	lake 3-5A	24"	5% Sand and Debris	No
S4-22	MH	18"	5% Sand and Debris	No
S4-23	Curb	18"	10% Sand and Debris	No
S4-24	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S4-25	Curb	15"	25% Sand and Debris	yes
S4-26	Curb	15"	25% Sand and Debris	yes
S4-27	lake 4-2B	15"	10% Sand and Debris	No
S3-10	lake 3-4C	18"	30% Sand and Debris	Yes
S3-11	Curb	18"	25% Sand and Debris	Yes
S3-12	Curb	18"	30% Sand and Debris	Yes
S3-8	Curb	18"	30% Sand and Debris	Yes
S3-8A	Box	18"/24"	30% Sand and Debris	Yes
S3-9	Curb	18"	30% Sand and Debris	Yes
S2-359A	Box	24"/30"	15% Sand and Debris/Heavy Vegetation	No
S2-359B	lake 3-4C	30"	30% Sand and Debris	Yes
S3-128A	lake 3-4B	30"	15% Sand and Debris/Heavy Vegetation	No
S3-128B	Curb	30"	5% Sand and Debris	No
S3-128C	Curb	30"	15% Sand and Debris/Heavy Vegetation	No
S3-140	lake 3-4B	24"	25% Sand and Debris	Yes
S3-141	Curb	24"/18"	15% Sand and Debris/Heavy Vegetation	No
S3-142	Curb	18"	15% Sand and Debris/Heavy Vegetation	No

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Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
Rolling Rock BLVD				
S3-125	Box	18"	15% Sand and Debris/Heavy Vegetation	No
S3-126	Curb	24"/18"	10% Sand and Debris	No
S3-127	Curb	24"/30"	15% Sand and Debris/Heavy Vegetation	No
S3-128	lake 3-4B	30"	15% Sand and Debris/Heavy Vegetation	No
S3-132	Box	30"	15% Sand and Debris/Heavy Vegetation	No
S3-133	Box	30"	5% Sand and Debris	No
S3-134	Curb	18"/30"	25% Sand and Debris	Yes
S3-135	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
Country Club Parking Lot				
S3-242	Box	18"	80% Sand and debris	Yes/Vac Truck
S3-243	Curb	18"	90% Sand and Debris	Yes/Vac Truck
S3-244	Curb	18"	90% Sand and Debris	Yes/Vac Truck
S3-245	Box	18"	80% Sand and debris	Yes/Vac Truck
S3-246	Box	18"	40% Sand and Debris	Yes/Vac Truck
S3-247	Box	18"	50% Sand and debris	Yes/Vac Truck
S3-248	Box	18"	90% Sand and Debris	Yes/Vac Truck
S3-249	Box	18"	90% Sand and Debris	Yes/Vac Truck
Moss way				
S3-60	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S3-61	Curb	18"/24"	10% Sand and Debris	No
S3-62	lake 3-3	24"	25% Sand and Debris	Yes

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
Oak Stead Dr.				
S3-63	lake 3-3	24"	25% Sand and Debris	Yes
S3-64	Curb	18"/24"	10% Sand and Debris	No
S3-65	Curb	24"	10% Sand and Debris	No
S3-66	Box	18"	15% Sand and Debris/Heavy Vegetation	No
S3-67	lake 3-3	24"	15% Sand and Debris/Heavy Vegetation	No
S3-68	Curb	24"	10% Sand and Debris	No
S3-69	Curb	18"/24"	10% Sand and Debris	No
S3-70	Box	18"	15% Sand and Debris/Heavy Vegetation	No
S3-72A	Curb	18"	25% Sand & Debris	Yes
S3-73A	Curb	18"	30% Sand & Debris	Yes
S3-74A	Lake-3-3	18"	25% Sand & Debris	Yes
SUNNY LAKE CT				
S3-71	Box	24"	15% Sand and Debris/Heavy Vegetation	No
S3-72	Curb	24"	10% Sand and Debris	No
S3-73	Curb	18"/24"	25% Sand and Debris	Yes
S3-74	lake 3-5A	18"	10% Sand and Debris	No
S3-75	lake 3-5A		50% Sand and Debris	Yes

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
SAGITTARIA LANE				
S4-12	Curb	18"	10% Sand and Debris	No
S3-75	lake 3-5A		50% Sand and Debris	Yes
S3-76	Curb	18"	10% Sand and Debris	No
S4-9	Box	24"	10% Sand and Debris	No
S4-10	Curb	24"	10% Sand and Debris	No
S4-11	Curb	24"	15% Sand and Debris/Heavy Vegetation	No
S4-11A	Box	24"	10% Sand and Debris	No
S4-160	Curb	18"/15"	25% Sand and Debris	Yes
S4-161	Curb	15"	10% Sand and debris	No
S4-162	lake 4-1A	18"	25% Sand and Debris	Yes
S4-163	lake 4-1A	18"	15% Sand and Debris/Heavy Vegetation	No
S4-164	Curb	18"	25% Sand and Debris	Yes
S4-165	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
EASY STREAM CT				
S4-157	lake 4-1B	18"	15% Sand and Debris/Heavy Vegetation	No
S4-158	Curb	15"/8"	10% Sand and Debris	No
S4-159	curb	15"	10% Sand and Debris	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
WALNUT GROVE LANE				
S4-106	Box	15"	10% Sand and Debris	No
S4-107	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S4-108	Curb	30"/24"	15% Sand and Debris/Heavy Vegetation	No
S4-109	MH	30"	5% Sand and Debris	No
S4-110	Lake 4-1E	30"	10% Sand and Debris	No
S4-157A	Lake 4-1B	30"	15% Sand and Debris/Heavy Vegetation	No
S4-157B	Box	30"	Clean	No
S4-158A	Box	30"	Clean	No
S4-159A	Curb	18"-24"	25% Sand & Debris	Yes/Vac Truck
S4-160A	Curb	18"-15"	35% Sand & debris	Yes/Vac Truck
S4-161A	Box	15"	10% Sand and Debris	No
Weston Manor Dr				
S4-115A	Box	32"	15% Sand and Debris/Heavy Vegetation	No
S4-115A	Curb	24" oval	25% Sand and Debris	Yes
S4-116	Curb	24" oval	25% Sand and Debris	Yes
S4-117	Box	24"	10% Sand and Debris	No
S4-118	Box	24"	10% Sand and Debris	No
S4-119	Curb	30"/24"	10% Sand and Debris	No
S4-120	Curb	30"/36"	15% Sand and Debris/Heavy Vegetation	No
S4-120A	MH	36"	15% Sand and Debris/Heavy Vegetation	No
S4-121	Lake 4-1C	36"	10% Sand and Debris	No

WE SEE THINGS YOU CAN'T

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
RYMAN CT				
S4-147	lake 4-1C	18"	25% Sand and Debris	Yes
S4-148	Curb	18"	35% Sand & Debris	Yes
S4-149	Curb	18"	25% Sand and Debris	yes
WALNUT RUN DR.				
S4-82	Box	24"	15% Sand and Debris/Heavy Vegetation	No
S4-83	Curb	18"/24"	15% Sand and Debris/Heavy Vegetation	No
S4-84	Curb	18"	15% Sand and Debris/Heavy Vegetation	No
S4-100	lake 4-1F	24"	25% Sand and Debris	Yes
S4-101	Curb	24"/18"	5% Sand and Debris	No
S4-102	curb	24"	15% Sand and Debris/Heavy Vegetation	No
S4-103	Box	18"	15% Sand and Debris/Heavy Vegetation	No
S4-104	lake 4-1F	24"	10% Sand and Debris	No
S4-105	Curb	24"	10% Sand and Debris	No
S4-106	Curb	24"/15"	10% Sand and Debris	No
S4-107	Box	15"	15% Sand and Debris/Heavy Vegetation	No

RIVER HALL HOA
 MAIN ROAD FROM
 ENTRANCETO GAURD HOUSE

M.R.I INSPECTION LLC
 5570 ZIP DR.
 FORT MYERS, FL. 33905
 239-984-5241

1
 FEB.2024

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
RIVER HALL PARKWAY FROM ENTRANCE TO GUARD HOUSE				
S1-7	Curb	36"	35% Sand and Debris	Yes
S1-8	Curb	36"	50% Sand and Debris	Yes
S1-9	Lake 1-2B	36"	35% Sand and Debris	Yes
S1-11	MH	18"	30% Sand and Debris	Yes
S1-12A	Box	18"	25% Sand and Debris	Yes
S1-12	Curb	18"	15% Sand and Debris	No
S1-13	Curb	18"	10% Sand and Debris	No
S1-13A	DNL			
S1-24	Curb	30"	25% Sand and Debris	Yes
S1-25	Curb	30"	40% Sand and Debris	Yes
S1-27	Lake-1-3	30"	25% Sand and Debris	Yes
S1-28	Curb	30"	40% Sand and Debris	Yes
S1-29	Curb	36"/30"	40% Sand and Debris	Yes
S1-30	lake 1-3	36"	35% Sand and Debris	Yes
S1-31	Curb	30"	45% Sand and Debris	Yes
S1-32	Curb	36"/30"	50% Sand and Debris	Yes
S1-33	lae 1-4	36"	40% Sand and Debris	Yes
S1-35	Curb	30"	50% Sand and Debris	Yes
S1-36	Curb	36"/30"	40% Sand and Debris	Yes
S1-37	lake 1-7	36"	40% Sand and Debris	Yes
S1-40	Curb	30"	40% Sand and Debris	Yes
S1-41	Curb	30"	40% Sand and Debris	Yes

WE SEE THIGS YOU CAN'T

RIVER HALL hoa
 MAIN ROAD FROM
 ENTRANCETO GAURD HOUSE

M.R.I INSPECTION LLC
 5570 ZIP DR.
 FORT MYERS, FL. 33905
 239-984-5241

Structure #	Structure Type	Pipe Size	Condition 2024	Recommend Cleaning
RIVER HALL PARKWAY FROM ENTRANCE TO GUARD HOUSE				
S1-42	lake 1-6A	30"	30% Sand and Debris	Yes
S1-45	Curb	30"	50% Sand and debris	Yes
S1-46	Curb	30"	40% Sand and Debris	Yes
S1-47	lake 1-6B	30"	30% Sand and Debris	Yes
S1-45A	ME	36"	15% Sand & Debris/ Heavy Vegetation	No
S1-45B	ME	36"	15% Sand & Debris/ Heavy Vegetation	No
S1-45C	ME	36"	15% Sand & Debris/ Heavy Vegetation	No
S1-45D	ME	36"	15% Sand & Debris/ Heavy Vegetation	No
S2-52	Curb	30"	40% Sand and Debris	Yes
S2-53	Curb	30"/24"	50% Sand and debris	Yes
S2-54	lake 2-1B	24"	30% Sand and Debris	Yes

WE SEE THIGS YOU CAN'T

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6



M.R.I Construction Inc.

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

CGC -1507963

Date	Proposal #
2/15/2024	448

Customer

River Hall CDD
C/O Wrathell,Hunt & Associates, LLC
9220 Bonita Beach Road
Bonita Springs, FL 34135

Scope of Work

3438 Hampton Blvd

Proposal

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

Total proposed cost to repair berm erosion (berm is approximately 50-60' low). We will haul in dirt and build up berm 6-8". In addition we will lay enkamat & resod with floratam. This price includes all labor, material & equipment needed to complete this job. Estimated duration: 1 day to complete.	6,800.00
--	----------

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

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

Total Cost: \$6,800.00

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

Authorized Signature Mike Radford President

ALL INVOICES ARE DUE WITHIN 30 DAYS IF NOT THERE IS A 10% LATE FEE ADDED TO ALL INVOICES

Signature _____
 Printed Name _____
 Date of Acceptance _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7A



Divisions of Southern Striping Solutions, LLC.

239.591.5903 office

239.719.7087 cell

239.280.0762 fax

www.collierpave.com

PROPOSAL

Date: 2/14/2024
 Estimate #: 24-107
 Project: Riverhall Inbound Lane Improvements
 Contractor: Hole Montes Inc.
 Location: River Hall, Alva, (In front of Elementary School)
 Scope: Asphalt Removal, Asphalt Placement, Striping

Item No.	Description	Quantity	Unit	Unit Price	Extension	
Option 1 - Asphalt Patch						
	Mobilization & MOT	1	LS	\$ 750.00	\$ 750.00	
	Asphalt Patch (2X6)	1	LS	\$ 850.00	\$ 850.00	
				Total:	\$ 1,600.00	
Option 2 - Paver Patch						
	Mobilization, General Conditions	1	LS	\$ 1,434.88	\$ 1,434.88	
	Sawcut, Remove Existing Asphalt and Replace w/ Asphalt Type S-II	140	SY	\$ 65.70	\$ 9,198.00	
	Pavement Markings	1	LS	\$ 450.00	\$ 450.00	
				Total:	\$ 11,082.88	

TERMS AND CONDITIONS

30% Deposit Due Prior to Mobilization and Final Payment Due at Completion
 Price excludes all full depth repair to Sub-base
 Price excludes all replacement of any Wheel Stops
 Price excludes all concrete repairs or replacements
 No Permits, Fee's or Bond
 No traffic control or devices
 No Testing
 No Q/C Plan or Services
 No Fine Grade of sub-base
 Progress invoicing based on work completed
 Price submitted is good for 30 days from date of proposal
 Excludes all Asphalt over-runs due to yielding sub-grade or Base
 Asphalt material costs subject to (Fuel Cost Adjustment) base on market pricing after 90/days form contract.
 Final Prices Based on Field Measurements


 Eddie Rey
 Estimator/Project Manager

Date of Acceptance _____
 by: _____



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7B



Change Order Request

Divisions of Southern Striping Solutions, LLC.

239.591.5903 office

239.351.6080 cell

239.280.0762 fax

www.collierpave.com

Date: 3/1/2024

Project: #71153 River Hall Inspections 2023

Contractor: Hole Montes, Inc.

Location: River Hall Pkwy, Ft Myers

Scope: Remove and Replace Sidewalk

CO #: 2

Item No.	Description	Unit	Quantity	Unit Price	Extension
0.1	4" Concrete Sidewalk R&R	SF	197	\$ 29.01	\$ 5,714.97
TOTAL ADDED AMOUNT					\$ 5,714.97

TERMS AND CONDITIONS

- No Permits, Fee's or Bond
 - No traffic control or devices
 - No Testing
 - No Q/C Plan or Services
 - No Fine Grade of sub-base
 - Progress invoicing based on work completed
 - Price submitted is good for 30 days from date of proposal
 - Excludes all Asphalt over-runs due to yielding sub-grade or Base
- All terms and conditions of original contract apply

J. Alex
DeMarco

Digitally signed by J. Alex DeMarco
DN: cn=J. Alex DeMarco, o, ou,
email=alex@collierpave.com,
c=US
Date: 2024.03.01 08:55:50 -05'00'

Date of Acceptance _____

J. Alex DeMarco
Director of Operations



Divisions of Southern Striping Solutions, LLC.

239.591.5903 office

239.351.6080 cell

239.280.0762 fax

www.collierpave.com

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8



Divisions of Southern Striping Solutions, LLC.

239.591.5903 office

239.719.7087 cell

239.280.0762 fax

www.collierpave.com

BUDGET PROPOSAL

Date: 2/19/2024
 Estimate #: NA
 Project: River Hall Mill Resurface Budget
 Contractor: Hole Montes
 Location: River Hall Pkwy, Alva
 Scope: Milling, Paving, Striping

Item No.	Description	Quantity	Unit	Unit Price	Extension	
	Mobilization, General Conditions	1	LS	\$ 12,191.00	\$ 12,191.00	
	Mill Existing Asphalt, 1.50"	35198	SY	\$ 3.72	\$ 130,936.56	
	Pave Asphalt Type S-III, 1.50"	35198	SY	\$ 13.26	\$ 466,725.48	
	Pavement Markings & Signage	1	LS	\$ 28,453.45	\$ 28,453.45	
				Total:	\$ 638,306.49	

TERMS AND CONDITIONS

30% Deposit Due Prior to Mobilization and Final Payment Due at Completion
 Price excludes all full depth repair to Sub-base
 Price excludes all replacement of any Wheel Stops
 Price excludes all concrete repairs or replacements
 No Permits, Fee's or Bond
 No traffic control or devices
 No Testing
 No Q/C Plan or Services
 No Fine Grade of sub-base
 Progress invoicing based on work completed
 Price submitted is good for 30 days from date of proposal
 Excludes all Asphalt over-runs due to yielding sub-grade or Base
 Asphalt material costs subject to (Fuel Cost Adjustment) base on market pricing after 90/days form contract.
 Final Prices Based on Field Measurements


 Eddie Rey
 Estimator/Project Manager

Date of Acceptance _____
 by: _____



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9A

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

RIVER HALL COUNTRY CLUB, PHASE 2A-1

A REPLAT OF TRACT "D-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF LOTS 49 AND 50, RIVER HALL COUNTRY CLUB, PHASE 2A
(INSTRUMENT NO. 2021000083185, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

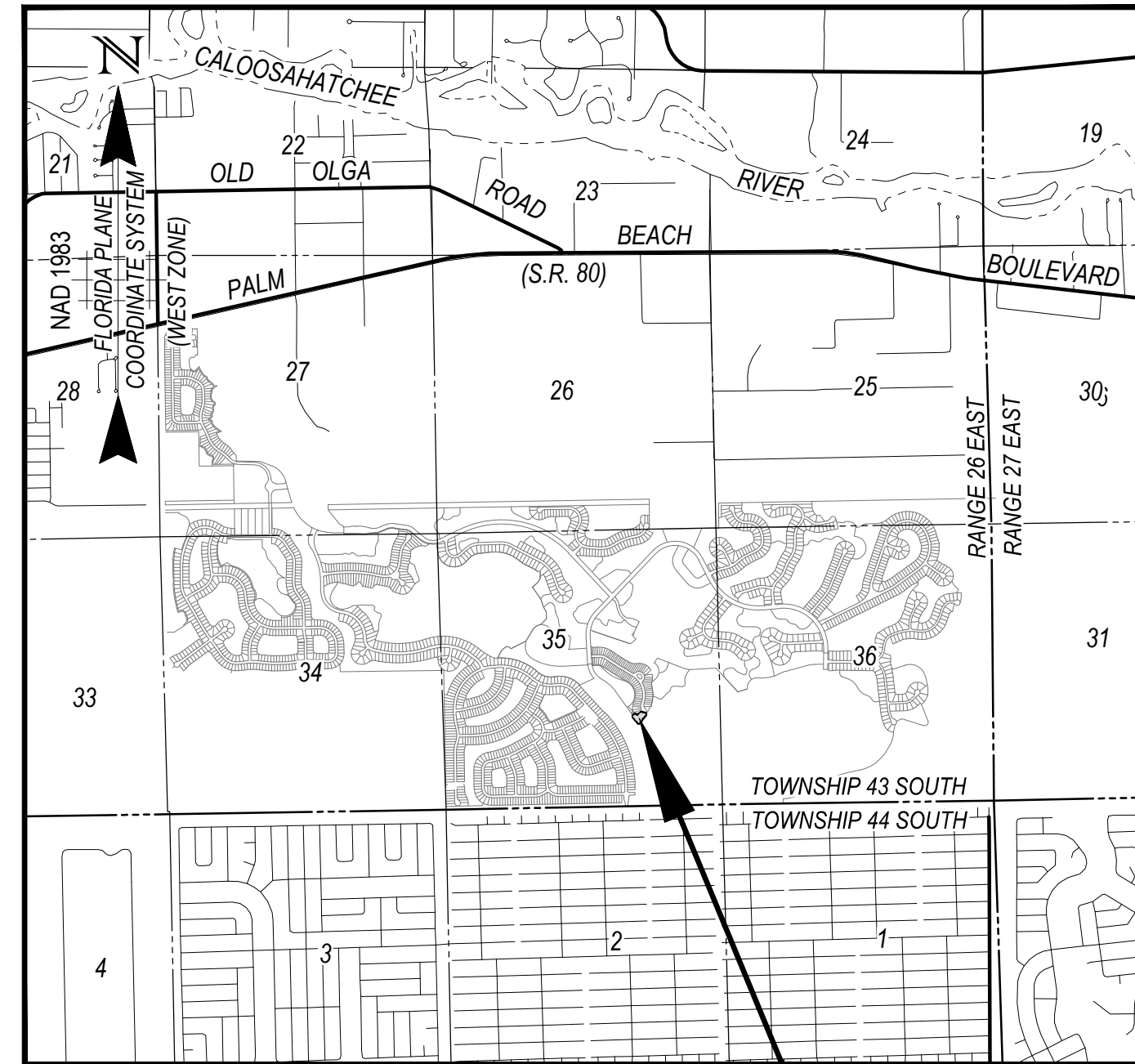
INSTRUMENT NUMBER _____

SHEET 1 OF 2

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS)(NOT PLOTTABLE):

THIS ENTIRE PLAT IS AFFECTED BY THE FOLLOWING:

- EASEMENTS FOR USE, ACCESS AND ENJOYMENT OF THE COMMON AREAS; FOR INGRESS AND EGRESS OVER ROADWAYS SHOWN ON THE PLAT; FOR DRAINAGE; FOR ACCESS OVER THE SURFACE WATER MANAGEMENT SYSTEM IN ORDER TO OPERATE, MAINTAIN OR REPAIR THE SYSTEM; FOR DRAINAGE OVER THE SURFACE WATER MANAGEMENT SYSTEM; FOR INGRESS AND EGRESS OVER ALL STREETS, ROADWAYS, COMMON AREAS, DRIVEWAYS AND WALKWAYS IN FAVOR OF THE COMMUNITY DEVELOPMENT DISTRICT; AND FOR ACCESS TO THE RECREATIONAL FACILITIES, AS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR TOWN HALL AMENITIES CENTER RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005000106642, AS AMENDED AND/OR SUPPLEMENTED OFFICIAL RECORDS INSTRUMENT NUMBER 2006000358367, OFFICIAL RECORDS INSTRUMENT NUMBER 2006000416279 AND OFFICIAL RECORDS INSTRUMENT NUMBER 2007000245485, AND AS AFFECTED BY ASSIGNMENTS OF DECLARANT'S RIGHTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2010000261489 AND OFFICIAL RECORDS INSTRUMENT NUMBER 2012000157496.
- EASEMENTS FOR USE, ACCESS AND ENJOYMENT OF THE COMMON AREAS; FOR INGRESS AND EGRESS OVER ROADWAYS SHOWN ON ANY PLAT; FOR MAINTENANCE, OTHER OBLIGATIONS AND DUTIES TO ENABLE PERFORMANCE OF THE ASSOCIATION, INCLUDING RIGHTS OF INGRESS AND EGRESS; FOR DRAINAGE OF GROUND AND SURFACE WATERS; FOR THE INSTALLATION, MAINTENANCE, AND USE OF DRAINAGE SWALES, PIPES OR OTHER DRAINAGE FACILITIES; FOR ACCESS OVER THE SURFACE WATER MANAGEMENT SYSTEM IN ORDER TO OPERATE, MAINTAIN OR REPAIR THE SYSTEM AND THE RIGHT TO ENTER UPON ANY PORTION OF ANY LOT WHICH IS A PART OF, OR ADJACENT TO THE SURFACE WATER MANAGEMENT SYSTEM; FOR DRAINAGE OVER THE SURFACE WATER MANAGEMENT SYSTEM; FOR INGRESS AND EGRESS OVER ALL STREETS, ROADWAYS, COMMON AREAS, DRIVEWAYS AND WALKWAYS IN FAVOR OF THE COMMUNITY DEVELOPMENT DISTRICT; FOR THE LOCATION OF THE PROPERTY BOUNDARY FENCE, INCLUDING MAINTENANCE, REPAIR, REPLACEMENT AND LANDSCAPING; FOR DRAINAGE THROUGH THE LAKES, MARSHES AND OTHER WETLANDS SITUATED IN WHOLE OR IN PART ON THE PROPERTY THAT ARE A PART OF THE SURFACE WATER MANAGEMENT SYSTEM FOR ACCESS TO OPERATE AND MAINTAIN OR REPAIR THE SYSTEM, INCLUDING BUT NOT LIMITED TO, WORK WITHIN THE RETENTION AREAS, DRAINAGE STRUCTURES, AND DRAINAGE EASEMENTS; FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF STORMWATER FILTRATION AND RETENTION SYSTEMS AND RELATED FACILITIES INCLUDING BULKHEADS; FOR INGRESS AND EGRESS TO THE LAKES FOR THE PURPOSES OF EXERCISING ANY RIGHT OR PERFORMING ANY OBLIGATION; FOR PERMITTING GOLF BALLS TO COME UPON LOTS; FOR GOLFERS TO RETRIEVE ERRANT GOLF BALLS; AND FOR ACCESS TO CLUB FACILITIES, AS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR RIVER HALL COUNTRY CLUB RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005000153067, AS AMENDED AND/OR SUPPLEMENTED BY OFFICIAL RECORDS INSTRUMENT NUMBER 2006000373145, OFFICIAL RECORDS INSTRUMENT NUMBER 2006000409515, OFFICIAL RECORDS INSTRUMENT NUMBER 2007000122279, OFFICIAL RECORDS INSTRUMENT NUMBER 2007000245487, OFFICIAL RECORDS INSTRUMENT NUMBER 2012000157493, OFFICIAL RECORDS INSTRUMENT NUMBER 2021000086090, OFFICIAL RECORDS INSTRUMENT NUMBER 2022000300174 AND OFFICIAL RECORDS INSTRUMENT NUMBER 2023000332971, AND AS AFFECTED BY ASSIGNMENTS OF DECLARANT'S RIGHTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2010000261488 AND OFFICIAL RECORDS INSTRUMENT NUMBER 2012000157494 AND BY WITHDRAWAL OF COMMON AREAS FROM RIVER HALL COUNTRY CLUB RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2021000023297.



VICINITY MAP
0 1500 3000 6000
SCALE IN FEET (1"=3000') PROJECT LOCATION

DESCRIPTION

TRACT "D-1", RIVER HALL COUNTRY CLUB, PHASE TWO, according to the plat or map thereof, as recorded in Official Records Instrument Number 2006000409514, and LOTS 49 and 50, RIVER HALL COUNTRY CLUB, PHASE 2A, according to the map or plat thereof, as recorded in Official Records Instrument Number 2021000083185, all of the Public Records of Lee County, Florida.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND RIVER HALL COMMUNITY DEVELOPMENT DISTRICT ("RIVER HALL CDD"), THE OWNERS OF THE LAND HEREIN DESCRIBED HAVE CAUSED THIS PLAT OF RIVER HALL COUNTRY CLUB, PHASE 2A-1, A REPLAT OF TRACT "D-1", RIVER HALL COUNTRY CLUB, PHASE TWO, (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) AND A REPLAT OF LOTS 49 AND 50, RIVER HALL COUNTRY CLUB, PHASE 2A, (INSTRUMENT NO. 2021000083185, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA TO BE MADE, AND DO HEREBY :

- DEDICATE TO THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT ("RIVER HALL CDD"), ITS SUCCESSORS AND ASSIGNS, WITH RESPONSIBILITY FOR MAINTENANCE:

A) TRACT "O" FOR OPEN SPACE AND DRAINAGE EASEMENT (D.E.) PURPOSES.

- DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS, THE RIVER HALL CDD, AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES:

A) ALL PUBLIC UTILITY EASEMENTS SHOWN ON PLAT.

THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION (i) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY AND (ii) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS ____ DAY OF _____, 2024.

MIKE GREENWELL
BOARD CHAIR

KEVIN C. KARNES
CLERK OF COURT

DAVID W. HALVERSON
ASSISTANT COUNTY ATTORNEY

OHDET KLEINMANN
MANAGER, DEVELOPMENT SERVICES

MIKKI J. ROZDOLSKI
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

GARY W. RASHFORD, PSM LS6305
LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVER HALL COUNTRY CLUB, PHASE 2A-1, A REPLAT OF TRACT "D-1", RIVER HALL COUNTRY CLUB, PHASE TWO, (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) AND A REPLAT OF LOTS 49 AND 50, RIVER HALL COUNTRY CLUB, PHASE 2A, (INSTRUMENT NO. 2021000083185, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT ____ M., THIS ____ DAY OF _____, 2024 AND DULY RECORDED AS INSTRUMENT NUMBER _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

KEVIN C. KARNES
CLERK OF COURT
IN AND FOR LEE COUNTY

IN WITNESS WHEREOF, MIKE HUENIKEN, VICE PRESIDENT-LAND DEVELOPMENT, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS ____ DAY OF _____, 2024.

WITNESS: _____ PULTE HOME COMPANY, LLC,
PRINT NAME: _____ A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: _____ BY: MIKE HUENIKEN
PRINT NAME: _____ VICE PRESIDENT-LAND DEVELOPMENT

IN WITNESS WHEREOF, AS, ON BEHALF OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS ____ DAY OF _____, 2024.

WITNESS: _____ RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
PRINT NAME: _____

WITNESS: _____ BY: _____
PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY _____ AS _____ OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT, ON BEHALF OF THE DISTRICT, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION # _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY MIKE HUENIKEN, VICE PRESIDENT-LAND DEVELOPMENT, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION # _____ MY COMMISSION EXPIRES _____

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTE:
PER SECTION 177.101 (2), FLORIDA STATUTES - THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVER HALL COUNTRY CLUB, PHASE 2A-1, A REPLAT OF TRACT "D-1", RIVER HALL COUNTRY CLUB, PHASE TWO, (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) AND A REPLAT OF LOTS 49 AND 50, RIVER HALL COUNTRY CLUB, PHASE 2A, (INSTRUMENT NO. 2021000083185, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES.
I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.
DONE THIS ____ DAY OF _____, 2024.

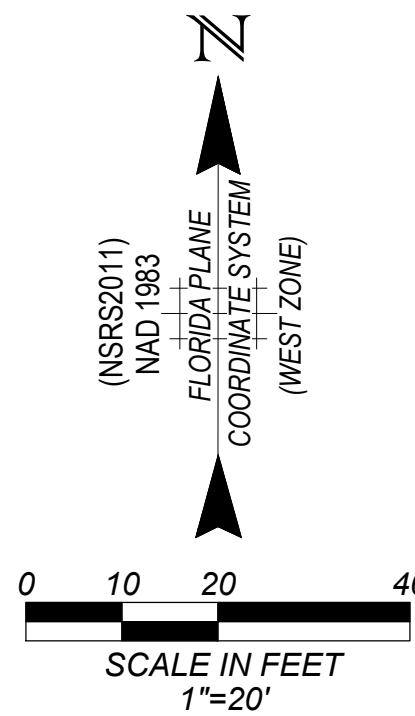
SCOTT A. WHEELER (FOR THE FIRM-LB 6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

BARRACO AND ASSOCIATES, INC.
2271 MCGREGOR BLVD., SUITE 100, FORT MYERS,
FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB-6940

DOS2005-00182 /PLT 2020-00036

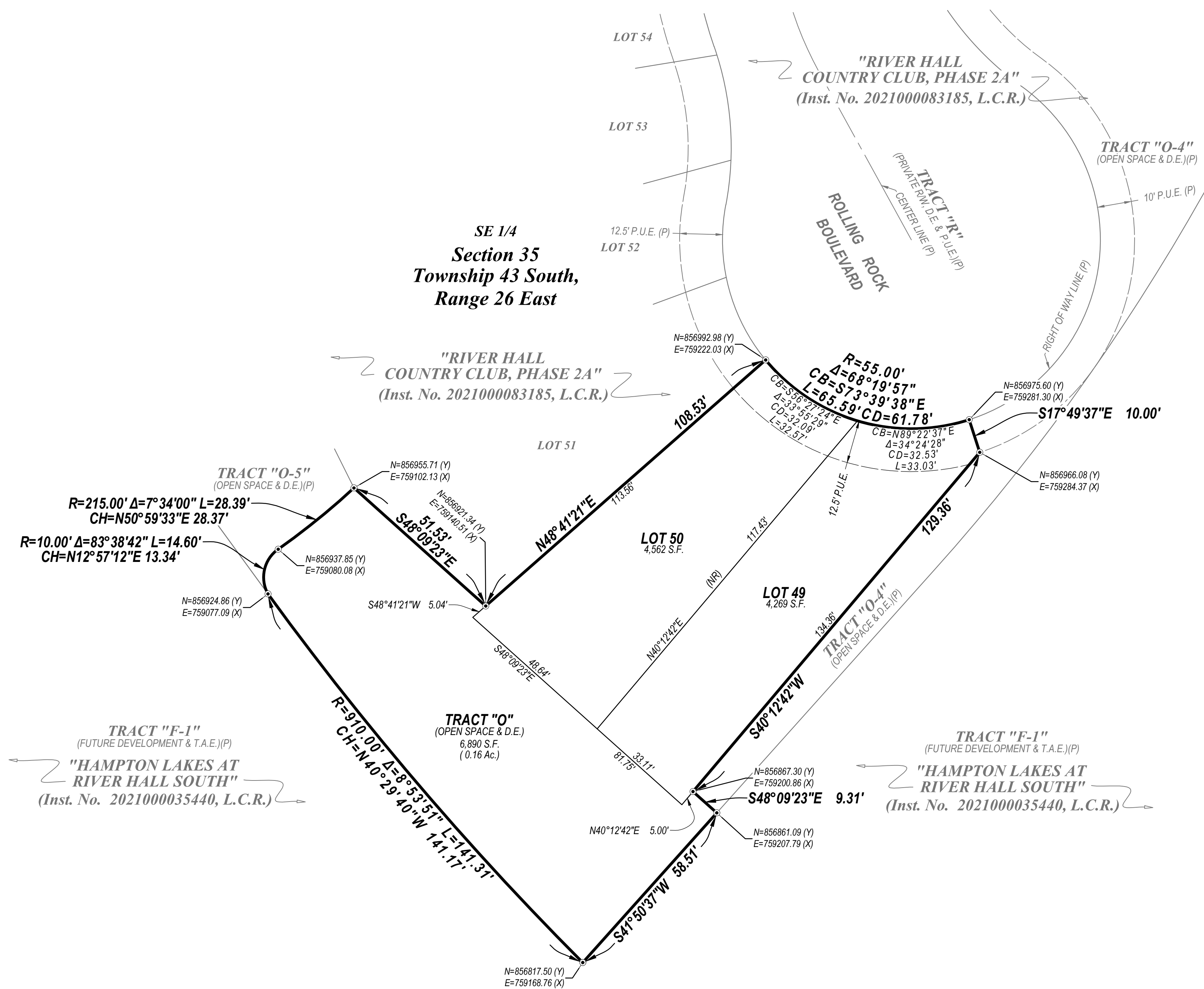
RIVER HALL COUNTRY CLUB, PHASE 2A-1

A REPLAT OF TRACT "D-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF LOTS 49 AND 50, RIVER HALL COUNTRY CLUB, PHASE 2A
(INSTRUMENT NO. 2021000083185, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



NOTES

- | | | | | | | |
|---|---|---|--|--|--|--------------------------------------|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES. | 6. \blacktriangle = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P." | 13. C.C.R. = CERTIFIED CORNER RECORD | 22. FRAC. = FRACTION | 33. (M) = MEASURED | 41. PG. = PAGE |
| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTHEASTERLY LINE OF THE LOT 49 TO BEAR S40°12'42"W. | 5. \odot = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED. | 7. Δ = DELTA | 14. CD = CHORD DISTANCE | 23. INST. No. = INSTRUMENT NUMBER | 34. N (Y) = GRID NORTHING | 42. P.K. = PARKER-KALON |
| 3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | | 8. Ac = ACRES | 15. CH = CHORD BEARING AND DISTANCE | 24. I.R. = IRON ROD | 35. NAD = NORTH AMERICAN DATUM | 43. PROP. = PROPERTY |
| | | 9. A.E. = ACCESS EASEMENT | 16. C.M. = CONCRETE MONUMENT | 25. L = LENGTH | 36. N/R = NON-RADIAL | 44. P.U.E. = PUBLIC UTILITY EASEMENT |
| | | 10. (C) = CALCULATED | 17. COR. = CORNER | 26. L.A.E. = LAKE ACCESS EASEMENT | 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM | 45. R = RADIUS |
| | | 11. CL = CENTER LINE | 18. D.B. = DEED BOOK, LEE COUNTY RECORDS | 27. L.B. = LICENSED BUSINESS | 38. O.R. = OFFICIAL RECORD | 46. R/W = RIGHT OF WAY |
| | | 12. CB = CHORD BEARING | 19. D.E. = DRAINAGE EASEMENT | 30. L.C.R. = LEE COUNTY RECORDS | 39. (P) = PLAT | 47. SEC. = SECTION |
| | | | 20. E (X) = GRID EASTING | 31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT | 40. P.B. = PLAT BOOK | 48. S.F. = SQUARE FEET |
| | | | 21. FD. = FOUND | 32. L.M.E. = LAKE MAINTENANCE EASEMENT | | 49. W/ = WITH |



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TITLE CERTIFICATION

File No. 23111587 NC1

Certified to: **Lee County Board of County Commissioners**

Certified up to: October 17, 2023 at 8:00 A.M.

Description of Real Property situated in Lee County, Florida:

See Attached Legal Description

We have searched the Public Records of Lee County, Florida and have examined the title to the real property more particularly described in the legal description attached hereto as Exhibit "A". We have made a careful examination of the Public Records of Lee County, Florida, with respect to the real property described in attached Exhibit "A". Based on the foregoing, we hereby certify Record Title to the above described real property, as of the Effective Date of the Title Certification set forth above, is vested in:

River Hall Community Development District, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, by virtue of Special Warranty Deed recorded in Official Records Instrument Number 2011000112453, as to Tract "D-1"; and Pulte Home Company, LLC, a Michigan limited liability company, by virtue of Special Warranty Deed recorded in Official Records Instrument Number 2022000123689, as to Lots 49 and 50.

The following are all of those persons or entities holding a mortgage secured by the property that have not been satisfied or released of record or otherwise terminated by law:

None

The following are all easements and rights of way of record affecting the property to be platted:

1. Easements for use, access and enjoyment of the common areas; for ingress and egress over roadways shown on the Plat; for drainage; for access over the Surface Water Management System in order to operate, maintain or repair the system; for drainage over the Surface Water Management System; for ingress and egress over all streets, roadways, common areas, driveways and walkways in favor of the Community Development District; and for access to the Recreational Facilities, as contained in Declaration of Covenants and Restrictions for Town Hall Amenities Center recorded in Official Records Instrument Number 2005000109542, as amended and/or supplemented Official Records Instrument Number 2006000358367, Official Records Instrument Number 2006000416279 and Official Records Instrument Number 2007000245485, and as affected by Assignments of Declarant's Rights recorded in Official Records Instrument Number 2010000261489 and Official Records Instrument Number 2012000157496.
2. Easements for use, access and enjoyment of the common areas; for ingress and egress over roadways shown on any Plat; for maintenance, other obligations and duties to enable performance of the Association, including rights of ingress and egress; for drainage of ground and surface waters;

for the installation, maintenance, and use of drainage swales, pipes or other drainage facilities; for access over the Surface Water Management System in order to operate, maintain or repair the system and the right to enter upon any portion of any lot which is a part of, or adjacent to the Surface Water Management System; for drainage over the Surface Water Management System; for ingress and egress over all streets, roadways, common areas, driveways and walkways in favor of the Community Development District; for the location of the property boundary fence, including maintenance, repair, replacement and landscaping; for drainage through the lakes, marshes and other wetlands situated in whole or in part on the property that are a part of the Surface Water Management System for access to operate and maintain or repair the system, including but not limited to, work within the retention areas, drainage structures, and drainage easements; for the installation, use, maintenance, repair and replacement of stormwater filtration and retention systems and related facilities including bulkheads; for ingress and egress to the lakes for the purposes of exercising any right or performing any obligation; for permitting golf balls to come upon lots; for golfers to retrieve errant golf balls; and for access to Club Facilities, as contained in Declaration of Covenants and Restrictions for River Hall Country Club recorded in Official Records Instrument Number 2005000153067, as amended and/or supplemented by Official Records Instrument Number 2006000373145, Official Records Instrument Number 2006000409515, Official Records Instrument Number 2007000122279, Official Records Instrument Number 2007000245487, Official Records Instrument Number 2012000157493, Official Records Instrument Number 2021000086090, Official Records Instrument Number 2022000300174 and Official Records Instrument Number 2023000332971, and as affected by Assignments of Declarant's Rights recorded in Official Records Instrument Number 2010000261488 and Official Records Instrument Number 2012000157494 and by Withdrawal of Common Areas from River Hall Country Club recorded in Official Records Instrument Number 2021000023297.

3. Easements for utility, public utility, drainage, lake access and landscape, as contained on the Plat of RIVER HALL COUNTRY CLUB, PHASE TWO, as recorded in Official Records Instrument Number 2006000409514.
4. Easements for public utility, ingress and egress, as contained on the Plat of RIVER HALL COUNTRY CLUB, PHASE 2A, as recorded in Official Records Instrument Number 2021000083185.

All recording references are to the public records of Lee County, Florida.

NOTE: Taxes for the year 2022 are paid or exempt. See attached for tax information.

NOTE: This is not a certification of ownership of any oil, gas and mineral rights or interests.

This certification is provided pursuant to the requirements of Florida Statute 177.041 for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. The Company's liability hereunder shall not exceed the maximum of \$1,000.00 pursuant to Florida Statute 627.7843.

[Support Copies](#)

[Taxes/Prop App](#)

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

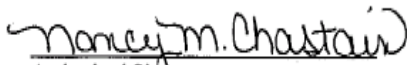
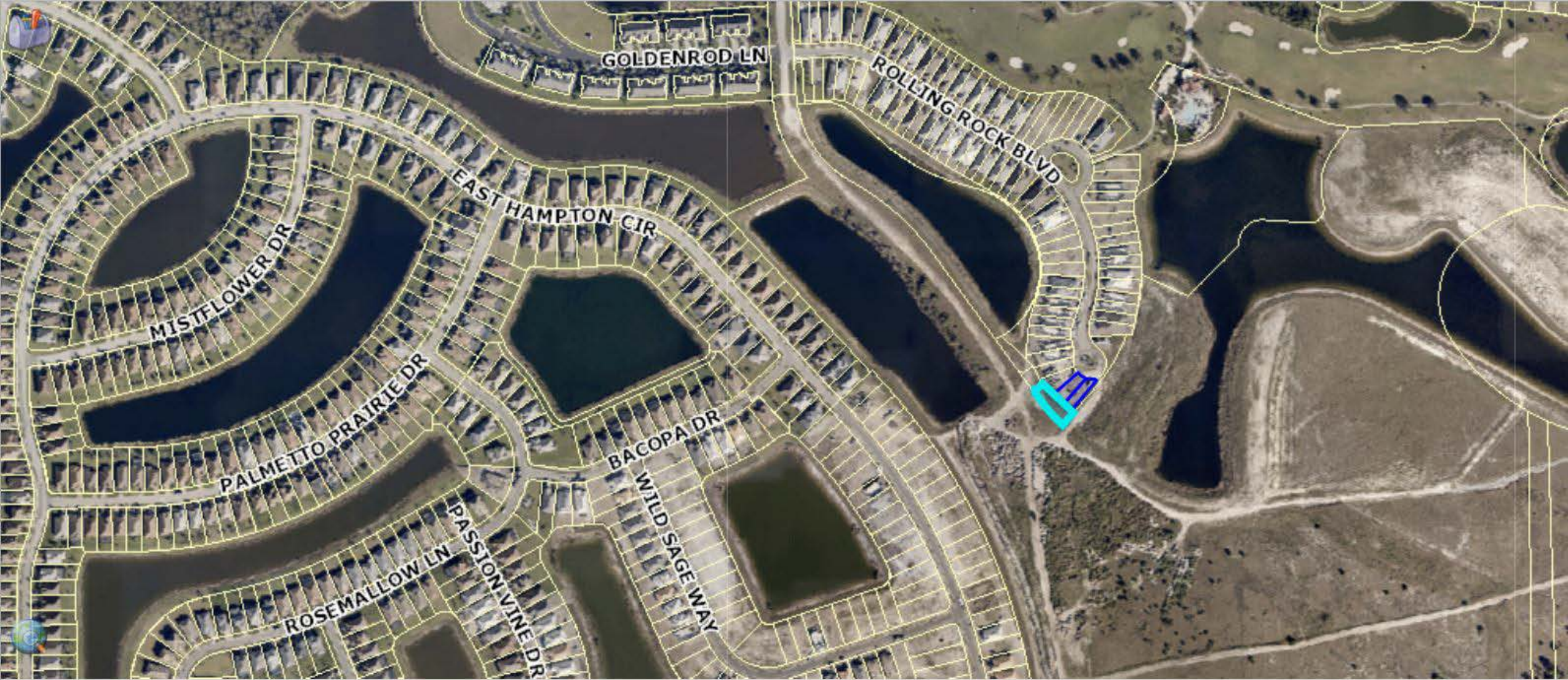

Authorized Signatory

EXHIBIT "A"

TRACT "D-1", RIVER HALL COUNTRY CLUB, PHASE TWO, according to the plat or map thereof, as recorded in Official Records Instrument Number 2006000409514, and Lots 49 and 50, RIVER HALL COUNTRY CLUB, PHASE 2A, according to the map or plat thereof, as recorded in Official Records Instrument Number 2021000083185, all of the Public Records of Lee County, Florida.



✕	STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt
i	35-43-26-03-00D01.0000	10539024	RIVER HALL CDD	RIVER HALL COUNTRY CLUB C/E, ALVA	5-2011	\$ 100
i	35-43-26-L3-09000.0490	10602620	PULTE HOME COMPANY LLC	16796 ROLLING ROCK BLVD, ALVA	4-2022	\$ 208,082
i	35-43-26-L3-09000.0500	10602621	PULTE HOME COMPANY LLC	16792 ROLLING ROCK BLVD, ALVA	4-2022	\$ 208,082

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9B

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF RIVER HALL COUNTRY CLUB, PARCELS H AND Z; PROVIDING AN EFFECTIVE DATE.

WHEREAS, River Hall Community Development District (the "District"), was established by Chapter 42YY-1, Florida Administrative Code, implemented by the Florida Land and Water Adjudicatory Commission, effective on April 21, 2005, as amended by Rule 42YY-1.002 effective on July 20, 2006 pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

WHEREAS, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

WHEREAS, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the "backbone" (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of River Hall Country Club, Parcels H and Z (the "Plat"), a true and correct copy of which is recorded as Instrument No. _____, of the Public Records of Lee County, Florida; and

WHEREAS, this Resolution will be relied upon by Lee County in reviewing the Plat.

NOW, THEREFORE, be it resolved by the Board of Supervisors of River Hall Community Development District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District's responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easement for the surface water management system and other facilities and improvements, as applicable, have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.

4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

By: _____
Print Name: _____
Title: _____
Address: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this __ day of _____, 2024, by _____, as _____ of **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the district. He/She is personally known to me or has produced _____, as identification.

(NOTARY SEAL)

NOTARY PUBLIC
Notary Public, State of Florida
Print Name: _____
My commission expires: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this __ day of _____, 2024, by _____, as _____ of **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, on behalf of the district. He/She is personally known to me or has produced _____, as identification.

(NOTARY SEAL)

NOTARY PUBLIC
Notary Public, State of Florida
Print Name: _____
My commission expires: _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9C

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McCREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

RIVER HALL COUNTRY CLUB, PARCELS H AND Z

A REPLAT OF TRACT "C-2" AND LOTS 1 THROUGH 23, BLOCK "H",
RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTIONS 35 AND 36,
TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

DESCRIPTION

Tract "C-2" and Lots 1 through 23, Block "H", RIVER HALL COUNTRY CLUB, PHASE TWO,
according to the plat or map thereof, as recorded in Official Records Instrument Number
2006000409514, of the Public Records of Lee County, Florida.

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS)(NOT PLOTTABLE):

THIS ENTIRE PLAT IS AFFECTED BY THE FOLLOWING:

- EASEMENTS FOR USE, ACCESS AND ENJOYMENT OF THE COMMON AREAS; FOR INGRESS AND EGRESS OVER ROADWAYS SHOWN ON THE PLAT; FOR DRAINAGE; FOR ACCESS OVER THE SURFACE WATER MANAGEMENT SYSTEM IN ORDER TO OPERATE, MAINTAIN OR REPAIR THE SYSTEM; FOR DRAINAGE OVER THE SURFACE WATER MANAGEMENT SYSTEM; FOR INGRESS AND EGRESS OVER ALL STREETS, ROADWAYS, COMMON AREAS, DRIVEWAYS AND WALKWAYS IN FAVOR OF THE COMMUNITY DEVELOPMENT DISTRICT; AND FOR ACCESS TO THE RECREATIONAL FACILITIES, AS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR TOWN HALL AMENITIES CENTER RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005000109542, AS AMENDED AND/OR SUPPLEMENTED OFFICIAL RECORDS INSTRUMENT NUMBER 2006000358367, OFFICIAL RECORDS INSTRUMENT NUMBER 2006000416279 AND OFFICIAL RECORDS INSTRUMENT NUMBER 2007000245485, AND AS AFFECTED BY ASSIGNMENTS OF DECLARANT'S RIGHTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2010000261489 AND OFFICIAL RECORDS INSTRUMENT NUMBER 2012000157496.
- EASEMENTS FOR USE, ACCESS AND ENJOYMENT OF THE COMMON AREAS; FOR INGRESS AND EGRESS OVER ROADWAYS SHOWN ON ANY PLAT; FOR MAINTENANCE, OTHER OBLIGATIONS AND DUTIES TO ENABLE PERFORMANCE OF THE ASSOCIATION, INCLUDING RIGHTS OF INGRESS AND EGRESS; FOR DRAINAGE OF GROUND AND SURFACE WATERS; FOR THE INSTALLATION, MAINTENANCE, AND USE OF DRAINAGE SWALES, PIPES OR OTHER DRAINAGE FACILITIES; FOR ACCESS OVER THE SURFACE WATER MANAGEMENT SYSTEM IN ORDER TO OPERATE, MAINTAIN OR REPAIR THE SYSTEM AND THE RIGHT TO ENTER UPON ANY PORTION OF ANY LOT WHICH IS A PART OF, OR ADJACENT TO THE SURFACE WATER MANAGEMENT SYSTEM; FOR DRAINAGE OVER THE SURFACE WATER MANAGEMENT SYSTEM; FOR INGRESS AND EGRESS OVER ALL STREETS, ROADWAYS, COMMON AREAS, DRIVEWAYS AND WALKWAYS IN FAVOR OF THE COMMUNITY DEVELOPMENT DISTRICT; FOR THE LOCATION OF THE PROPERTY BOUNDARY FENCE, INCLUDING MAINTENANCE, REPAIR, REPLACEMENT AND LANDSCAPING; FOR DRAINAGE THROUGH THE LAKES, MARSHES AND OTHER WETLANDS SITUATED IN WHOLE OR IN PART ON THE PROPERTY THAT ARE A PART OF THE SURFACE WATER MANAGEMENT SYSTEM FOR ACCESS TO OPERATE AND MAINTAIN OR REPAIR THE SYSTEM, INCLUDING BUT NOT LIMITED TO, WORK WITHIN THE RETENTION AREAS, DRAINAGE STRUCTURES, AND DRAINAGE EASEMENTS; FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF STORMWATER FILTRATION AND RETENTION SYSTEMS AND RELATED FACILITIES INCLUDING BULKHEADS; FOR INGRESS AND EGRESS TO THE LAKES FOR THE PURPOSES OF EXERCISING ANY RIGHT OR PERFORMING ANY OBLIGATION; FOR PERMITTING GOLF BALLS TO COME UPON LOTS; FOR GOLFERS TO RETRIEVE ERRANT GOLF BALLS; AND FOR ACCESS TO CLUB FACILITIES, AS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR RIVER HALL COUNTRY CLUB RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2005000153067, AS AMENDED AND/OR SUPPLEMENTED BY OFFICIAL RECORDS INSTRUMENT NUMBER 2006000373145, OFFICIAL RECORDS INSTRUMENT NUMBER 2006000409515, OFFICIAL RECORDS INSTRUMENT NUMBER 2007000122279, OFFICIAL RECORDS INSTRUMENT NUMBER 2007000245487, OFFICIAL RECORDS INSTRUMENT NUMBER 2012000157493, OFFICIAL RECORDS INSTRUMENT NUMBER 2021000086090 AND OFFICIAL RECORDS INSTRUMENT NUMBER 2022000300174, AND AS AFFECTED BY ASSIGNMENTS OF DECLARANT'S RIGHTS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2010000261488 AND OFFICIAL RECORDS INSTRUMENT NUMBER 2012000157494.

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

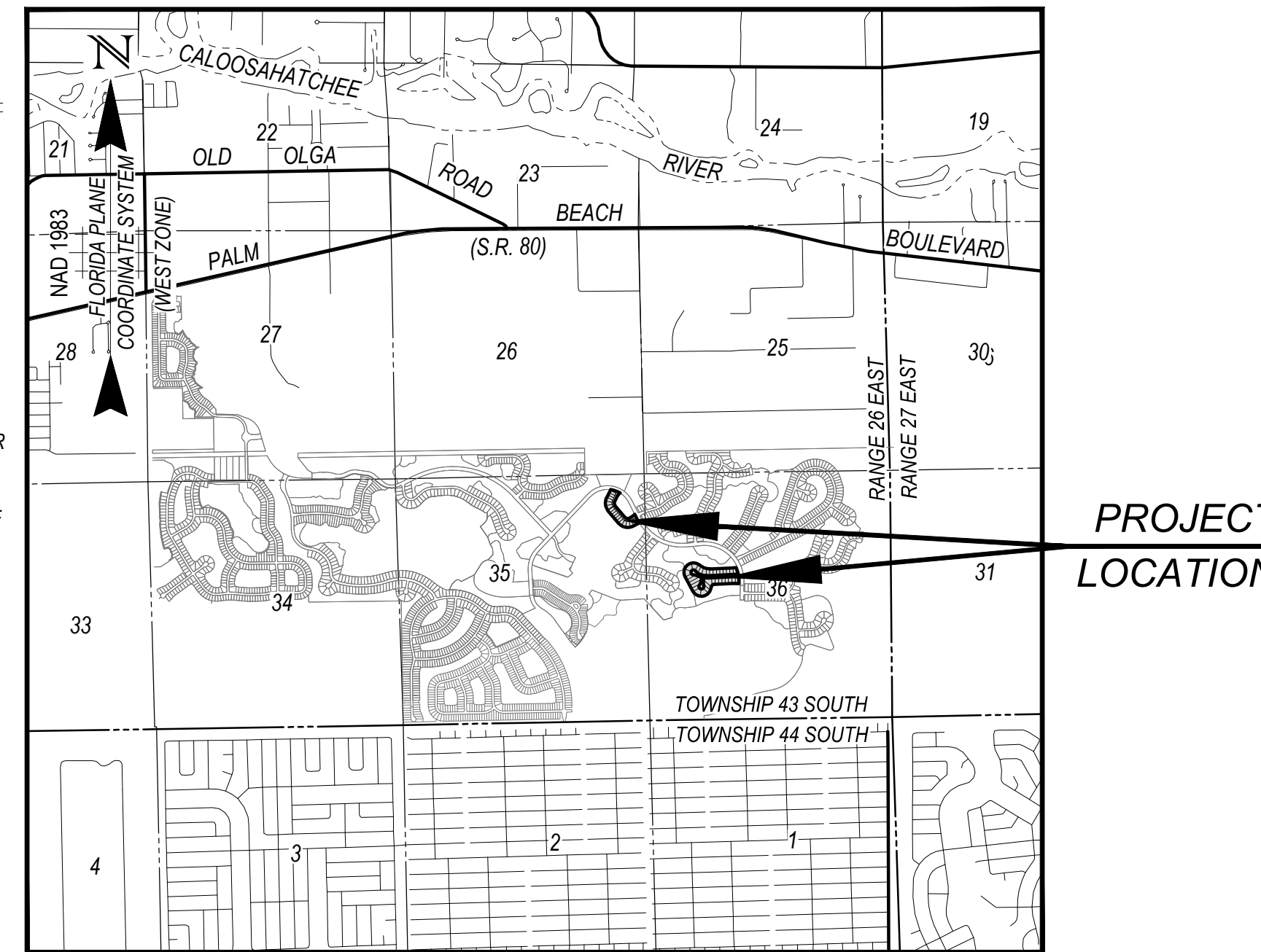
NOTE:
PER SECTION 177.101 (2), FLORIDA STATUTES - THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVER HALL COUNTRY CLUB, PARCELS H AND Z, A REPLAT OF TRACT "C-2" AND LOTS 1 THROUGH 23, BLOCK "H", RIVER HALL COUNTRY CLUB, PHASE TWO, (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES.
I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.
DONE THIS _____ DAY OF _____, 2024.

SCOTT A. WHEELER (FOR THE FIRM-LB 6940) BARRACO AND ASSOCIATES, INC.
PROFESSIONAL SURVEYOR AND MAPPER 2271 McCREGOR BLVD., SUITE 100, FORT MYERS,
FLORIDA CERTIFICATE NO. 5949 FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB-6940



VICINITY MAP
0 1500 3000 6000
SCALE IN FEET (1"=3000')

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS _____ DAY OF _____, 2024.

MIKE GREENWELL
BOARD CHAIR

KEVIN C. KARNES
CLERK OF COURT

DAVID W. HALVERSON
ASSISTANT COUNTY ATTORNEY

OHDET KLEINMANN
MANAGER, DEVELOPMENT SERVICES

MIKKI J. ROZDOLSKI
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES.

GARY W. RASHFORD, PSM LS6305
LEE COUNTY DESIGNATED P.S.M.

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVER HALL COUNTRY CLUB, PARCELS H AND Z, A REPLAT OF TRACT "C-2" AND LOTS 1 THROUGH 23, BLOCK "H", RIVER HALL COUNTRY CLUB, PHASE TWO, (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT _____ M., THIS _____ DAY OF _____, 2024 AND DULY RECORDED AS INSTRUMENT NUMBER _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

KEVIN C. KARNES
CLERK OF COURT

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RH VENTURE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNERS"), THE OWNERS OF THE LAND HEREIN DESCRIBED, HAVE CAUSED THIS PLAT OF RIVER HALL COUNTRY CLUB, PARCELS H AND Z, A REPLAT OF TRACT "C-2" AND LOTS 1 THROUGH 23, BLOCK "H", RIVER HALL COUNTRY CLUB, PHASE TWO, (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA TO BE MADE, AND DO HEREBY:

- DEDICATE TO THE RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITH RESPONSIBILITY FOR MAINTENANCE:
 - TRACT "R" FOR PRIVATE ROAD RIGHT OF WAY; SUBJECT TO THE EASEMENTS SHOWN HEREON, AND RESERVING TO RHV III FOR THE BENEFIT OF ITSELF AND ALL SUCCESSOR OWNERS OF LOTS SHOWN ON THIS PLAT NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER AND THROUGH TRACT "R".
 - TRACTS "O-1", "O-2" AND "O-3" FOR OPEN SPACE.
 - ALL DRAINAGE EASEMENTS (D.E.)
 - ALL ACCESS EASEMENTS (A.E.)
- DEDICATE TO THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT ("RIVER HALL CDD"), WITH RESPONSIBILITY FOR MAINTENANCE:
 - ALL LAKE MAINTENANCE EASEMENTS (L.M.E.)
- DEDICATE TO RIVER HALL CDD, WITHOUT RESPONSIBILITY FOR MAINTENANCE, A PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "R".
- DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS, THE RIVER HALL CDD, AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES:
 - A NON-EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND ACROSS TRACT "R".
 - ALL PUBLIC UTILITY EASEMENTS SHOWN ON PLAT.

THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) AND (B) ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION (i) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY AND (ii) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

EASEMENTS COLLOCATED WITHIN PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.

IN WITNESS WHEREOF, GRAYDON E. MIARS, AS VICE PRESIDENT, ON BEHALF OF RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS _____ DAY OF _____, 2024.

WITNESS: _____
PRINT NAME: _____ RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____ GRAYDON E. MIARS
VICE PRESIDENT

IN WITNESS WHEREOF, GRAYDON E. MIARS, AS VICE PRESIDENT, ON BEHALF OF RH VENTURE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS _____ DAY OF _____, 2024.

WITNESS: _____
PRINT NAME: _____ RH VENTURE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____ GRAYDON E. MIARS
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ OF BY GRAYDON E. MIARS, AS VICE PRESIDENT OF RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION # _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ OF BY GRAYDON E. MIARS, AS VICE PRESIDENT OF RH VENTURE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

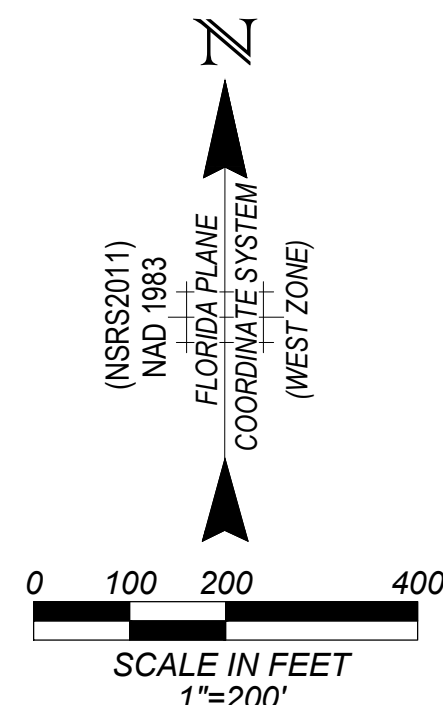
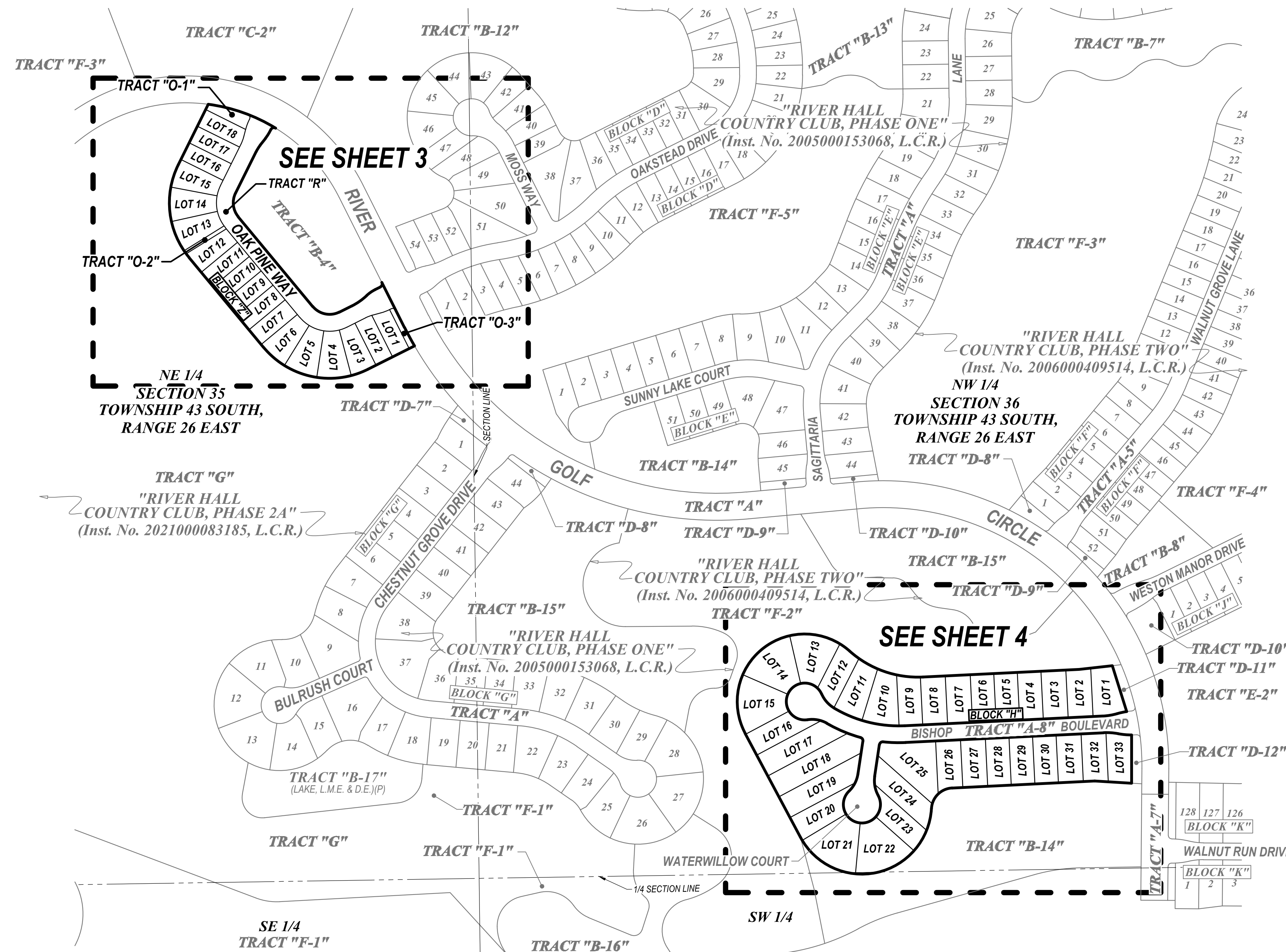
NAME - PRINTED

COMMISSION # _____ MY COMMISSION EXPIRES _____

RIVER HALL COUNTRY CLUB, PARCELS H AND Z

A REPLAT OF TRACT "C-2" AND LOTS 1 THROUGH 23, BLOCK "H",
 RIVER HALL COUNTRY CLUB, PHASE TWO,
 (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
 A SUBDIVISION LYING IN
SECTIONS 35 AND 36,
TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA

KEY MAP



NOTES

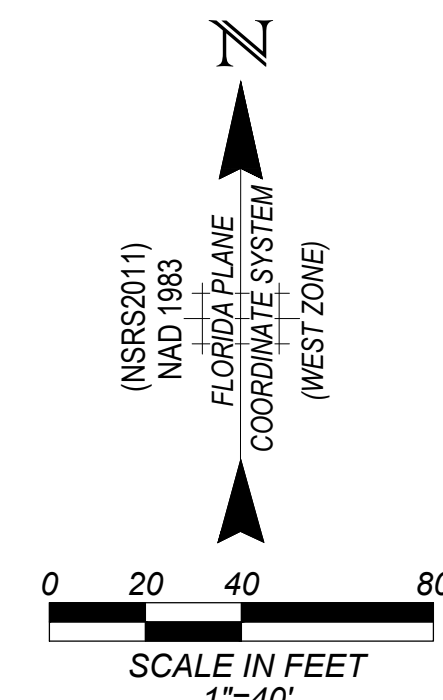
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTHWESTERLY LINE OF TRACT "B-4" TO BEAR S39°40'41"E
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
- ★ = SET PERMANENT CONTROL POINT (P.C.P.), "MAC" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
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- Ac = ACRES
- A.E. = ACCESS EASEMENT
- (C) = CALCULATED
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- D.B. = DEED BOOK, LEE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- E (X) = GRID EASTING
- FD = FOUND
- FRAC = FRACTION
- INST. No. = INSTRUMENT NUMBER
- IE = IRRIGATION EASEMENT
- IR = IRON ROD
- L = LENGTH
- LB. = LICENSED BUSINESS
- L.C.R. = LEE COUNTY RECORDS
- L.C.U.E. = LEE COUNTY UTILITY EASEMENT
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RIVER HALL COUNTRY CLUB, PARCELS H AND Z

A REPLAT OF TRACT "C-2" AND LOTS 1 THROUGH 23, BLOCK "H",
RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTIONS 35 AND 36,
TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

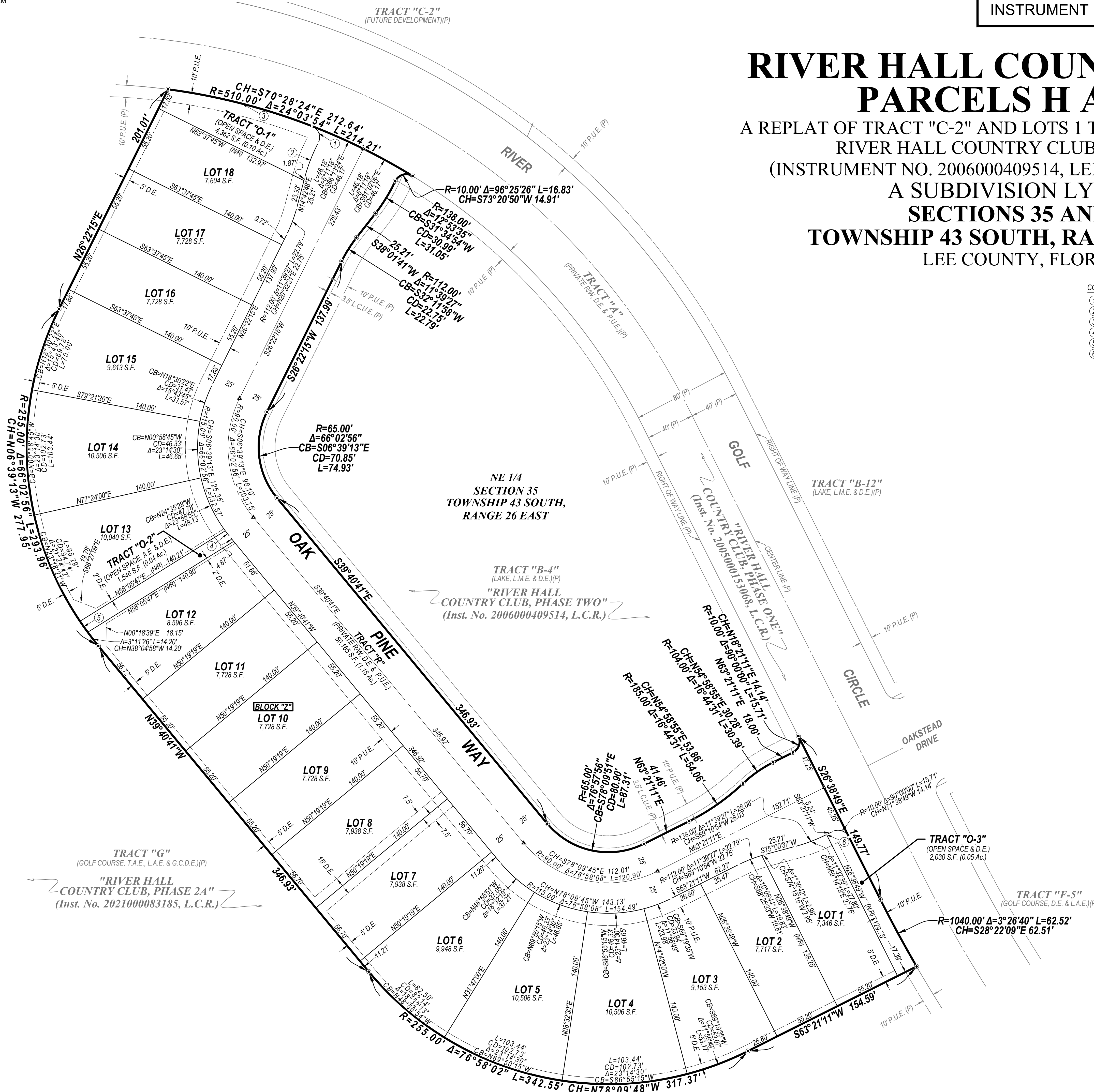
COURSE INFORMATION

- ① R=10.00' Δ=96°25'26" L=16.83' CH=N20°36'20"W 14.91'
- ② R=138.00' Δ=12°53'35" L=31.05' CH=N21°09'35"E 30.99'
- ③ R=510.00' Δ=13°41'17" L=121.84' CH=S75°39'42"E 121.55'
- ④ R=115.00' Δ=3°05'46" L=6.21' CH=N38°07'48"W 6.21'
- ⑤ R=255.00' Δ=2°28'34" L=11.02' CH=N35°14'59"W 11.02'
- ⑥ R=138.00' Δ=0°06'48" L=0.27' CH=N63°24'35"E 0.27'



NOTES

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THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

RIVER HALL COUNTRY CLUB, PARCELS H AND Z

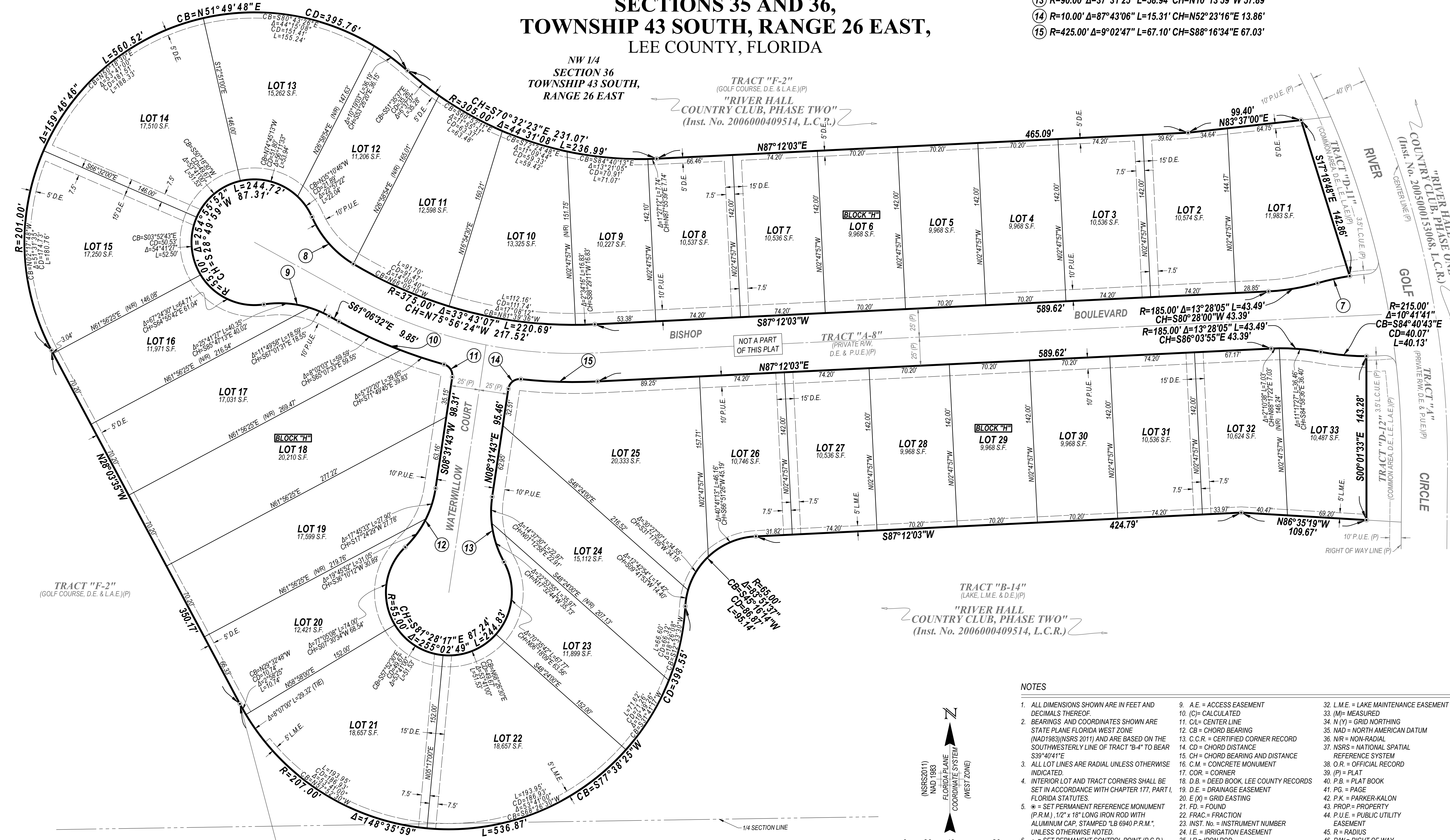
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(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTIONS 35 AND 36,
TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 4 OF 4

COURSE INFORMATION (BOUNDARY)

- ⑦ R=215.00' Δ=7°42'30" L=28.93' CH=S77°35'13"W 28.90'
- ⑧ R=90.00' Δ=35°22'45" L=55.57' CH=N41°23'27"W 54.69'
- ⑨ R=90.00' Δ=37°31'25" L=58.94' CH=S79°52'14"E 57.89'
- ⑩ R=425.00' Δ=13°24'23" L=99.44' CH=S67°48'44"E 99.22'
- ⑪ R=10.00' Δ=83°02'38" L=14.49' CH=S32°59'36"E 13.26'
- ⑫ R=90.00' Δ=37°31'25" L=58.94' CH=S27°17'25"W 57.89'
- ⑬ R=90.00' Δ=37°31'25" L=58.94' CH=N10°13'59"W 57.89'
- ⑭ R=10.00' Δ=87°43'06" L=15.31' CH=N52°23'16"E 13.86'
- ⑮ R=425.00' Δ=9°02'47" L=67.10' CH=S88°16'34"E 67.03'



NOTES

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DO5/PLT

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9D

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ACCEPTANCE OF RESPONSIBILITY FOR OWNERSHIP, OPERATION AND MAINTENANCE OF DISTRICT INFRASTRUCTURE WITHIN THE BOUNDARIES OF THE PLAT OF HAMPTON LAKES AT RIVER HALL EAST; PROVIDING AN EFFECTIVE DATE.

WHEREAS, River Hall Community Development District (the "District"), was established by Chapter 42YY-1, Florida Administrative Code, implemented by the Florida Land and Water Adjudicatory Commission, effective on April 21, 2005, as amended by Rule 42YY-1.002 effective on July 20, 2006 pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, Chapter 190, Florida Statutes grants to the District the authority to own, operate and maintain surface water management systems, roads and other infrastructure; and

WHEREAS, the District has the authority to construct, acquire and/or maintain improvements within the District, including surface water management systems, roads and other District infrastructure; and

WHEREAS, Lee County requires affirmation of the District's intention to maintain the tracts or easements dedicated to the District, and the District's acknowledgment of its duty and responsibility to operate and maintain the "backbone" (i.e. master) surface water management system and other District infrastructure and improvements within the boundaries of the plat of Hampton Lakes at River Hall East (the "Plat"), a true and correct copy of which is recorded as Instrument No. _____, of the Public Records of Lee County, Florida; and

WHEREAS, this Resolution will be relied upon by Lee County in reviewing the Plat.

NOW, THEREFORE, be it resolved by the Board of Supervisors of River Hall Community Development District that:

1. This Resolution is adopted pursuant to the provisions of Chapter 190, Florida Statutes.
2. The District hereby acknowledges and affirms that it will accept maintenance responsibility for all tracts and easements dedicated to the District, with maintenance responsibility, appearing within the Plat.
3. Provided, however, that the District's responsibility for maintenance and operation of the surface water management systems and other facilities and improvements will not commence unless and until the following events: (a) tracts or easement for the surface water management system and other facilities and improvements, as applicable, have been dedicated or conveyed to the District and (b) Lee County has issued Certificate(s) of Compliance (or their equivalent) for the applicable surface water management system and/or other facilities and improvements.

4. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

By: _____
Print Name: _____
Title: _____
Address: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this __ day of _____, 2024, by _____, as _____ of **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the district. He/She is personally known to me or has produced _____, as identification.

(NOTARY SEAL)

NOTARY PUBLIC
Notary Public, State of Florida
Print Name: _____
My commission expires: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this __ day of _____, 2024, by _____, as _____ of **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, on behalf of the district. He/She is personally known to me or has produced _____, as identification.

(NOTARY SEAL)

NOTARY PUBLIC
Notary Public, State of Florida
Print Name: _____
My commission expires: _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9E

HAMPTON LAKES AT RIVER HALL EAST

A REPLAT OF TRACT "F-1", HAMPTON LAKES AT RIVER HALL SOUTH, (INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS) TOGETHER WITH LANDS LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, A SUBDIVISION LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS)(NOT PLOTTABLE):

EASEMENTS FOR USE, ACCESS AND ENJOYMENT OF THE COMMON AREAS, FOR INGRESS AND EGRESS OVER ROADWAYS SHOWN ON THE PLAT, FOR DRAINAGE, FOR ACCESS OVER THE SURFACE WATER MANAGEMENT SYSTEM IN ORDER TO OPERATE, MAINTAIN OR REPAIR THE SURFACE WATER MANAGEMENT SYSTEM, FOR DRAINAGE OVER THE SURFACE WATER MANAGEMENT SYSTEM, FOR INGRESS AND EGRESS OVER ALL STREETS, ROADWAYS, COMMON AREAS, DRIVEWAYS AND WALKWAYS IN FAVOR OF THE COMMUNITY DEVELOPMENT DISTRICT, AND FOR ACCESS TO THE RECREATIONAL FACILITIES, AS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR TOWN HALL AMENITIES CENTER RECORDED IN INSTRUMENT NO. 2005000109542, SUPPLEMENTED AND/OR AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN INSTRUMENT NO. 2006000358367, SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 2007000065003, SECOND AMENDMENT TO DECLARATION RECORDED IN INSTRUMENT NO. 2007000245485 AND SUPPLEMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR TOWN HALL AMENITIES CENTER RECORDED IN INSTRUMENT NO. 2021000209854, AND AS AFFECTED BY THE ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED IN INSTRUMENT NO. 2010000261489, ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED IN INSTRUMENT NO. 2012000157496 AND PARTIAL ASSIGNMENT OF DEVELOPER'S RIGHTS RECORDED IN INSTRUMENT NO. 2021000209853.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE:

PER SECTION 177.101 (2), FLORIDA STATUTES – THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

DESCRIPTION

A TRACT OR PARCEL OF LAND BEING ALL OF TRACT "F-1" OF THE RECORD PLAT "HAMPTON LAKES AT RIVER HALL SOUTH" RECORDED IN INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS, AND A TRACT OR PARCEL OF LAND LYING IN SECTION 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 36 RUN S88°54'06"W ALONG THE SOUTH LINE OF SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 35 FOR 1,808.83 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "F-1"; THENCE RUN ALONG THE WESTERLY AND NORTHERLY LINE OF SAID TRACT "F-1" THE FOLLOWING THIRTY-FOUR (34) COURSES: N01°05'54"W FOR 9.95 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 187.00 FEET (DELTA 20°42'25") (CHORD BEARING N08°15'19"E) (CHORD 67.22 FEET) FOR 67.59 FEET TO A POINT OF REVERSE CURVATURE; NORTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 200.00 FEET (DELTA 29°00'32") (CHORD BEARING N05°06'15"E) (CHORD 100.18 FEET) FOR 101.26 FEET TO A POINT OF REVERSE CURVATURE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 200.00 FEET (DELTA 98°18'27") (CHORD BEARING N39°45'13"E) (CHORD 30.26 FEET) FOR 34.32 FEET TO A POINT OF TANGENCY; N88°54'27"E FOR 99.20 FEET; N01°05'54"W FOR 50.00 FEET; S88°54'27"W FOR 121.90 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 20.00 FEET (DELTA 89°39'39") (CHORD BEARING N46°05'44"W) (CHORD 28.28 FEET) FOR 31.41 FEET TO A POINT OF TANGENCY; N01°05'54"W FOR 31.61 FEET; N88°54'06"E FOR 145.00 FEET; N01°05'54"W FOR 85.78 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 2,070.00 FEET (DELTA 42°30'19") (CHORD BEARING N22°21'04"W) (CHORD 1,500.67 FEET) FOR 1,535.65 FEET; S47°22'15"W ALONG A NON-TANGENT LINE FOR 8.70 FEET; N42°37'45"W FOR 722.03 FEET; N65°12'55"E FOR 304.89 FEET TO A POINT ON A NON-TANGENT CURVE; NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 440.00 FEET (DELTA 40°02'00") (CHORD BEARING N23°18'48"W) (CHORD 301.22 FEET) FOR 307.43 FEET; N86°42'12"E ALONG A RADIAL LINE FOR 80.00 FEET TO A POINT ON A RADIAL CURVE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 360.00 FEET (DELTA 58°01'05") (CHORD BEARING S32°18'21"E) (CHORD 349.16 FEET) FOR 364.54 FEET TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 840.00 FEET (DELTA 25°16'08") (CHORD BEARING S48°40'49"E) (CHORD 367.47 FEET) FOR 370.46 FEET TO A POINT OF TANGENCY; S36°02'45"E FOR 587.54 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 910.00 FEET (DELTA 08°53'51") (CHORD BEARING S40°29'40"E) (CHORD 141.17 FEET) FOR 141.31 FEET; N41°50'37"E ALONG A NON-TANGENT LINE FOR 153.51 FEET TO A POINT OF CURVATURE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 617.00 FEET (DELTA 20°52'31") (CHORD BEARING N37°42'22"E) (CHORD 223.56 FEET) FOR 224.80 FEET; N88°28'09"E ALONG A NON-TANGENT LINE FOR 18.47 FEET; N12°22'23"E FOR 87.78 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 628.00 FEET (DELTA 10°51'46") (CHORD BEARING N06°56'30"E) (CHORD 118.89 FEET) FOR 119.06 FEET; S65°11'41"E ALONG A NON-TANGENT LINE FOR 173.47 FEET; N44°58'55"E FOR 241.73 FEET TO A POINT ON A NON-TANGENT CURVE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 80.00 FEET (DELTA 99°10'36") (CHORD BEARING N44°18'18"E) (CHORD 121.83 FEET) FOR 138.48 FEET TO A POINT OF TANGENCY; S86°06'24"E FOR 151.32 FEET TO A POINT OF CURVATURE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 50.00 FEET (DELTA 111°13'28") (CHORD BEARING N38°16'52"E) (CHORD 82.52 FEET) FOR 97.06 FEET TO A POINT OF REVERSE CURVATURE; NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 205.00 FEET (DELTA 53°18'06") (CHORD BEARING N09°18'10"E) (CHORD 183.80 FEET) FOR 190.59 FEET TO A POINT OF TANGENCY; N35°56'13"E FOR 97.76 FEET AND N86°55'59"E FOR 507.21 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE RECORD PLAT OF "RIVER HALL COUNTRY CLUB, PHASE TWO" RECORDED IN INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS; THENCE RUN ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY LINE OF SAID RECORD PLAT THE FOLLOWING THIRTY-NINE (39) COURSES: S42°30'21"E FOR 617.01 FEET; N72°42'51"E FOR 186.40 FEET TO A POINT ON A NON-TANGENT CURVE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 190.00 FEET (DELTA 110°19'44") (CHORD BEARING N47°39'10"E) (CHORD 311.90 FEET) FOR 365.86 FEET TO A POINT OF REVERSE CURVATURE; EASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 90.00 FEET (DELTA 17°01'46") (CHORD BEARING S85°41'51"E) (CHORD 26.65 FEET) FOR 26.75 FEET TO A POINT OF TANGENCY; N85°47'16"E FOR 103.64 FEET TO A POINT OF CURVATURE; EASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 640.00 FEET (DELTA 24°16'20") (CHORD BEARING N73°39'06"E) (CHORD 269.10 FEET) FOR 271.12 FEET TO A POINT OF REVERSE CURVATURE; EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 560.00 FEET (DELTA 12°52'56") (CHORD BEARING N67°57'24"E) (CHORD 125.64 FEET) FOR 125.91 FEET TO A POINT OF TANGENCY; N74°23'52"E FOR 423.58 FEET TO A POINT OF CURVATURE; EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 560.00 FEET (DELTA 14°41'42") (CHORD BEARING N81°44'43"E) (CHORD 143.23 FEET) FOR 143.63 FEET TO A POINT OF TANGENCY; N68°06'54"E FOR 175.70 FEET; S00°28'09"W FOR 99.16 FEET; S89°31'51"E FOR 102.00 FEET; S00°28'09"W FOR 24.30 FEET; S89°31'51"E FOR 70.20 FEET; N82°57'37"E FOR 70.81 FEET; S89°31'51"E FOR 57.03 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 65.00 FEET (DELTA 73°05'52") (CHORD BEARING S33°24'30"E) (CHORD 77.42 FEET) FOR 82.93 FEET TO A POINT OF TANGENCY; S69°57'27"E FOR 123.77 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 325.00 FEET (DELTA 45°05'43") (CHORD BEARING S47°24'35"E) (CHORD 249.24 FEET) FOR 255.80 FEET TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 275.00 FEET (DELTA 51°51'24") (CHORD BEARING S50°47'25"E) (CHORD 240.49 FEET) FOR 248.89 FEET TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 125.00 FEET (DELTA 54°40'42") (CHORD BEARING S49°22'46"E) (CHORD 114.81 FEET) FOR 119.29 FEET TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 75.00 FEET (DELTA 78°46'09") (CHORD BEARING S61°25'30"E) (CHORD 95.18 FEET) FOR 103.11 FEET TO A POINT OF TANGENCY; N79°11'25"E FOR 64.68 FEET; S06°36'24"E FOR 243.07 FEET TO A POINT OF CURVATURE; SOUTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 407.00 FEET (DELTA 11°25'17") (CHORD BEARING S12°19'02"E) (CHORD 81.00 FEET) FOR 81.13 FEET TO A POINT OF TANGENCY; S18°01'40"E FOR 145.26 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 193.00 FEET (DELTA 70°18'48") (CHORD BEARING S53°11'04"E) (CHORD 222.26 FEET) FOR 236.85 FEET; S01°39'32"W ALONG A NON-TANGENT LINE FOR 30.44 FEET TO A POINT OF CURVATURE; SOUTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 350.00 FEET (DELTA 23°11'32") (CHORD BEARING S13°15'18"W) (CHORD 140.71 FEET) FOR 141.67 FEET TO A POINT OF COMPOUND CURVATURE; SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 1,651.75 FEET (DELTA 11°33'08") (CHORD BEARING S30°37'38"W) (CHORD 332.47 FEET) FOR 333.04 FEET TO A POINT ON A NON-TANGENT CURVE; SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 680.00 FEET (DELTA 41°50'09") (CHORD BEARING S57°17'46"W) (CHORD 492.70 FEET) FOR 503.82 FEET TO A POINT OF TANGENCY; S78°12'50"W FOR 275.30 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 1,338.00 FEET (DELTA 22°43'21") (CHORD BEARING S86°51'10"W) (CHORD 525.97 FEET) FOR 529.44 FEET TO A POINT ON A NON-TANGENT CURVE; SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 132.56 FEET (DELTA 12°16'24") (CHORD BEARING S65°00'04"W) (CHORD 28.34 FEET) FOR 28.39 FEET TO A POINT ON A NON-TANGENT CURVE; SOUTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 1,665.00 FEET (DELTA 16°51'25") (CHORD BEARING S63°25'21"W) (CHORD 488.09 FEET) FOR 489.86 FEET TO A POINT OF TANGENCY; S71°51'03"W FOR 86.61 FEET TO A POINT OF CURVATURE; WESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 665.00 FEET (DELTA 17°20'35") (CHORD BEARING S80°31'21"W) (CHORD 200.52 FEET) FOR 201.29 FEET AND S00°48'22"E ALONG A RADIAL LINE FOR 74.36 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 36; THENCE RUN S89°11'43"W ALONG SAID SOUTH LINE FOR 1,166.27 FEET TO THE POINT OF BEGINNING, CONTAINING 250.64 ACRES, MORE OR LESS.

BEARINGS HEREIN ABOVE MENTIONED ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/NSRS 2011) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 36 TO BEAR S89°11'43"W.

SURVEYOR'S CERTIFICATION

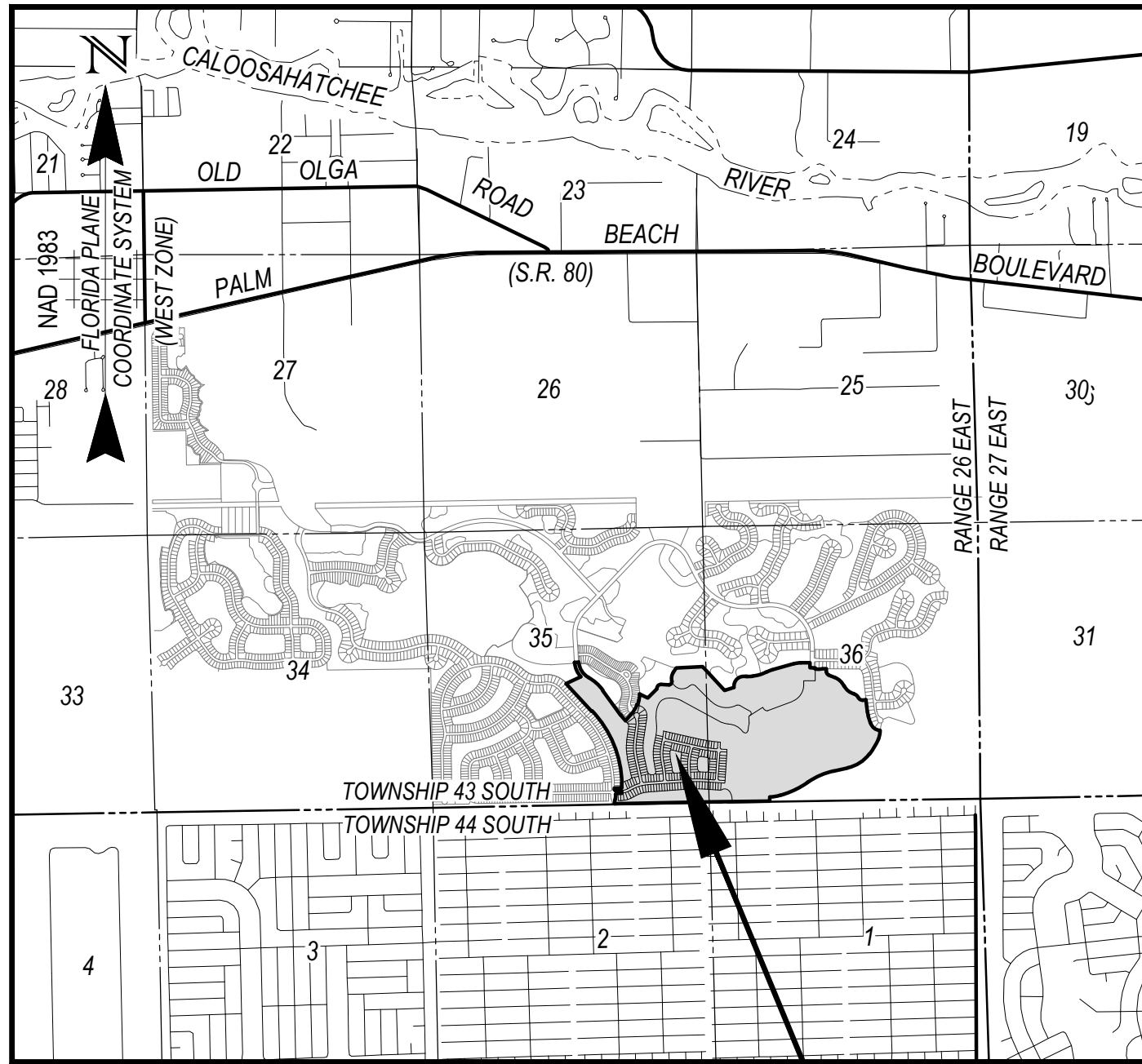
I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HAMPTON LAKES AT RIVER HALL EAST, A REPLAT OF TRACT "F-1", HAMPTON LAKES AT RIVER HALL SOUTH, RECORDED IN INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS, TOGETHER WITH LANDS LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, A SUBDIVISION LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT. DONE THIS _____ DAY OF _____, 2024.

SCOTT A. WHEELER (FOR THE FIRM-LB 6940) BARRACO AND ASSOCIATES, INC.
PROFESSIONAL SURVEYOR AND MAPPER 2271 MCGREGOR BLVD., SUITE 100, FORT MYERS,
FLORIDA CERTIFICATE NO. 5949 FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB-6940

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF HAMPTON LAKES AT RIVER HALL EAST, A REPLAT OF TRACT "F-1", HAMPTON LAKES AT RIVER HALL SOUTH, RECORDED IN INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS, TOGETHER WITH LANDS LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, A SUBDIVISION LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT _____, THIS _____ DAY OF _____, 2024 AND DULY RECORDED AS INSTRUMENT NUMBER _____, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

KEVIN C. KARNES
CLERK OF COURT
IN AND FOR LEE COUNTY



VICINITY MAP

0 1500 3000 6000

SCALE IN FEET (1"=3000')

PROJECT LOCATION

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS _____ DAY OF _____, 2024.

BRIAN HAMMAN
BOARD CHAIR

KEVIN C. KARNES
CLERK OF COURT

DAVID W. HALVERSON
ASSISTANT COUNTY ATTORNEY

OHDET KLEINMANN
MANAGER, DEVELOPMENT SERVICES

MIKKI J. ROZDOLSKI
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

REVIEW BY THE DESIGNATED COUNTY P.S.M. DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES.

GARY W. RASHFORD, PSM LS6305
LEE COUNTY DESIGNATED P.S.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND HEREIN DESCRIBED, HAS CAUSED THIS PLAT OF HAMPTON LAKES AT RIVER HALL EAST, A REPLAT OF TRACT "F-1", HAMPTON LAKES AT RIVER HALL SOUTH, RECORDED IN INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS, TOGETHER WITH LANDS LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, A SUBDIVISION LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY :

- 1. RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS:
 - A) TRACTS "F-1" AND "F-2" FOR FUTURE DEVELOPMENT.
- 2. DEDICATE TO THE HAMPTON LAKES AT RIVER HALL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITH RESPONSIBILITY FOR MAINTENANCE:
 - A) TRACT "R" FOR PRIVATE ROAD RIGHT OF WAY, SUBJECT TO THE EASEMENTS SHOWN HEREON, AND RESERVING TO OWNERS FOR THE BENEFIT OF ITSELF AND ALL SUCCESSOR OWNERS OF LOTS SHOWN ON THIS PLAT NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER AND THROUGH TRACT "R";
 - B) TRACTS "O-1", "O-2", "O-3", "O-4", "O-5", "O-6", "O-7", "O-8" AND "O-9", FOR OPEN SPACE; RESERVING UNTO OWNER, ITS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENTS IN AND TO SUCH TRACTS FOR THE FOREGOING PURPOSES.
 - C) ALL DRAINAGE EASEMENTS (P.D.E.)
- 3. DEDICATE TO THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT ("RIVER HALL CDD"), WITH RESPONSIBILITY FOR MAINTENANCE:
 - A) TRACTS "L-1", "L-2", "L-3" AND "L-4" FOR LAKE PURPOSES.
 - B) ALL LAKE ACCESS EASEMENTS (L.A.E.) AND ALL PRIMARY DRAINAGE EASEMENTS (P.D.E.)
- 4. DEDICATE TO RIVER HALL CDD, WITHOUT RESPONSIBILITY FOR MAINTENANCE, A PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "R".

IN WITNESS WHEREOF, GRAYDON E. MIARS, AS VICE PRESIDENT, ON BEHALF OF RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS _____ DAY OF _____, 2024.

WITNESS: _____
PRINT NAME: _____ RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____
PRINT NAME: _____ GRAYDON E. MIARS
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2024, BY _____ OF BY GRAYDON E. MIARS, AS VICE PRESIDENT OF RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION # _____ MY COMMISSION EXPIRES

Barraco
 and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 McREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION -
 ENGINEERING 7995 - SURVEYING LB-6940

HAMPTON LAKES AT RIVER HALL EAST

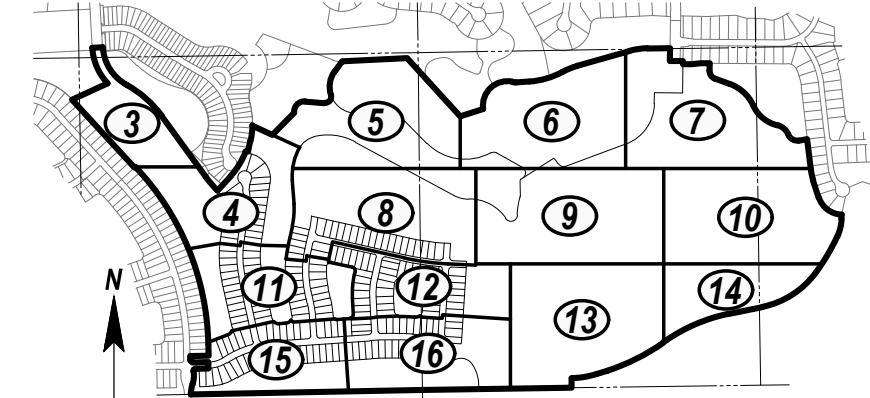
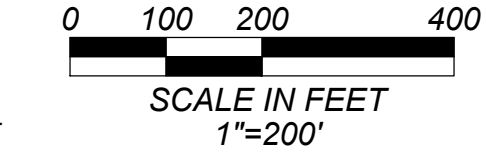
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INSTRUMENT NUMBER _____

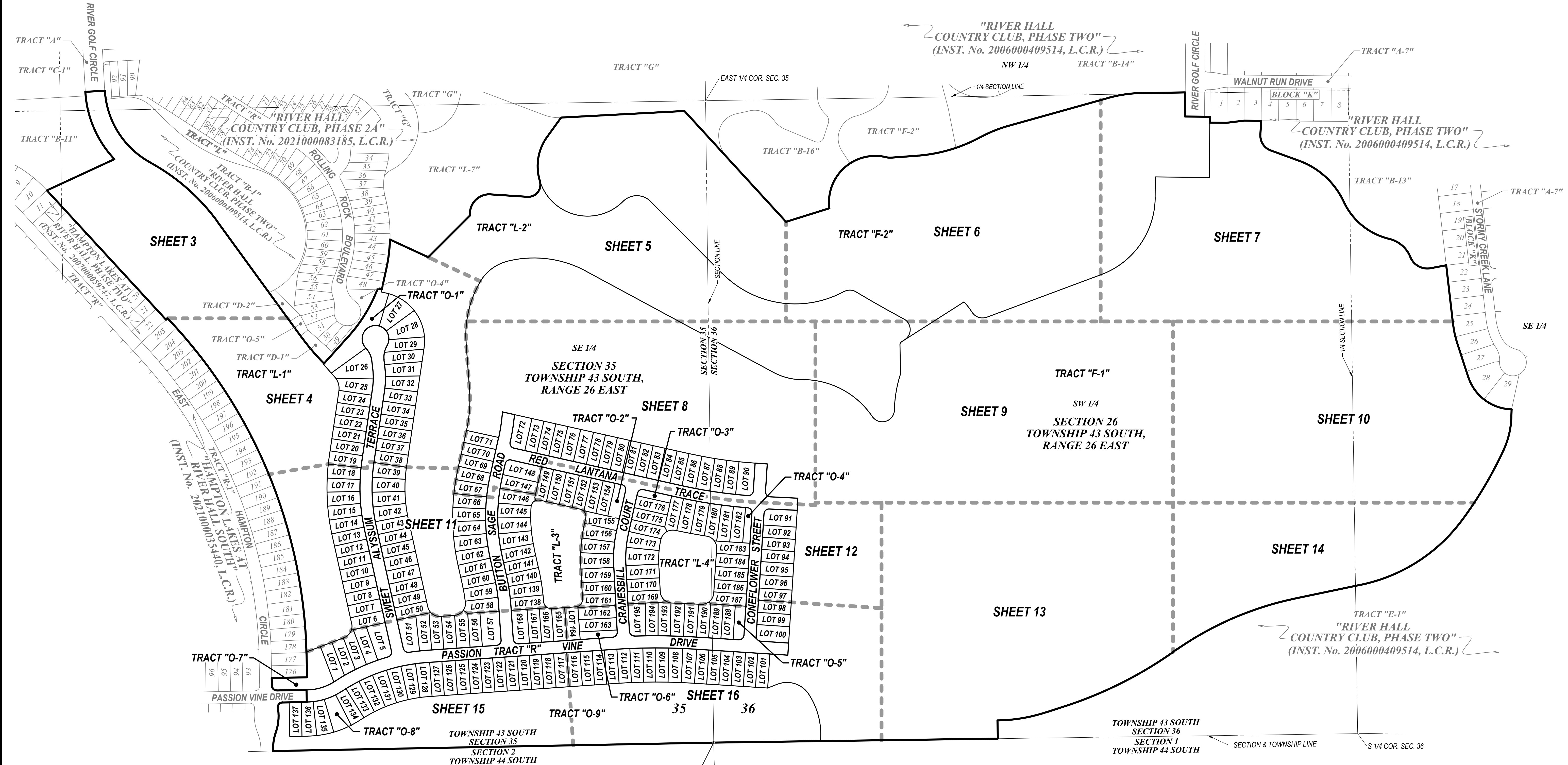
SHEET 2 OF 16

NOTES

- | | | | | | | |
|---|---|---|--|--|--|--------------------------------------|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES. | 6. Δ = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P." | 13. C.C.R. = CERTIFIED CORNER RECORD | 22. FRAC. = FRACTION | 33. (M) = MEASURED | 41. PG. = PAGE |
| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36 TO BEAR S89°11'43"W. | 5. \odot = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED. | 7. δ = DELTA | 14. CD = CHORD DISTANCE | 23. INST. No. = INSTRUMENT NUMBER | 34. N(Y) = GRID NORTHING | 42. P.K. = PARKER-KALON |
| 3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | | 8. Ac = ACRES | 15. CH = CHORD BEARING AND DISTANCE | 24. I.R. = IRON ROD | 35. NAD = NORTH AMERICAN DATUM | 43. PROP. = PROPERTY |
| | | 9. A.E. = ACCESS EASEMENT | 16. C.M. = CONCRETE MONUMENT | 25. L = LENGTH | 36. NR = NON-RADIAL | 44. P.U.E. = PUBLIC UTILITY EASEMENT |
| | | 10. (C) = CALCULATED | 17. COR. = CORNER | 26. L.A.E. = LAKE ACCESS EASEMENT | 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM | 45. R = RADIUS |
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| | | | 20. E (X) = GRID EASTING | 31. L.C.U.E. = LEE COUNTY UTILITY EASEMENT | 40. P.B. = PLAT BOOK | 48. S.F. = SQUARE FEET |
| | | | 21. FD. = FOUND | 32. L.M.E. = LAKE MAINTENANCE EASEMENT | | 49. W/ = WITH |



SHEET INDEX
 SCALE 1"=1500'

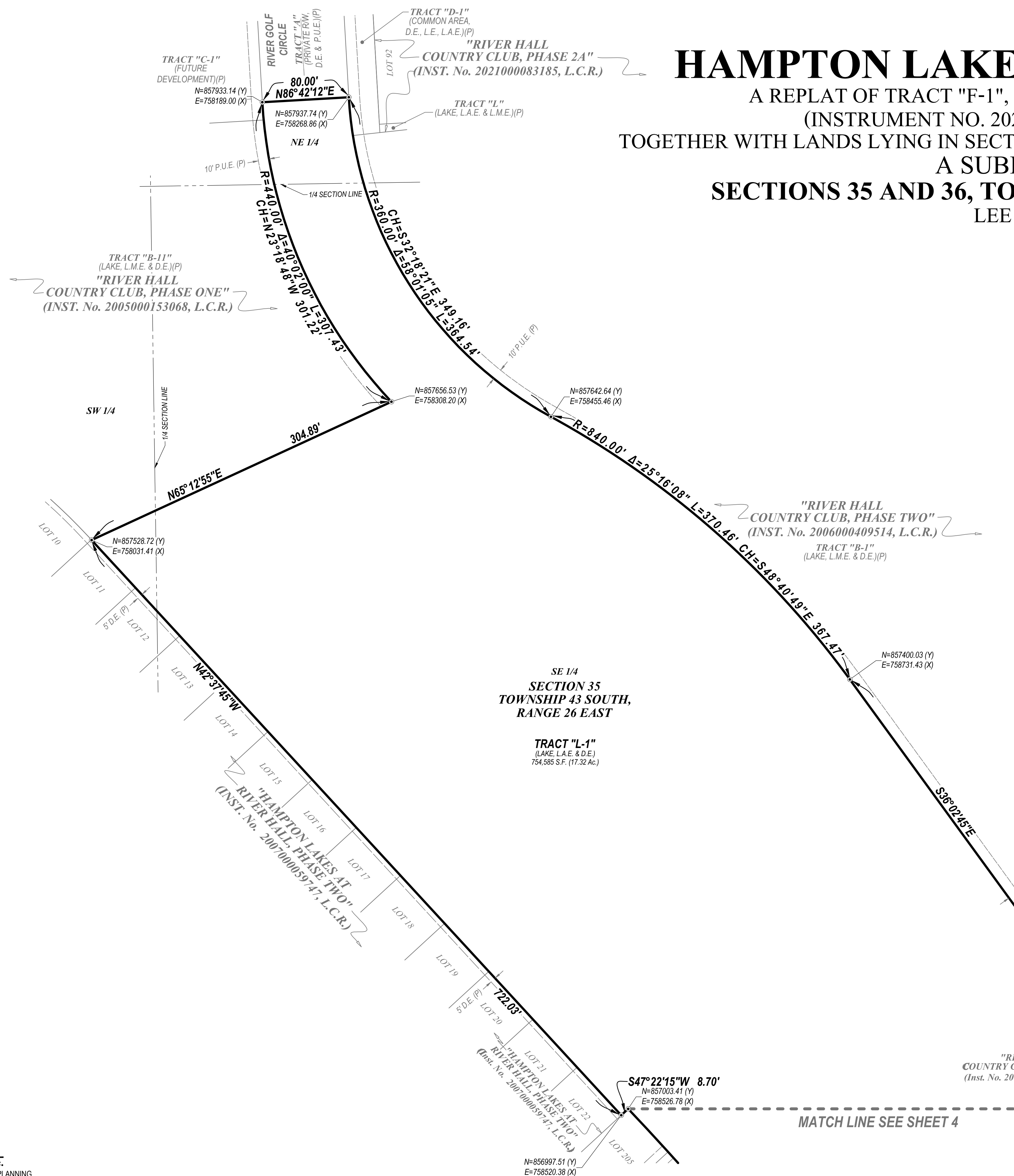


2
 1
 "LEHIGH ACRES PLAT OF SECTION 2"
 (PB. 15, PAGE 58, L.C.R.)
 N=855261.58 (Y) E=760768.28 (X)
 POINT OF BEGINNING
 SOUTHEAST COR. OF SEC. 35
KEY MAP SHEET

DOS2022-00183/PLT2023-00014

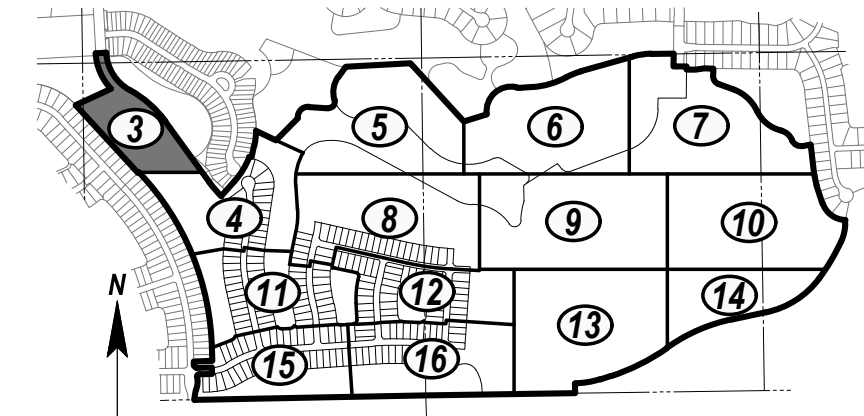
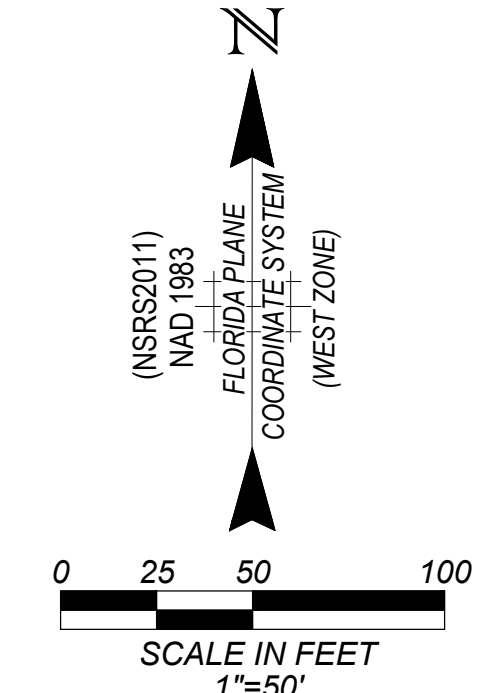
HAMPTON LAKES AT RIVER HALL EAST

A REPLAT OF TRACT "F-1", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
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LEE COUNTY, FLORIDA



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- R.W. = RIGHT OF WAY
- SEC. = SECTION
- S.F. = SQUARE FEET
- W. = WIDTH



SHEET INDEX
SCALE 1"=1500'

SE 1/4
SECTION 35
TOWNSHIP 43 SOUTH,
RANGE 26 EAST

TRACT "L-1"
(LAKE, L.A.E. & D.E.)
754,585 S.F. (17.32 Ac.)

MATCH LINE SEE SHEET 4

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
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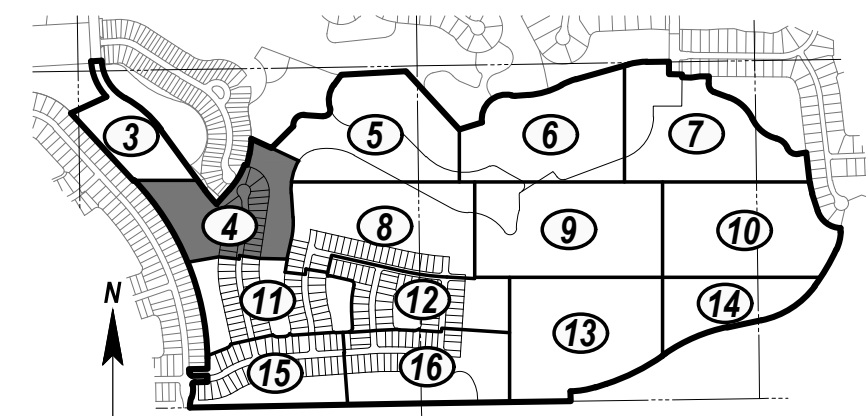
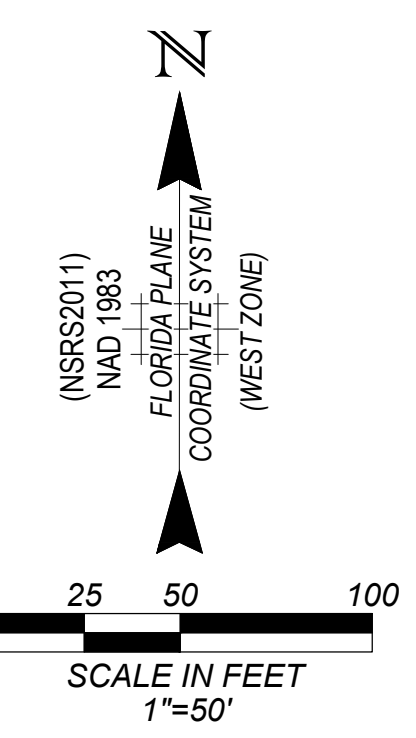
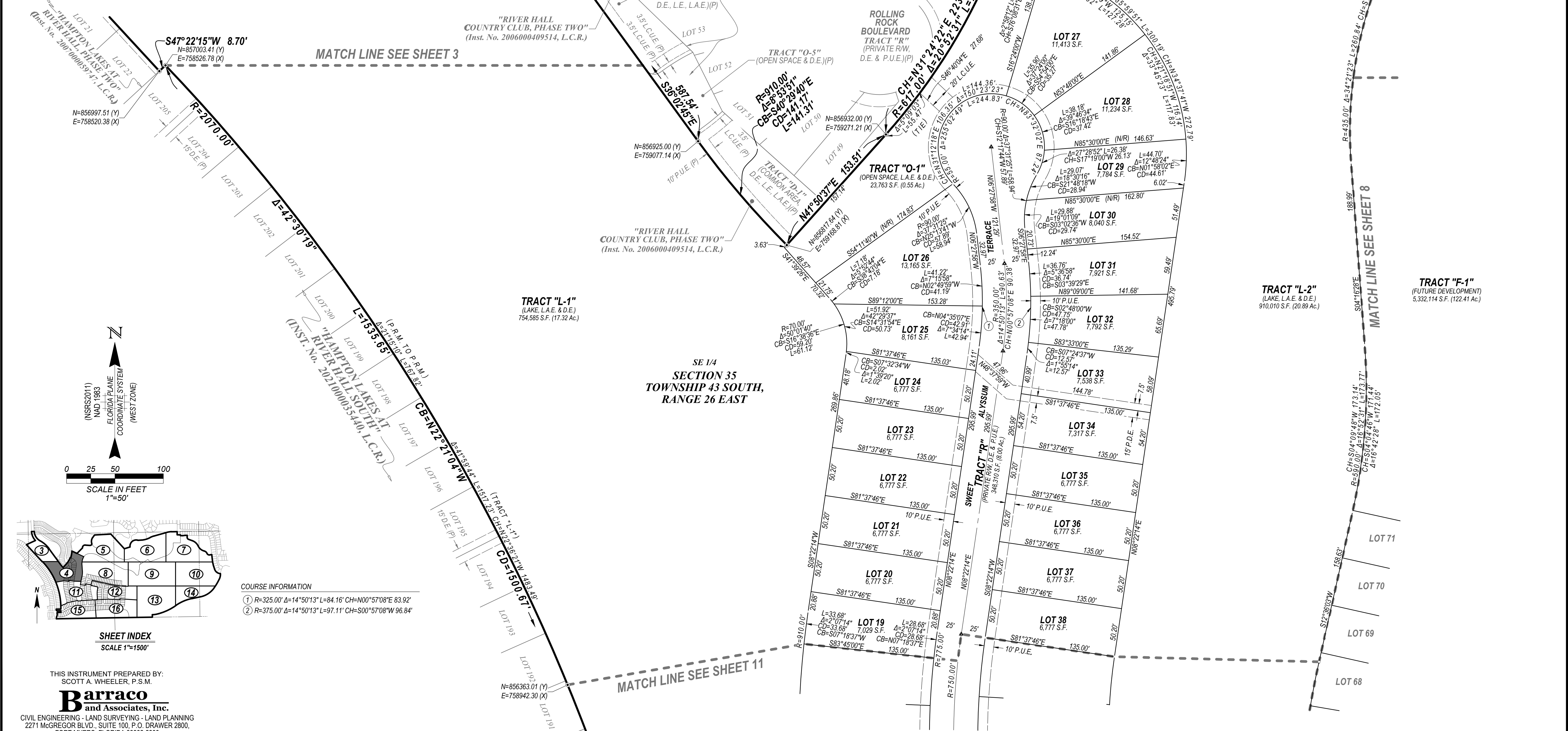
DOS2022-00183/PLT2023-00014

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| | 16. C.M. = CONCRETE MONUMENT | 30. L.C.R. = LEE COUNTY RECORDS | 47. SEC. = SECTION |
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| | 18. D.B. = DEED BOOK, LEE COUNTY RECORDS | 32. L.M.E. = LAKE MAINTENANCE EASEMENT | 49. W/ = WITH |
| | 19. D.E. = DRAINAGE EASEMENT | 33. (M) = MEASURED | |
| | | 34. N (Y) = GRID NORTHING | |
| | | 35. NAD = NORTH AMERICAN DATUM | |
| | | 36. NR = NON-RADIAL | |



COURSE INFORMATION

① R=325.00' Δ =14°50'13" L=84.16' CH=N00°57'08"E 83.92'

② R=375.00' Δ =14°50'13" L=97.11' CH=S00°57'08"W 96.84'

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
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PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

DOS2022-00183\PLT\2023-00014

HAMPTON LAKES AT RIVER HALL EAST

A REPLAT OF TRACT "F-1", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)

TOGETHER WITH LANDS LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

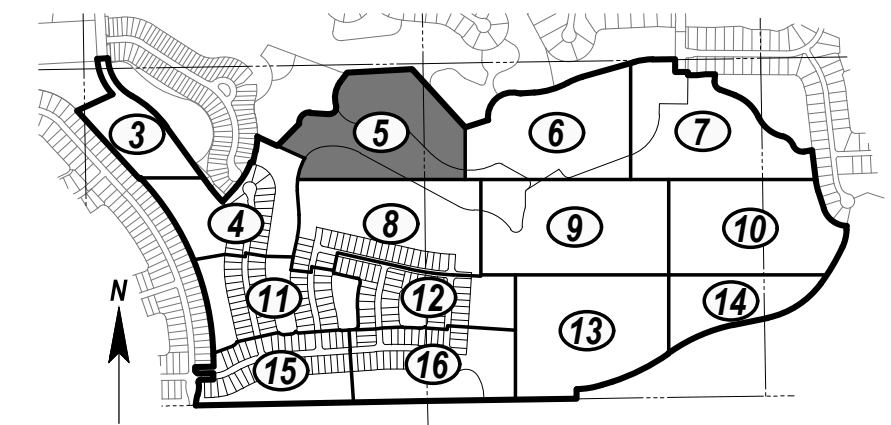
INSTRUMENT NUMBER _____

SHEET 5 OF 16

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

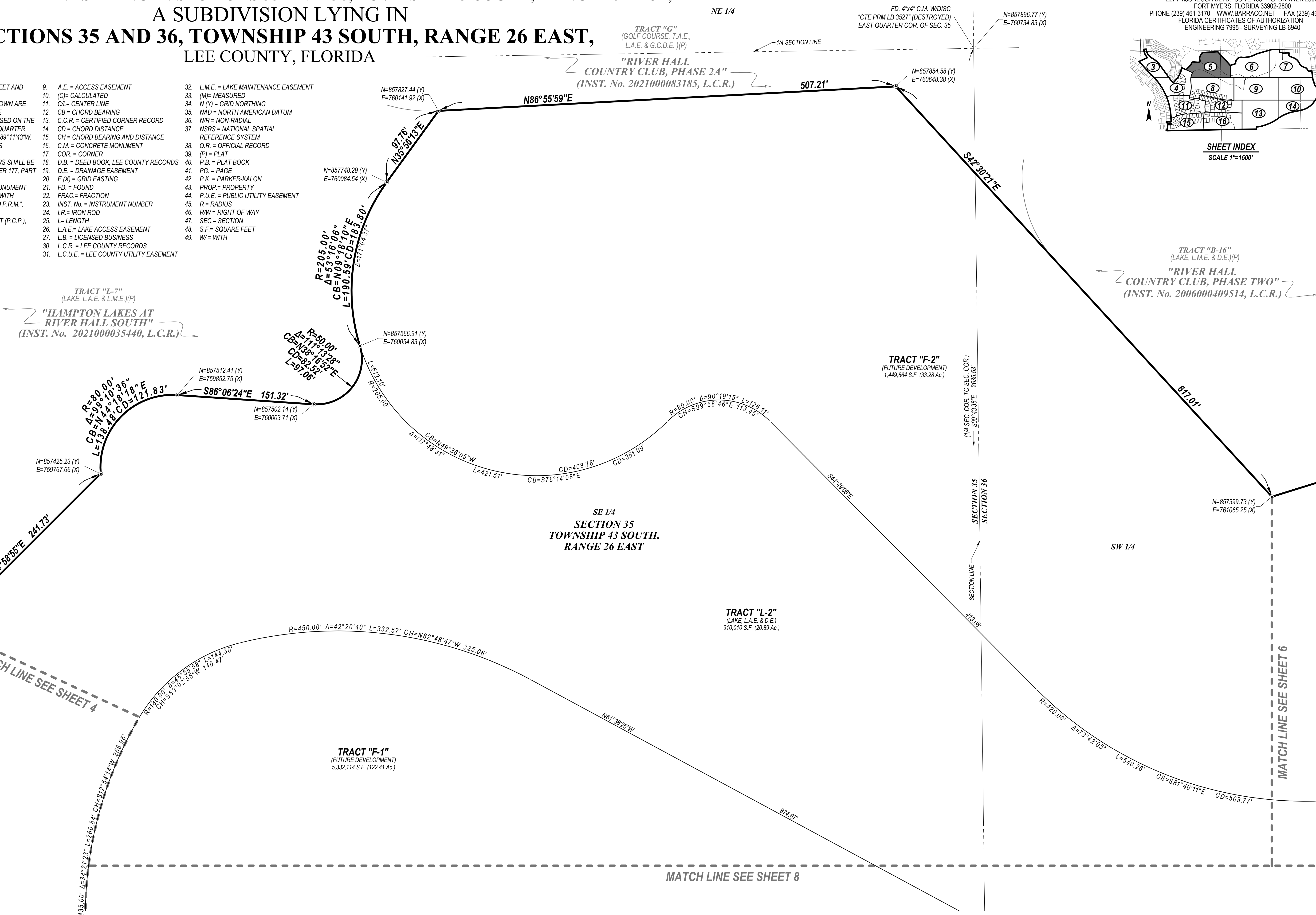
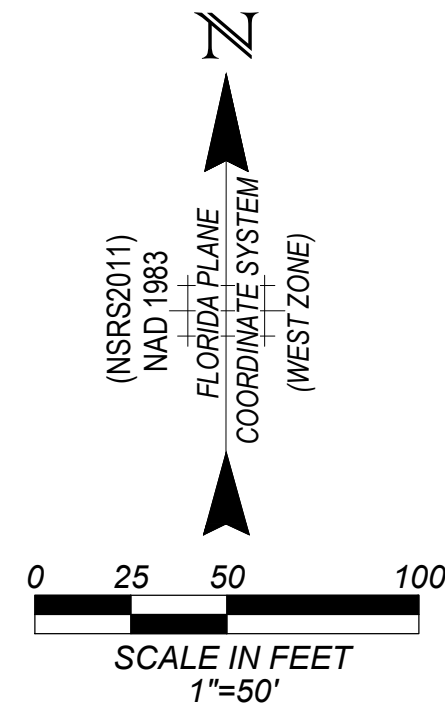
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
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SHEET INDEX
SCALE 1"=1500'

NOTES

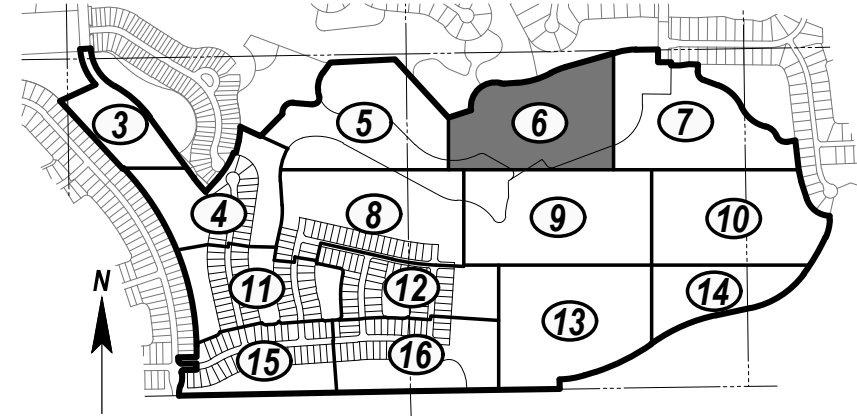
- | | | |
|---|--|--|
| 1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF. | 9. A.E. = ACCESS EASEMENT | 32. L.M.E. = LAKE MAINTENANCE EASEMENT |
| 2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36 TO BEAR S89°11'43"W. | 10. (C)= CALCULATED | 33. (M)= MEASURED |
| 3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED. | 11. CL= CENTER LINE | 34. N (Y) = GRID NORTHING |
| 4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES. | 12. CB = CHORD BEARING | 35. NAD = NORTH AMERICAN DATUM |
| 5. SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED. | 13. C.C.R. = CERTIFIED CORNER RECORD | 36. N/R = NON-RADIAL |
| 6. SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P.". | 14. CD = CHORD DISTANCE | 37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM |
| 7. Δ = DELTA | 15. CH = CHORD BEARING AND DISTANCE | 38. O.R. = OFFICIAL RECORD |
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| | 17. COR. = CORNER | 40. P.B. = PLAT BOOK |
| | 18. D.B. = DEED BOOK, LEE COUNTY RECORDS | 41. PG. = PAGE |
| | 19. D.E. = DRAINAGE EASEMENT | 42. P.K. = PARKER-KALON |
| | 20. E (X) = GRID EASTING | 43. PROP. = PROPERTY |
| | 21. FD. = FOUND | 44. P.U.E. = PUBLIC UTILITY EASEMENT |
| | 22. FRAC. = FRACTION | 45. R = RADIUS |
| | 23. INST. No. = INSTRUMENT NUMBER | 46. R/W = RIGHT OF WAY |
| | 24. I.R. = IRON ROD | 47. SEC. = SECTION |
| | 25. L = LENGTH | 48. S.F. = SQUARE FEET |
| | 26. L.A.E. = LAKE ACCESS EASEMENT | 49. W = WITH |
| | 27. L.B. = LICENSED BUSINESS | |
| | 30. L.C.R. = LEE COUNTY RECORDS | |
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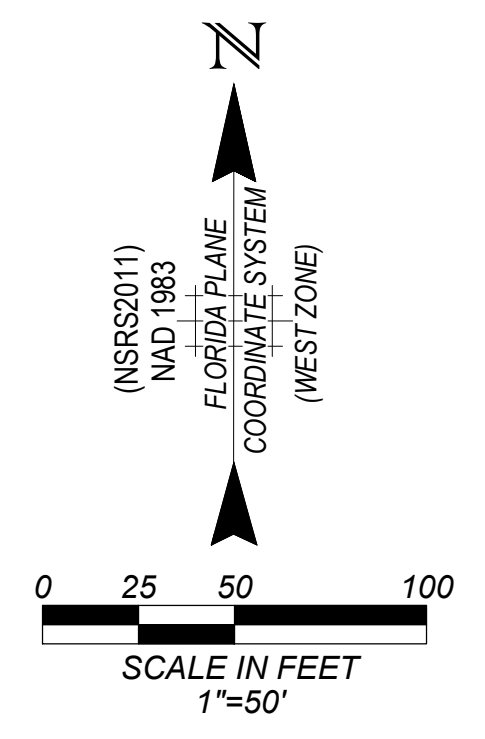
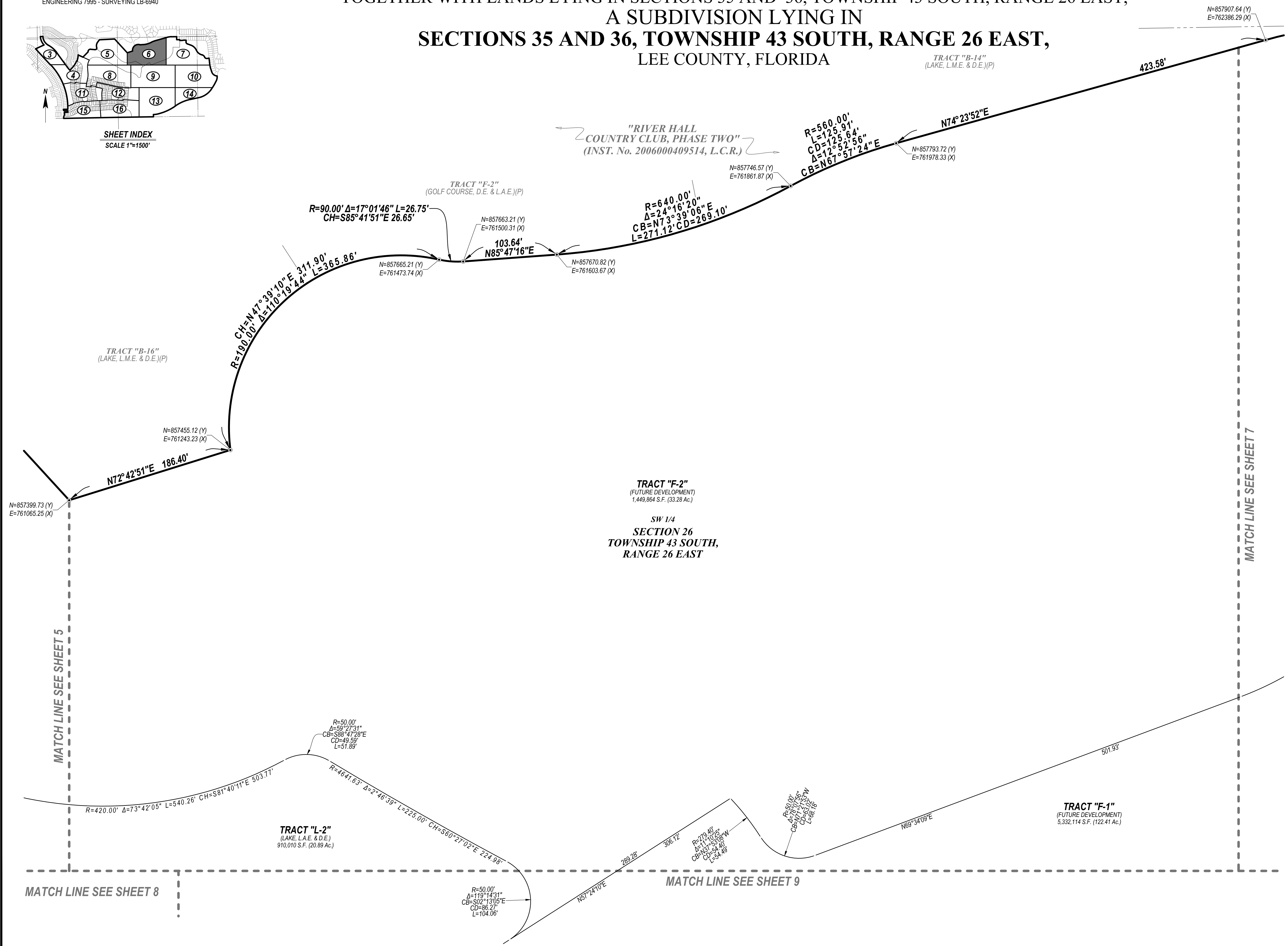
DOS2022-00183\PLT\2023-00014

HAMPTON LAKES AT RIVER HALL EAST

A REPLAT OF TRACT "F-1", HAMPTON LAKES AT RIVER HALL SOUTH,
 (INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
 TOGETHER WITH LANDS LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 A SUBDIVISION LYING IN
SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
 LEE COUNTY, FLORIDA



SHEET INDEX
 SCALE 1"=1500'



- NOTES**
- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36 TO BEAR S89°11'43"W.
 - ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
 - INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
 - ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
 - ▲ = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P.".
 - Δ = DELTA
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 - FRAC. = FRACTION
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 - L.A.E. = LAKE ACCESS EASEMENT
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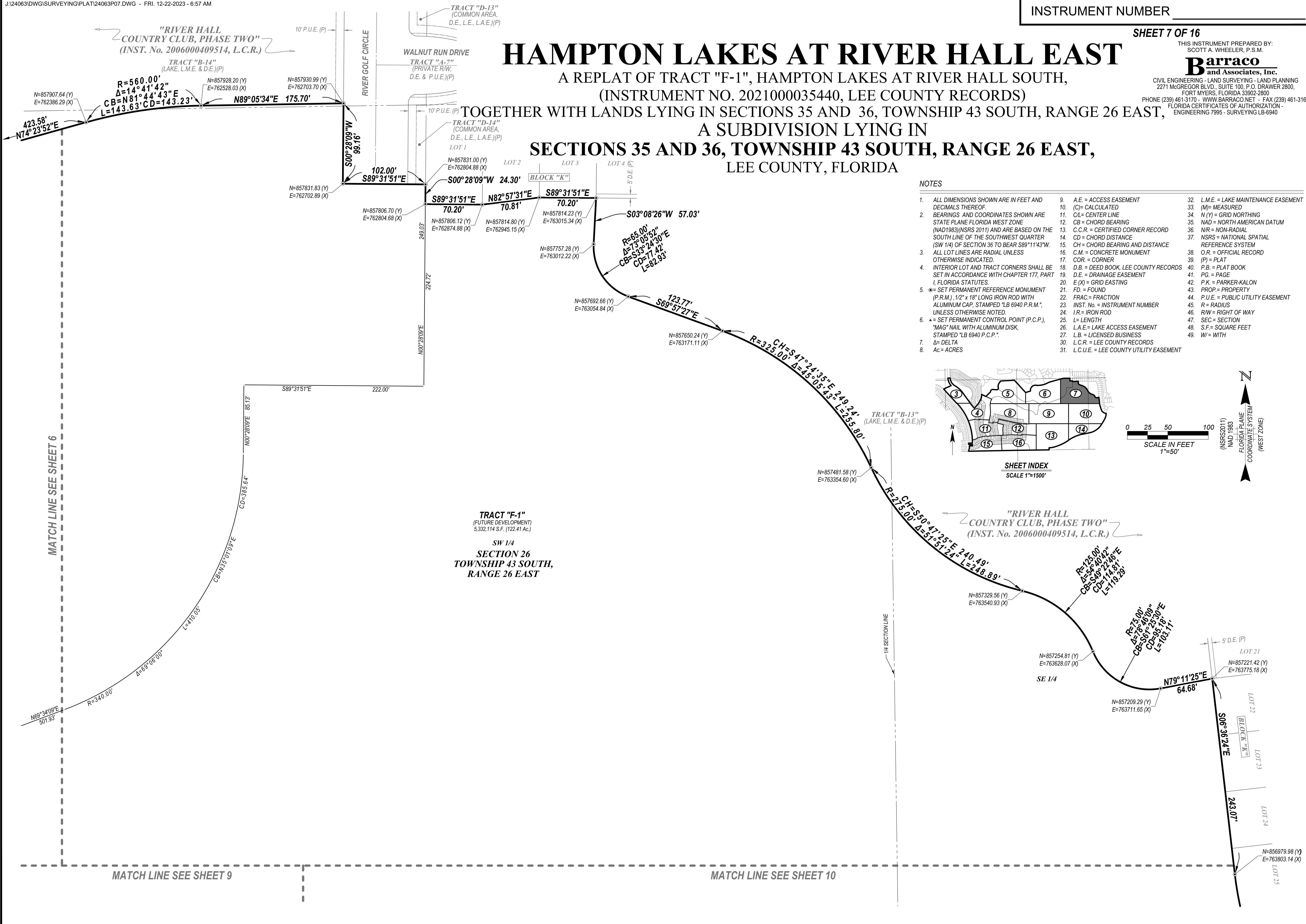
DOS2022-00183\PLT\2023-00014

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
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FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

HAMPTON LAKES AT RIVER HALL EAST

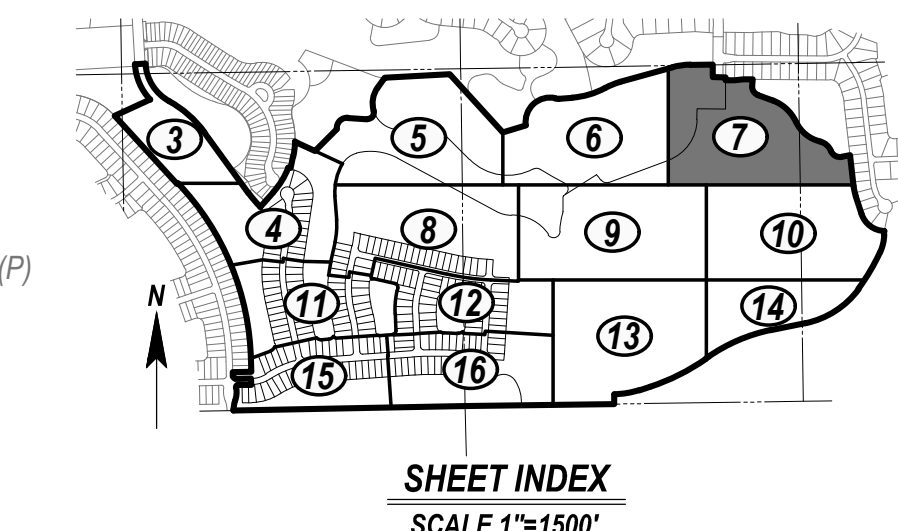
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TOGETHER WITH LANDS LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
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TRACT "F-1"
(FUTURE DEVELOPMENT)
5,332,114 S.F. (122.41 Ac.)
SW 1/4
SECTION 26
TOWNSHIP 43 SOUTH,
RANGE 26 EAST

DOS2022-00183\PLT\2023-00014

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 10

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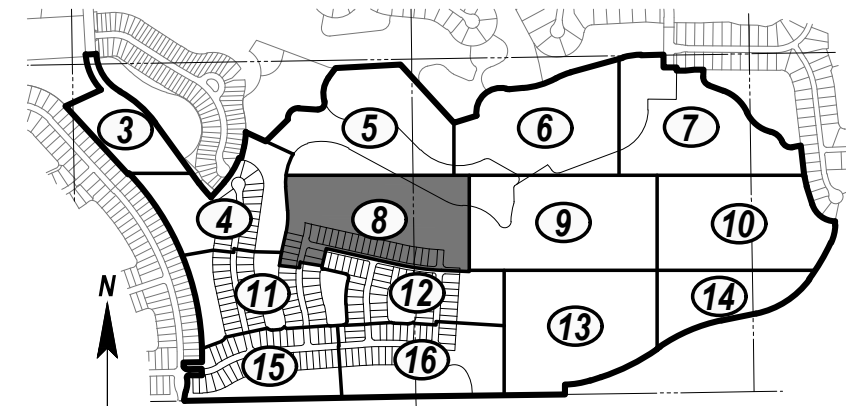
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LEE COUNTY, FLORIDA

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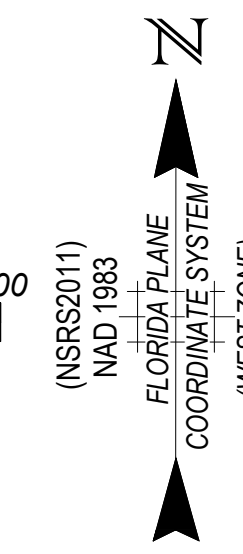
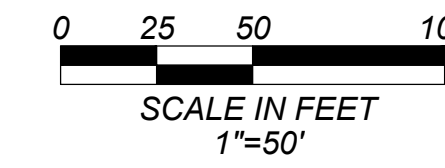
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SHEET INDEX
SCALE 1"=1500'

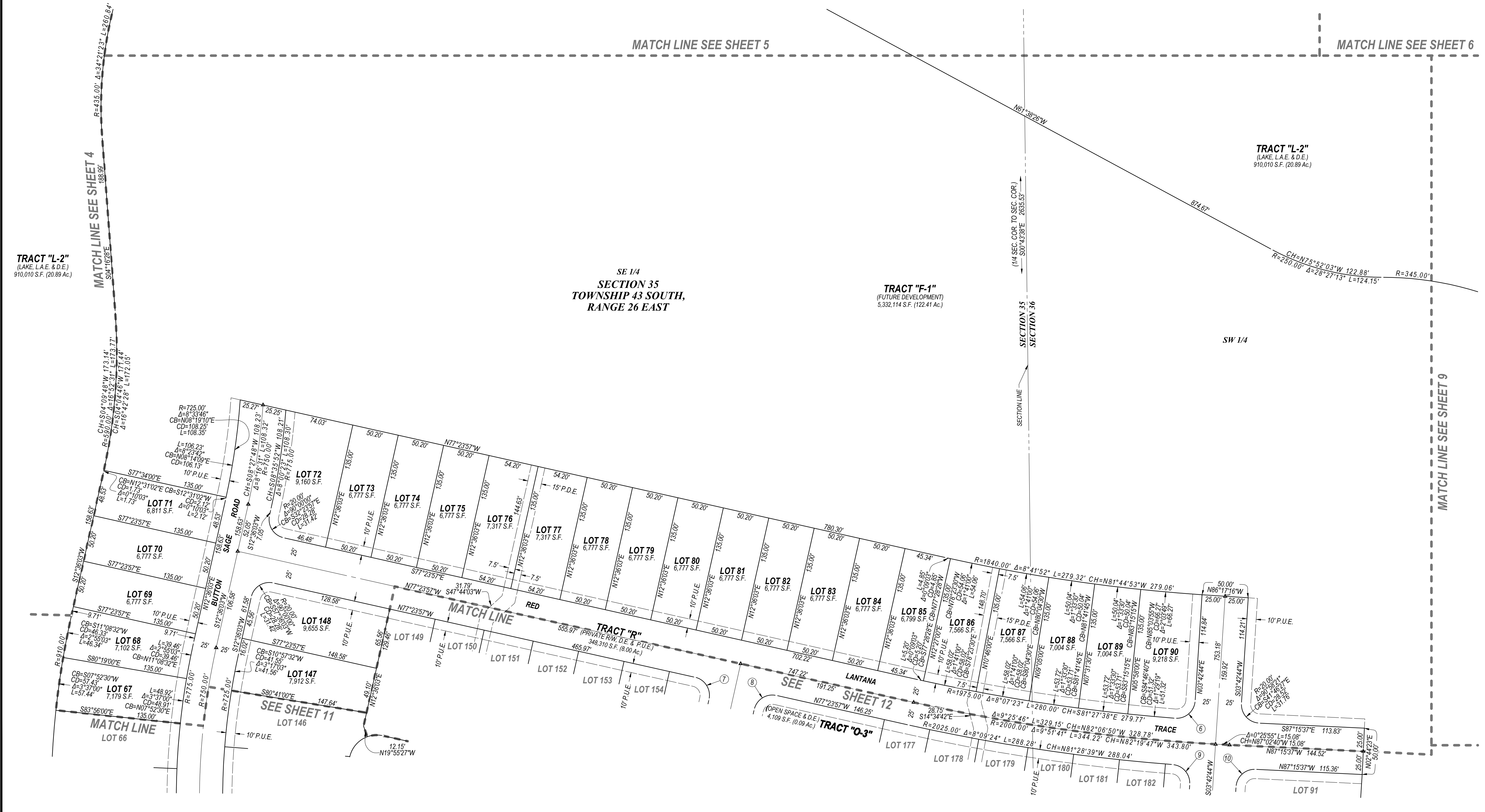
COURSE INFORMATION

- ⑥ R=20.00' Δ=90°45'57" L=31.68' CH=N49°05'42"E 28.47'
- ⑦ R=20.00' Δ=90°00'00" L=31.42' CH=N32°23'57"W 28.28'
- ⑧ R=20.00' Δ=90°00'00" L=31.42' CH=S57°36'03"W 28.28'
- ⑨ R=20.00' Δ=89°16'05" L=31.16' CH=N40°55'18"W 28.10'
- ⑩ R=20.00' Δ=89°01'39" L=31.08' CH=S48°13'33"W 28.04'



MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 6



DOS2022-00183\PLT2023-00014

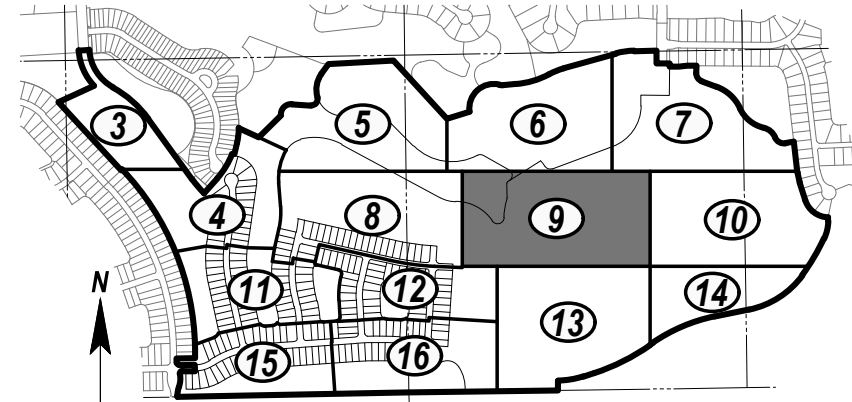
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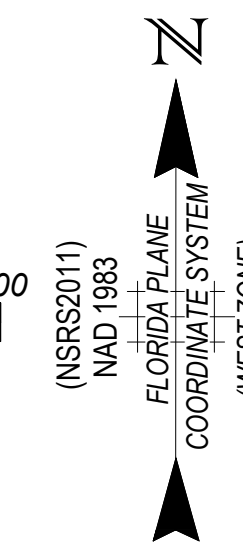
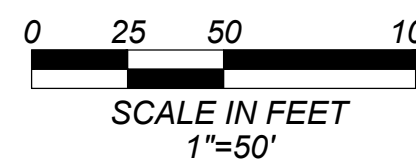
HAMPTON LAKES AT RIVER HALL EAST

A REPLAT OF TRACT "F-1", HAMPTON LAKES AT RIVER HALL SOUTH,
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 SCALE 1"=1500'

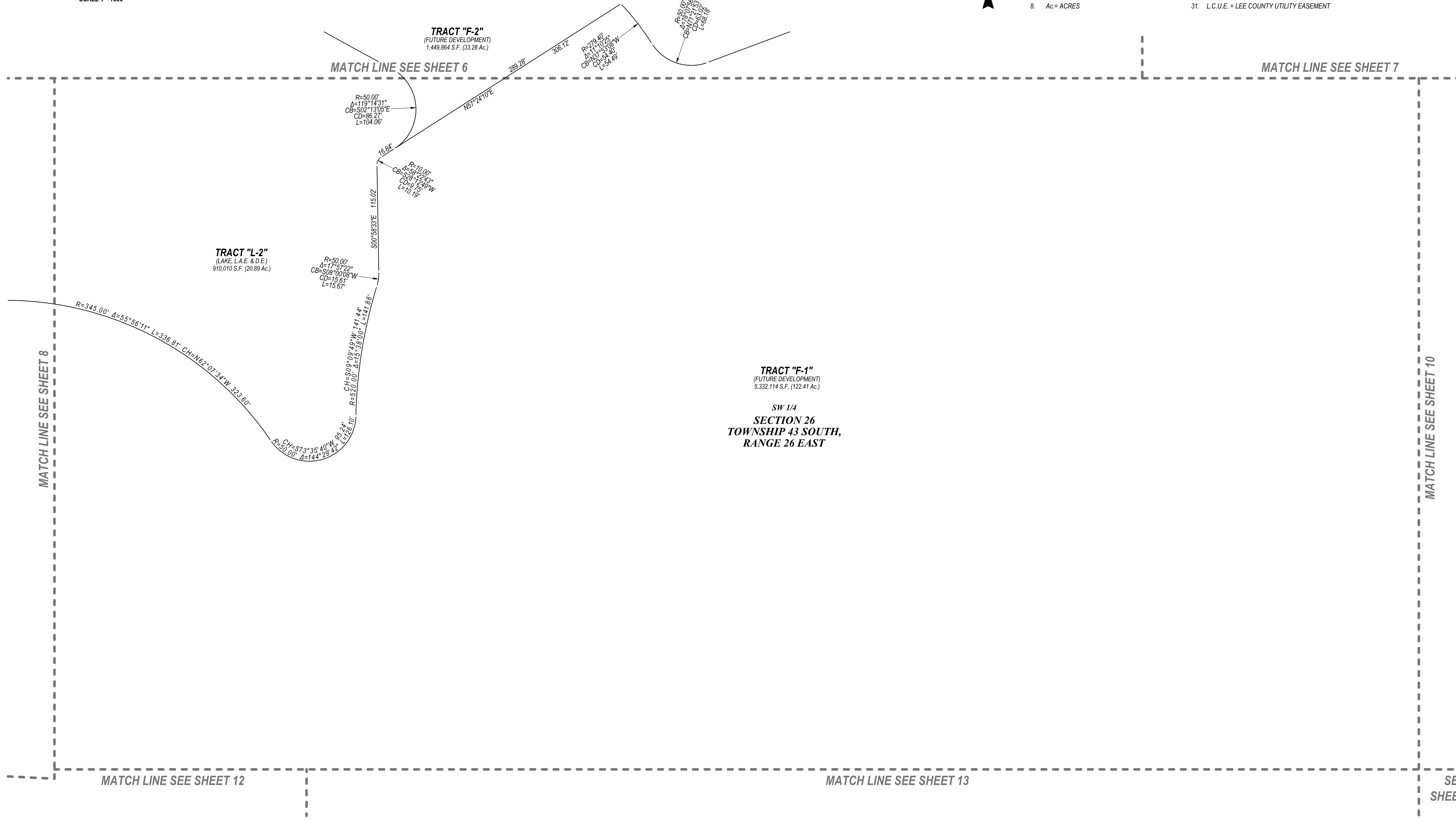


INSTRUMENT NUMBER _____

SHEET 9 OF 16

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
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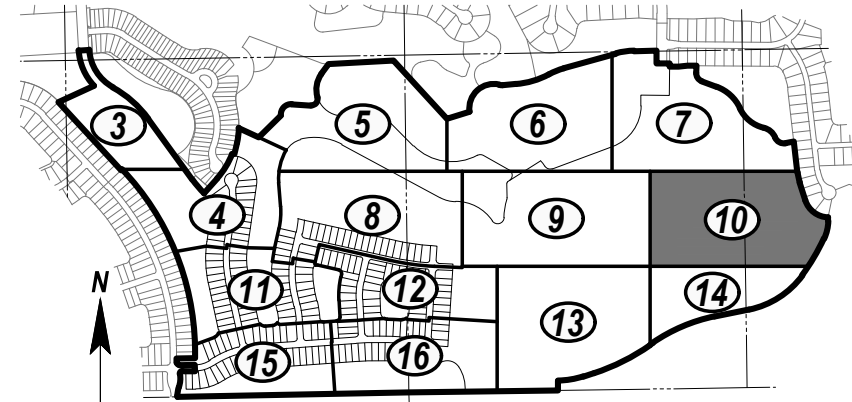
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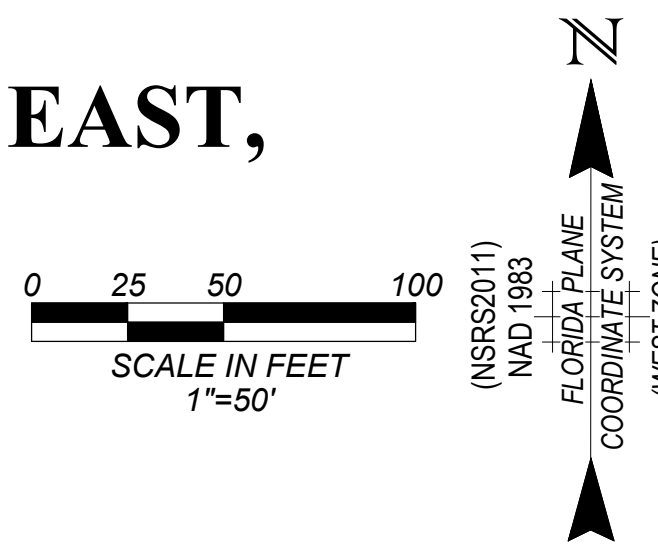
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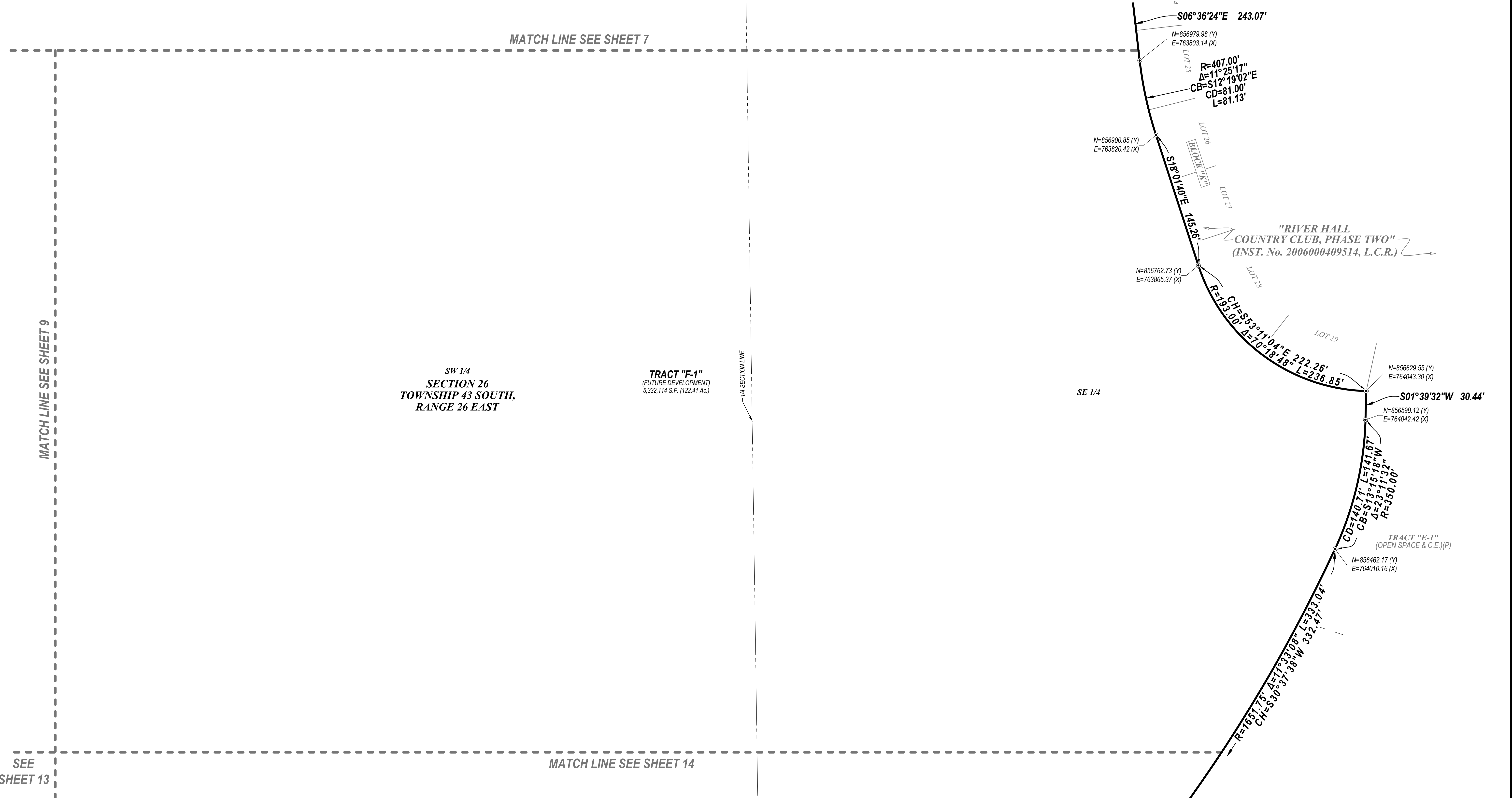


SHEET INDEX
 SCALE 1"=1500'



NOTES

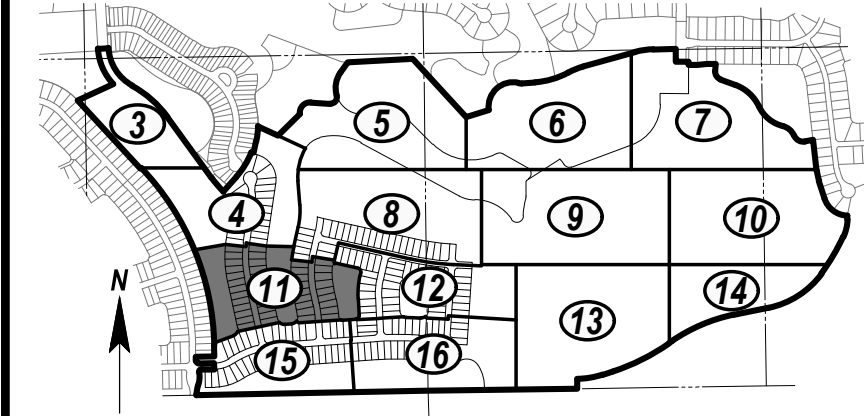
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45. R = RADIUS
46. R/W = RIGHT OF WAY
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HAMPTON LAKES AT RIVER HALL EAST

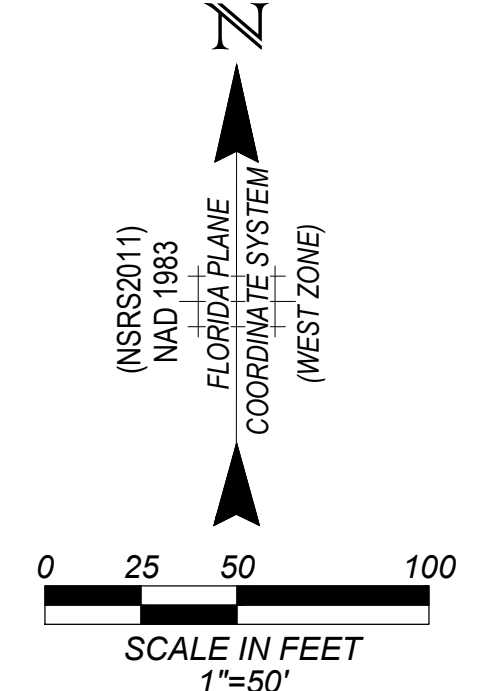
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A SUBDIVISION LYING IN
SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

Barraco
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CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940



COURSE INFORMATION
③ R=725.00' Δ=8°36'07" L=108.85' CH=N08°19'02"W 108.74'
④ R=775.00' Δ=8°36'07" L=116.35' CH=S08°19'02"E 116.24'
⑤ R=30.00' Δ=58°06'11" L=30.42' CH=N33°10'35"W 29.14'

SHEET INDEX
SCALE 1"=1500'



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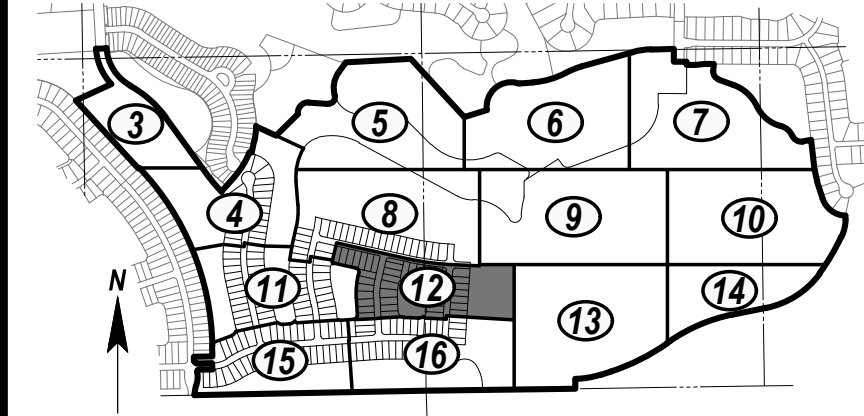
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HAMPTON LAKES AT RIVER HALL EAST

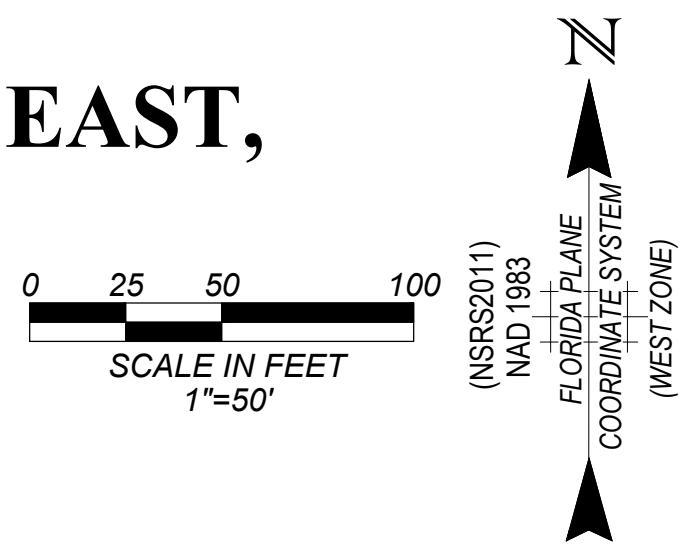
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SHEET INDEX
SCALE 1"=1500'



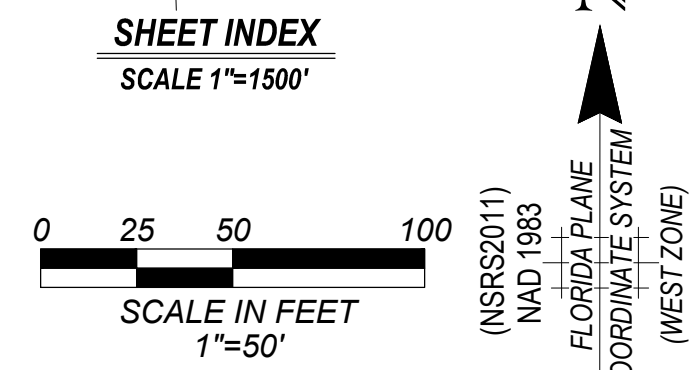
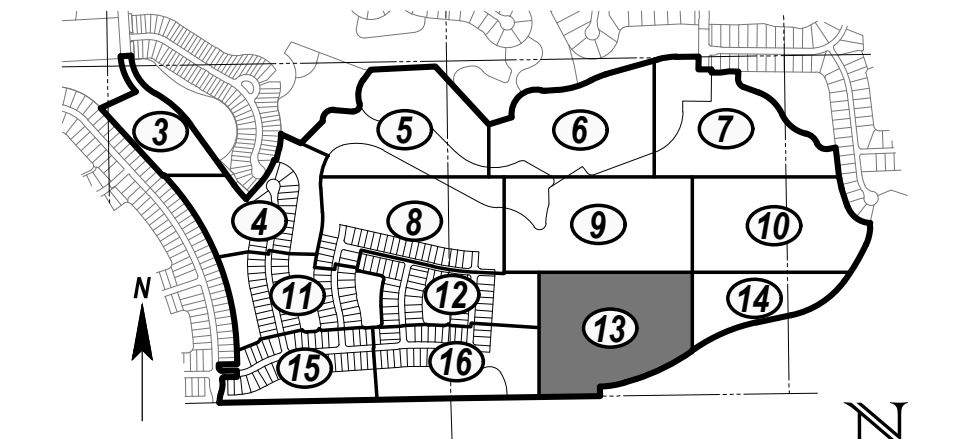
- COURSE INFORMATION
- ⑥ R=20.00' Δ=90°45'57" L=31.68' CH=N49°05'42"E 28.47'
 - ⑦ R=20.00' Δ=90°00'00" L=31.42' CH=N32°23'57"W 28.28'
 - ⑧ R=20.00' Δ=90°00'00" L=31.42' CH=S57°36'03"W 28.28'
 - ⑨ R=20.00' Δ=89°16'05" L=31.16' CH=N40°55'18"W 28.10'
 - ⑩ R=20.00' Δ=89°01'39" L=31.08' CH=S48°13'33"W 28.04'
 - ⑪ R=20.00' Δ=90°13'21" L=7.86' CH=S85°26'40"E 7.86'
 - ⑫ R=50.00' Δ=39°24'33" L=34.39' CH=N82°24'35"E 33.72'
 - ⑬ R=2160.00' Δ=0°10'21" L=6.51' CH=S77°58'19"E 6.51'
 - ⑭ R=2160.00' Δ=1°31'30" L=57.49' CH=S78°49'15"E 57.49'
 - ⑮ R=2160.00' Δ=1°31'30" L=57.49' CH=S80°20'45"E 57.49'
 - ⑯ R=2160.00' Δ=0°13'05" L=8.22' CH=S81°13'03"E 8.22'
 - ⑰ R=50.00' Δ=45°09'59" L=39.42' CH=S88°44'36"E 38.40'

SW 1/4
SECTION 26
TOWNSHIP 43 SOUTH,
RANGE 26 EAST

MATCH LINE SEE SHEET 9

SEE SHEET 10

SHEET 13 OF 16
 THIS INSTRUMENT PREPARED BY:
 SCOTT A. WHEELER, P.S.M.
Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
 2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
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 ENGINEERING 7995 - SURVEYING LB-6940



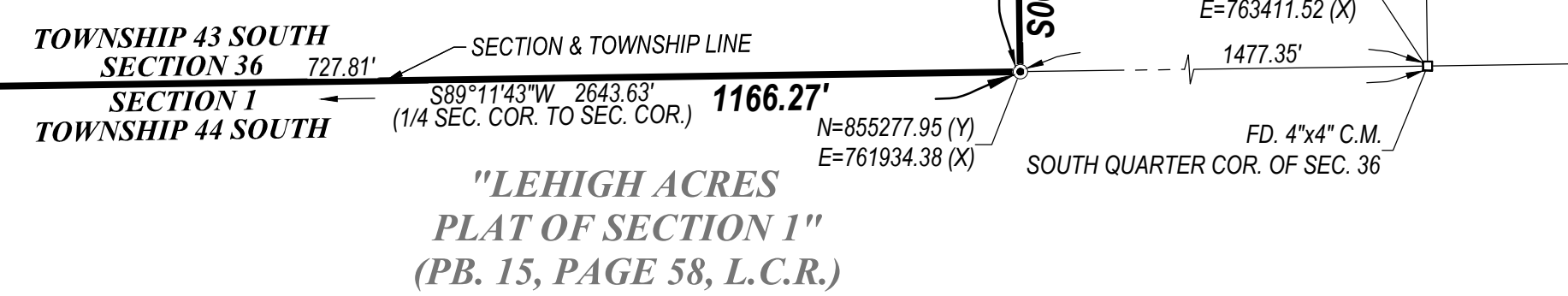
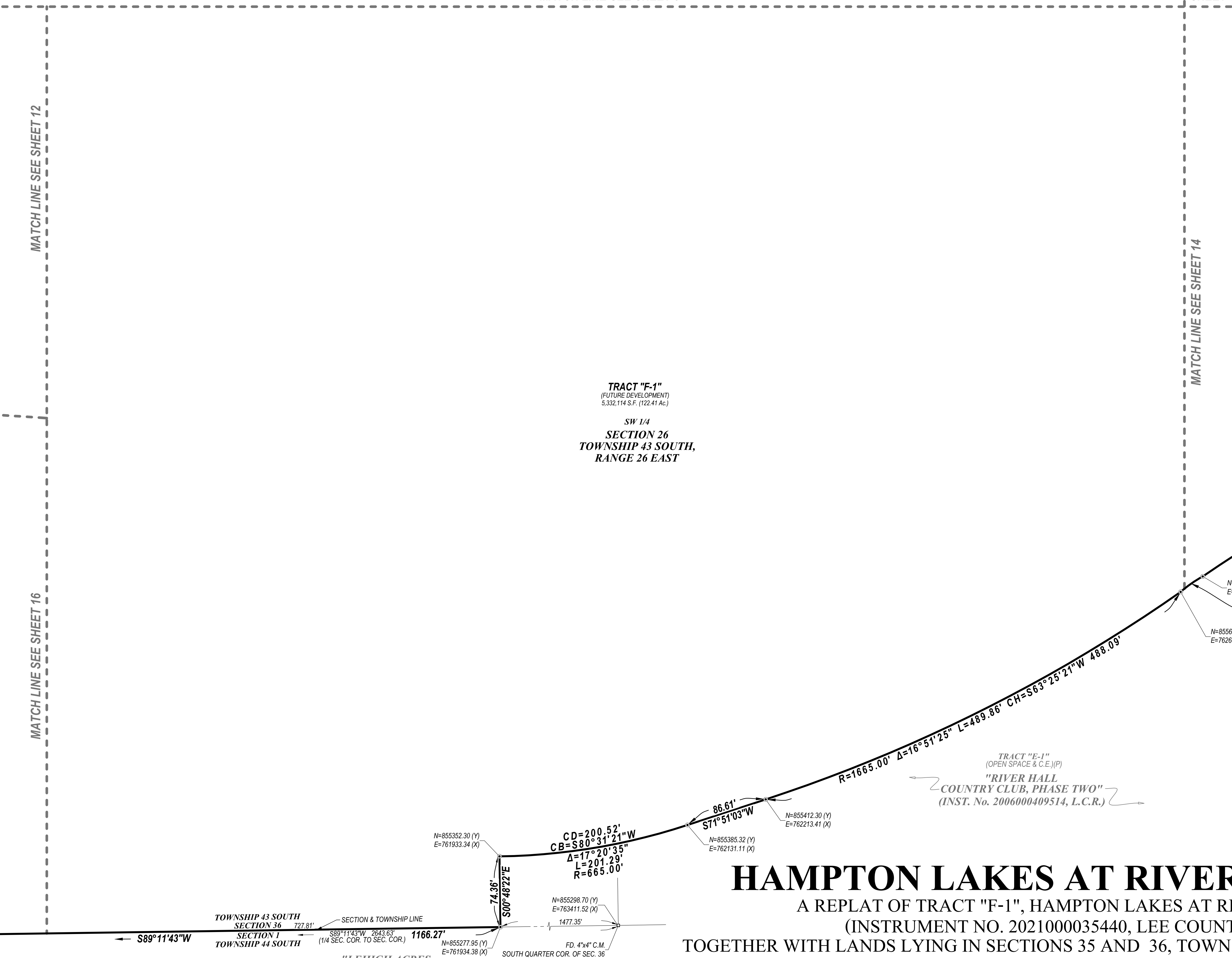
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TRACT "F-1"
 (FUTURE DEVELOPMENT)
 5,332,114 S.F. (122.41 Ac.)
 SW 1/4
SECTION 26
TOWNSHIP 43 SOUTH,
RANGE 26 EAST

TRACT "E-1"
 (OPEN SPACE & C.E.)(P)
"RIVER HALL
COUNTRY CLUB, PHASE TWO"
 (INST. No. 2006000409514, L.C.R.)

HAMPTON LAKES AT RIVER HALL EAST

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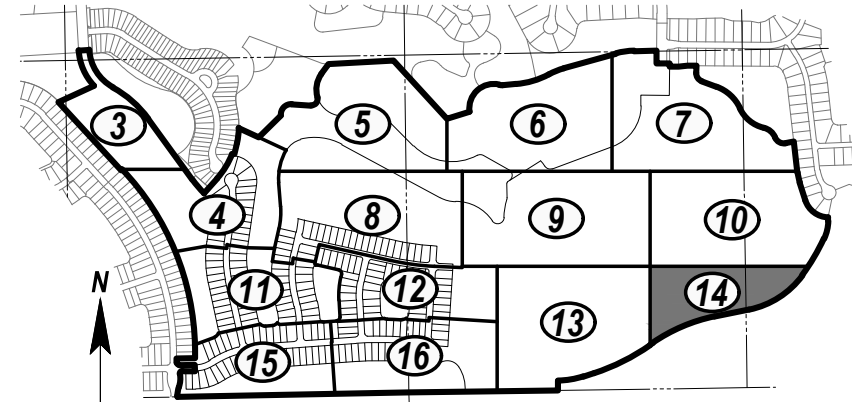
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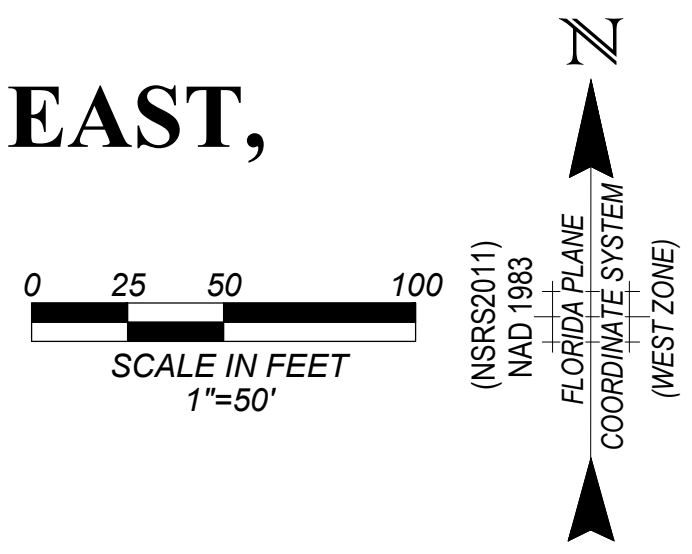
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SHEET INDEX
 SCALE 1"=1500'



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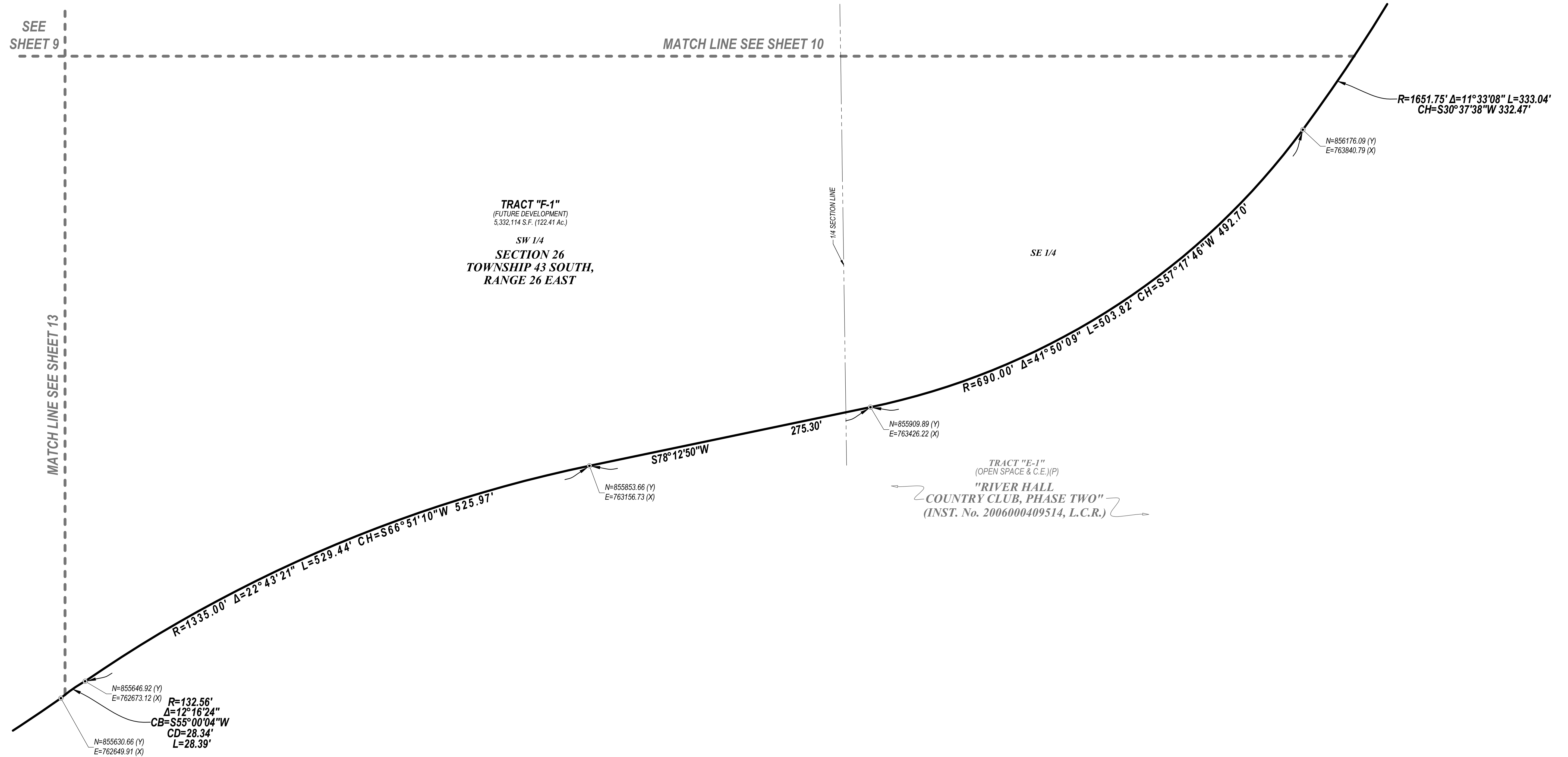
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SE 1/4

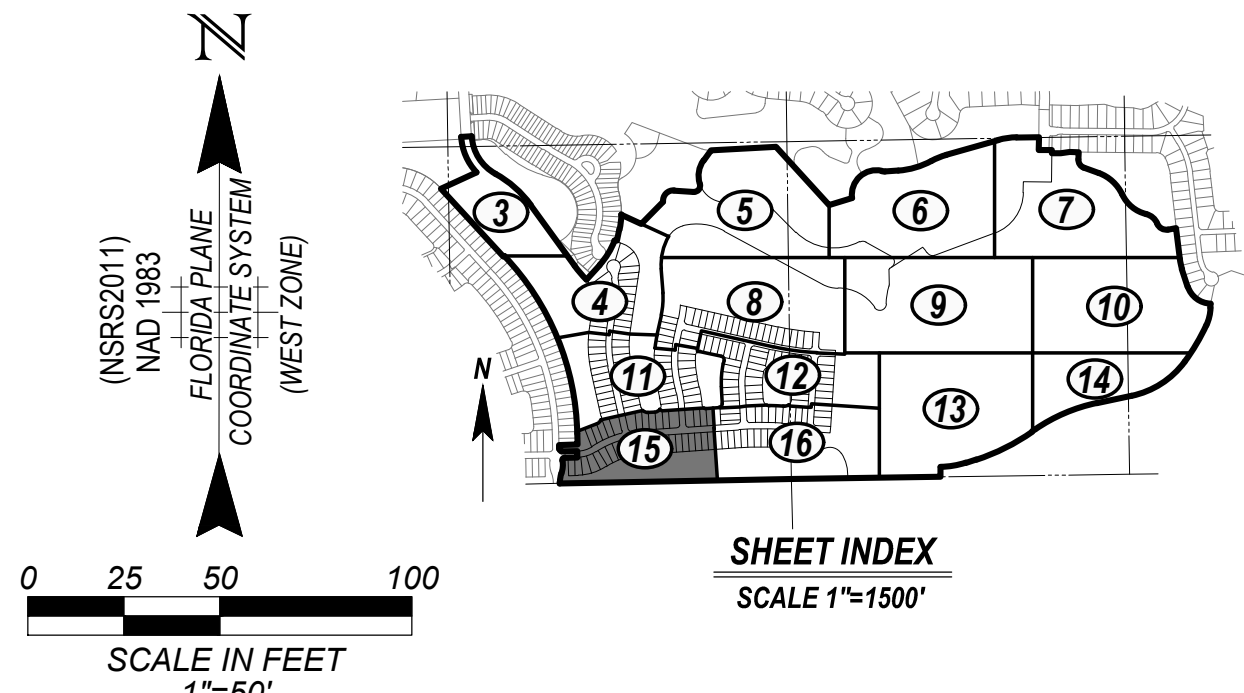
MATCH LINE SEE SHEET 13



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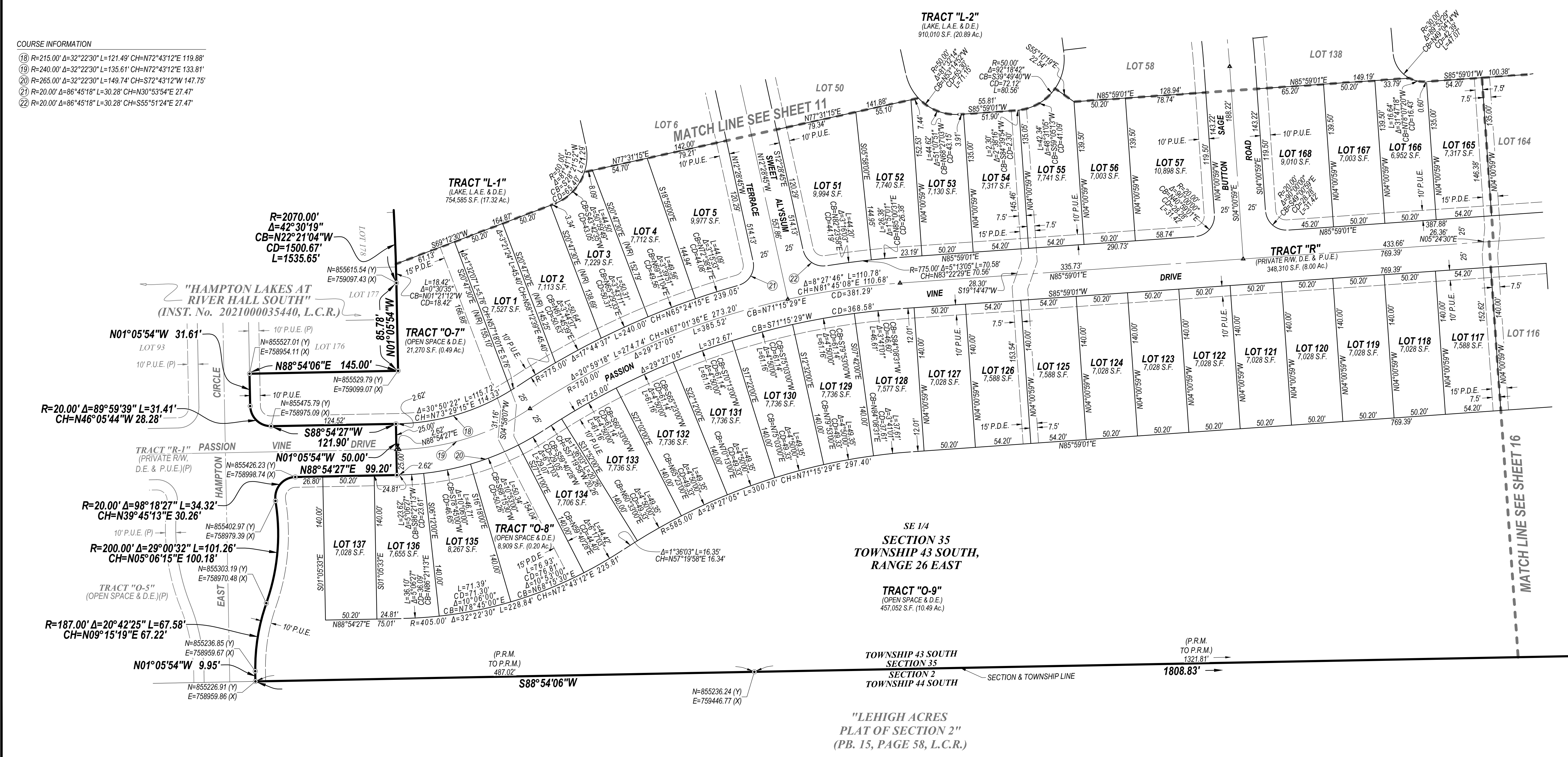


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COURSE INFORMATION

- (18) R=215.00' Δ=32°22'30" L=121.49' CH=N72°43'12"E 119.88'
- (19) R=240.00' Δ=32°22'30" L=135.61' CH=N72°43'12"E 133.81'
- (20) R=265.00' Δ=32°22'30" L=149.74' CH=S72°43'12"W 147.75'
- (21) R=20.00' Δ=86°45'18" L=30.28' CH=N30°53'54"E 27.47'
- (22) R=20.00' Δ=86°45'18" L=30.28' CH=S55°51'24"E 27.47'



D:\2022-00183\PLT\2023-00014

Barraco
and Associates, Inc.

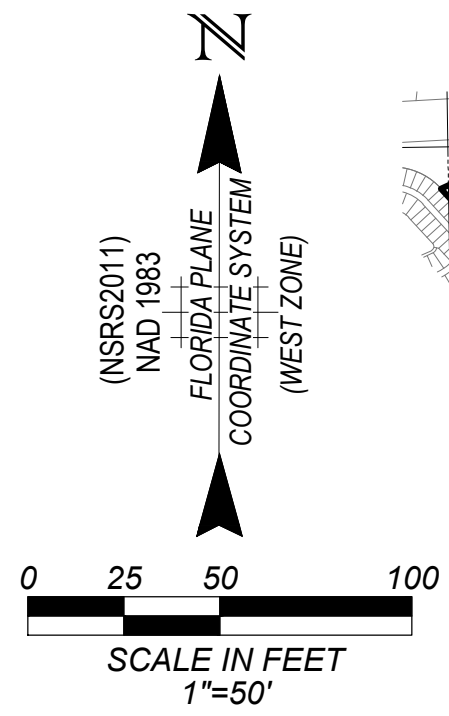
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

HAMPTON LAKES AT RIVER HALL EAST

A REPLAT OF TRACT "F-1", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTIONS 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

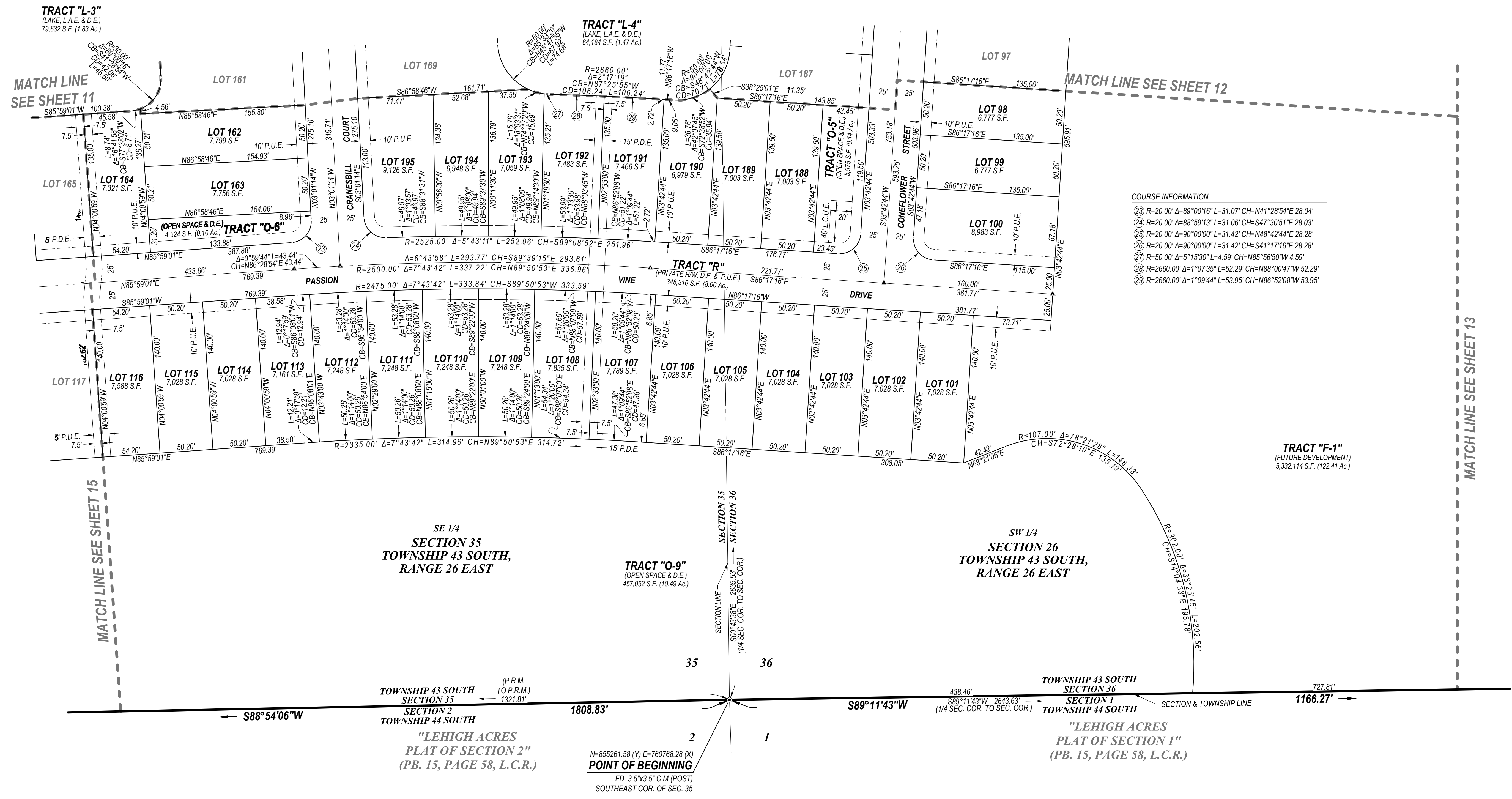
INSTRUMENT NUMBER _____

SHEET 16 OF 16



NOTES

- ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 36 TO BEAR S89°11'43"W.
- ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
- INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
- SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
- SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
- DELTA
- ACRES
- A.E. = ACCESS EASEMENT
- CALCULATED
- C.L. = CENTER LINE
- CH = CHORD BEARING
- SET PERMANENT CONTROL POINT (P.C.P.)
- C.C.R. = CERTIFIED CORNER RECORD
- CD = CHORD DISTANCE
- CH = CHORD BEARING AND DISTANCE
- C.M. = CONCRETE MONUMENT
- COR. = CORNER
- D.B. = DEED BOOK, LEE COUNTY RECORDS
- D.E. = DRAINAGE EASEMENT
- E(X) = GRID EASTING
- FD. = FOUND
- FRAC. = FRACTION
- INST. No. = INSTRUMENT NUMBER
- I.R. = IRON ROD
- L = LENGTH
- L.A.E. = LAKE ACCESS EASEMENT
- L.B. = LICENSED BUSINESS
- L.C.R. = LEE COUNTY RECORDS
- L.C.U.E. = LEE COUNTY UTILITY EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- N(Y) = GRID NORTHING
- NAD = NORTH AMERICAN DATUM
- NR = NON-RADIAL
- NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- O.R. = OFFICIAL RECORD
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.K. = PARKER-KALON
- PROP. = PROPERTY
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.F. = SQUARE FEET
- W = WITH



COURSE INFORMATION

23	R=20.00' Δ=89°00'16" L=31.07' CH=N41°28'54"E 28.04'
24	R=20.00' Δ=88°59'13" L=31.06' CH=S47°30'51"E 28.03'
25	R=20.00' Δ=90°00'00" L=31.42' CH=N48°42'44"E 28.28'
26	R=20.00' Δ=90°00'00" L=31.42' CH=S41°17'16"E 28.28'
27	R=50.00' Δ=5°15'30" L=4.59' CH=N85°56'50"W 4.59'
28	R=2660.00' Δ=1°07'35" L=52.29' CH=N85°00'47"W 52.29'
29	R=2660.00' Δ=1°09'44" L=53.95' CH=N86°52'08"W 53.95'

DOS2022-00183\PLT2023-00014

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9F

PREPARED BY AND
AFTER RECORDING RETURN TO:

Foley & Lardner LLP
Attn: Nathan P. Gruman, Esq.
100 N. Tampa St., Ste. 2700
Tampa, FL 33602-5810

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made effective _____, 2024, by **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes (“**Grantor**”), whose mailing address is c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, in favor of **RH VENTURE III, LLC**, a Florida limited liability company (“**Grantee**”), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, FL 32256.

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in Lee County, Florida, as more particularly described in the Exhibit “A” annexed hereto and by this reference made a part hereof.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

Grantor covenants and agrees that there is no reservation of phosphate, petroleum or other mineral interests by Grantor pursuant to the operation of Section 270.11, Florida Statutes, with respect to the conveyance of the Property as evidenced by this Special Warranty Deed.

SUBJECT TO real estate taxes and assessments for 2024 and all subsequent years, and all easements, covenants, conditions and restrictions of record, but without reimposing same.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does specially warrant the title to said land subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]
[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed in the presence of:

GRANTOR:

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes

Print Name: _____

Address: _____

By: _____

Name: _____

Title: _____

Print Name: _____

Address: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this __ day of _____, 2024, by _____, as _____ of **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, on behalf of the district. He/She is personally known to me or has produced _____, as identification.

(NOTARY SEAL)

NOTARY PUBLIC

Notary Public, State of Florida

Print Name: _____

My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION

TRACT "D-1", RIVER HALL COUNTRY CLUB, PHASE TWO, according to the map or plat thereof, as recorded in Official Records Instrument Number 2006000409514, of the Public Records of Lee County, Florida.

Strap Number: 35-43-26-03-00D01.0000

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE AMENDMENT OF THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 4, 2022, the Board of Supervisors (hereinafter referred to as the “Board”) of the River Hall Community Development District (hereinafter referred to as the “District”), adopted a Budget for Fiscal Year 2022/2023; and

WHEREAS, the Board desires to amend the General Fund portion of the budget previously approved for Fiscal Year 2023.

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

Section 1. The Fiscal Year 2022/2023 Budget is hereby amended in accordance with Exhibit “A” attached hereto; and

Section 2. This resolution shall become effective immediately upon its adoption, and shall be reflected in the monthly and Fiscal Year End September 30, 2023 Financial Statements and Audit Report of the District.

PASSED AND ADOPTED this 7th day of March, 2024.

ATTEST:

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

EXHIBIT "A"

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
AMENDED BUDGET
FISCAL YEAR 2023
EFFECTIVE NOVEMBER 30, 2023**

	FY 2023 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
REVENUES					
Assessment levy: on-roll: net	\$ 594,549	584,451	(10,098)	10,098	594,549
Assessment levy: off-roll	130,870	130,870	-	-	130,870
Miscellaneous hog program shared cost	19,794	16,500	(3,294)	3,294	19,794
Interest and miscellaneous	262	500	238	(238)	262
Total revenues	<u>745,475</u>	<u>732,321</u>	<u>(13,154)</u>	<u>13,154</u>	<u>745,475</u>
EXPENDITURES					
<i>Legislative</i>					
Supervisor	10,200	12,000	1,800	(1,800)	10,200
<i>Financial & administrative</i>					
District management	45,000	45,000	-	-	45,000
District engineer	34,556	25,000	(9,556)	9,556	34,556
Trustee	-	7,100	7,100	(7,100)	-
Tax collector/property appraiser	5,437	5,653	216	(216)	5,437
Assessment roll prep	4,500	4,500	-	-	4,500
Auditing services	3,515	3,300	(215)	215	3,515
Arbitrage rebate calculation	-	650	650	(650)	-
Public officials liability insurance	12,621	12,500	(121)	121	12,621
Legal advertising	6,432	1,100	(5,332)	5,332	6,432
Bank fees	962	350	(612)	612	962
Dues, licenses & fees	175	175	-	-	175
Postage	750	1,300	550	(550)	750
ADA website compliance	210	210	-	-	210
Website maintenance	705	705	-	-	705
<i>Legal counsel</i>					
District counsel	18,417	14,000	(4,417)	4,417	18,417
Litigation	22		(22)	22	22
<i>Electric utility services</i>					
Utility services	10,975	11,000	25	(25)	10,975
Street lights	1,808	2,000	192	(192)	1,808
<i>Stormwater control</i>					
Fountain service repairs & maintenance	-	6,000	6,000	(6,000)	-
Aquatic maintenance	88,936	152,465	63,529	(63,529)	88,936
Hog removal	18,150	19,800	1,650	(1,650)	18,150
Lake/pond bank maintenance	25,100	5,000	(20,100)	20,100	25,100
Stormwater system maintenance	5,829	40,000	34,171	(34,171)	5,829

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
AMENDED BUDGET
FISCAL YEAR 2023
EFFECTIVE NOVEMBER 30, 2023**

	FY 2023 Actual	Adopted Budget	Budget to Actual Variance	Proposed Amendment Increase/ (Decrease)	Amended Budget
<i>Other physical environment</i>			-	-	-
General liability insurance	4,490	5,000	510	(510)	4,490
Property insurance	9,018	10,000	982	(982)	9,018
Entry & walls maintenance	20,525	5,000	(15,525)	15,525	20,525
Landscape maintenance	195,038	195,000	(38)	38	195,038
Irrigation repairs & maintenance	12,125	12,500	375	(375)	12,125
Landscape replacement plants, shrubs, trees	-	20,000	20,000	(20,000)	-
Annual mulching	6,553	9,000	2,447	(2,447)	6,553
Holiday decorations	11,000	12,000	1,000	(1,000)	11,000
Clock tower maintenance	-	1,750	1,750	(1,750)	-
Ornamental lighting & maintenance	1,816	1,000	(816)	816	1,816
Hurricane clean-up	3,330	-	(3,330)	3,330	3,330
<i>Road & street facilities</i>					
Street/parking lot sweeping	728	750	22	(22)	728
Street light/decorative light maintenance	10,797	3,500	(7,297)	7,297	10,797
Roadway repair & maintenance	1,503	1,500	(3)	3	1,503
Sidewalk repair & maintenance	-	2,500	2,500	(2,500)	-
Street sign repair & replacement	28,920	1,500	(27,420)	27,420	28,920
<i>Contingency</i>					
Miscellaneous contingency	82,450	50	(82,400)	117,400	117,450
Total expenditures	682,593	650,858	(31,735)	66,735	717,593
Excess/(deficiency) of revenues over/(under) expenditures	62,882	81,463	18,581	(53,581)	27,882
Fund balances - beginning	843,282	785,490	(57,792)	57,792	843,282
Assigned					
Operating capital	145,000	145,000	-	-	145,000
Disaster recovery	250,000	250,000	-	-	250,000
Unassigned	511,164	471,953	(39,211)	4,211	476,164
Fund balances - ending	\$ 906,164	\$ 866,953	\$ (39,211)	\$ 4,211	\$ 871,164

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2024**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2024**

	General Fund	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Debt Service Fund Series 2023A	Capital Projects Fund Series 2020A	Capital Projects Fund Series 2023A	Total Governmental Funds
ASSETS							
SunTrust	\$1,376,203	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,376,203
Investments							
SBA	5,689	-	-	-	-	-	5,689
Reserve A-1	-	206,925	75,400	607,463	-	-	889,788
Reserve A-2	-	-	342,063	-	-	-	342,063
Capitalized interest	-	-	-	225,260	-	-	225,260
Interest A-1	-	-	12,257	-	-	-	12,257
Revenue A-1	-	-	762,750	-	-	-	762,750
Revenue A-2	-	-	163,508	-	-	-	163,508
Revenue 2020A	-	1,012,130	-	-	-	-	1,012,130
Prepayment A-1	-	-	68	-	-	-	68
Prepayment A-2	-	-	1,634,306	-	-	-	1,634,306
Construction	-	-	-	-	238,146	5,098,404	5,336,550
Cost of issuance	-	-	-	6,016	-	-	6,016
Due from general fund	-	12,227	72,672	-	-	-	84,899
Due from debt service fund	-	-	1,133,480	-	-	-	1,133,480
Deposits	1,622	-	-	-	-	-	1,622
Accounts receivable - RH Venture II	52,672	-	59,325	-	-	-	111,997
Accounts receivable - RH Venture III	12,763	-	-	-	-	-	12,763
Ashton oaks HOA	603	-	-	-	-	-	603
Hampton golf & country club	6,603	-	-	-	-	-	6,603
Cascades at river hall	42	-	-	-	-	-	42
Total assets	<u>\$1,456,197</u>	<u>\$ 1,231,282</u>	<u>\$ 4,255,829</u>	<u>\$ 838,739</u>	<u>\$238,146</u>	<u>\$ 5,098,404</u>	<u>\$13,118,597</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Accounts payable	\$ 508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 508
Due to Developer	20,404	-	-	-	-	-	20,404
Due to debt service fund 2020A	12,227	-	-	-	-	-	12,227
Due to debt service fund 2021A1	22,247	586,313	-	-	-	-	608,560
Due to debt service fund 2021A2	50,425	-	547,166	-	-	-	597,591
Accrued contracts payable	-	-	-	-	-	493,594	493,594
Total liabilities	<u>105,811</u>	<u>586,313</u>	<u>547,166</u>	<u>-</u>	<u>-</u>	<u>493,594</u>	<u>1,732,884</u>
DEFERRED INFLOWS OF RESOURCES							
Unearned revenue	40,318	-	29,663	-	-	-	69,981
Deferred receipts	73,633	-	59,326	-	-	-	132,959
Total deferred inflows of resources	<u>113,951</u>	<u>-</u>	<u>88,989</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>202,940</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	644,969	3,619,674	838,739	-	-	5,103,382
Capital projects	-	-	-	-	238,146	4,604,810	4,842,956
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	839,813	-	-	-	-	-	839,813
Total fund balances	<u>1,236,435</u>	<u>644,969</u>	<u>3,619,674</u>	<u>838,739</u>	<u>238,146</u>	<u>4,604,810</u>	<u>11,182,773</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,456,197</u>	<u>\$ 1,231,282</u>	<u>\$ 4,255,829</u>	<u>\$ 838,739</u>	<u>\$238,146</u>	<u>\$ 5,098,404</u>	<u>\$13,118,597</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 8,889	\$ 566,096	585,880	97%
Assessment levy: off-roll	-	65,435	130,870	50%
Miscellaneous hog program shared cost	4,750	5,575	16,500	34%
Interest and miscellaneous	27	106	500	21%
Total revenues	<u>13,666</u>	<u>637,212</u>	<u>733,750</u>	87%
EXPENDITURES				
Legislative				
Supervisor	1,000	3,000	12,000	25%
<i>Financial & administrative</i>				
District management	-	11,250	45,000	25%
District engineer	7,075	9,612	25,000	38%
Trustee	-	12,094	7,100	170%
Tax collector/property appraiser	-	4,123	5,653	73%
Assessment roll prep	-	1,125	4,500	25%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,063	13,000	100%
Legal advertising	-	-	1,100	0%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	-	-	1,500	0%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	648	823	14,000	6%
Litigation	-	-		
<i>Electric utility services</i>				
Utility services	2,233	3,667	11,000	33%
Street lights	945	945	2,000	47%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	5,615	5,615	7,500	75%
Aquatic maintenance	36,791	76,663	152,465	50%
Hog removal	1,900	5,200	23,000	23%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	300	40,000	1%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,647	5,000	93%
Property insurance	-	12,176	10,000	122%
Entry & walls maintenance	-	-	13,100	0%
Landscape maintenance	53,460	67,746	195,000	35%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	-	4,933	20,000	25%
Annual mulching	10,116	10,116	9,000	112%
Holiday decorations	9,562	9,562	12,000	80%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	2,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	13,925	13,925	750	1857%
Street light/decorative light maintenance	3,232	3,232	3,500	92%
Roadway repair & maintenance	-	16,304	25,000	65%
Sidewalk repair & maintenance	-	7,072	2,500	283%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	2,200	4,400	50	8800%
Total expenditures	<u>148,702</u>	<u>301,768</u>	<u>688,858</u>	44%
Excess/(deficiency) of revenues over/(under) expenditures	(135,036)	335,444	44,892	
Fund balances - beginning	1,371,471	900,991	909,237	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	841,435	841,435	559,129	
Fund balances - ending	<u>\$ 1,236,435</u>	<u>\$ 1,236,435</u>	<u>\$ 954,129</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 6,293	\$ 397,825	\$ 414,720	96%
Interest	1,039	5,115	-	N/A
Total revenues	<u>7,332</u>	<u>402,940</u>	<u>414,720</u>	97%
EXPENDITURES				
Debt service				
Principal	-	-	155,000	0%
Interest	-	130,237	260,475	50%
Total debt service	<u>-</u>	<u>130,237</u>	<u>415,475</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	7,332	272,703	(755)	
Fund balances - beginning	637,637	372,266	357,799	
Fund balances - ending	<u>\$ 644,969</u>	<u>\$ 644,969</u>	<u>\$ 357,044</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 22,135	\$ 1,399,389	\$ 1,461,048	96%
Special assessment: off-roll	-	59,326	118,652	50%
Assessment prepayments	-	1,558,561	-	N/A
Interest	9,241	20,874	-	N/A
Total revenues	<u>31,376</u>	<u>3,038,150</u>	<u>1,579,700</u>	192%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	520,000	0%
Principal (A-2)	-	-	565,000	0%
Interest (A-1)	-	121,125	242,400	50%
Interest (A-2)	-	132,750	265,500	50%
Total expenditures	<u>-</u>	<u>253,875</u>	<u>1,592,900</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	31,376	2,784,275	(13,200)	
Fund balances - beginning	<u>3,588,298</u>	<u>835,399</u>	<u>795,163</u>	
Fund balances - ending	<u>\$ 3,619,674</u>	<u>\$ 3,619,674</u>	<u>\$ 781,963</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023A
FOR THE PERIOD ENDED JANUARY 31, 2024**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 3,531	\$ 4,558
Total revenues	<u>3,531</u>	<u>4,558</u>
EXPENDITURES		
Debt service		
Cost of issuance	1,750	155,361
Underwriter's discount	-	160,400
Total debt service	<u>1,750</u>	<u>315,761</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,781	(311,203)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	1,149,942
Total other financing sources	<u>-</u>	<u>1,149,942</u>
Net change in fund balances	1,781	838,739
Fund balances - beginning	836,958	-
Fund balances - ending	<u>\$ 838,739</u>	<u>\$ 838,739</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest	\$ 1,001	\$ 3,906
Total revenues	1,001	3,906
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	1,001	3,906
Fund balances - beginning	237,145	234,240
Fund balances - ending	\$ 238,146	\$ 238,146

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023A
FOR THE PERIOD ENDED JANUARY 31, 2024**

	Current Month	Year To Date
REVENUES		
Interest income	\$ 25,581	\$ 34,015
Total revenues	25,581	34,015
EXPENDITURES		
Construction in progress	493,594	2,299,263
Total expenditures	493,594	2,299,263
Excess/(deficiency) of revenues over/(under) expenditures	(468,013)	(2,265,248)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,870,058
Total other financing sources/(uses)	-	6,870,058
Net change in fund balances	(468,013)	4,604,810
Fund balances - beginning	5,072,823	-
Fund balances - ending	\$ 4,604,810	\$ 4,604,810

River Hall Community Development District Check Detail January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	CBI	01/08/2024	FPL		101.001 · Suntrust- ...		-1,071.60
Bill	02979...	01/05/2024			531.431 · Utility Ser...	-178.03	178.03
Bill	82155...	01/05/2024			531.431 · Utility Ser...	-893.57	893.57
TOTAL						-1,071.60	1,071.60
Bill Pmt -Check	CBI	01/23/2024	FPL		101.001 · Suntrust- ...		-1,161.19
Bill	82155...	01/22/2024			531.431 · Utility Ser...	-978.58	978.58
Bill	02979...	01/22/2024			531.431 · Utility Ser...	-182.61	182.61
TOTAL						-1,161.19	1,161.19
Bill Pmt -Check	2795	01/08/2024	BENTLEY ELECTRI...		101.001 · Suntrust- ...		-5,794.00
Bill	2023-...	01/05/2024			539.467 · Holiday D...	-2,562.00	2,562.00
Bill	2023-...	01/05/2024			541.461 · Street Lig...	-3,232.00	3,232.00
TOTAL						-5,794.00	5,794.00
Bill Pmt -Check	2796	01/08/2024	COLEMAN, YOVAN...		101.001 · Suntrust- ...		-647.50
Bill	16581...	01/05/2024			514.100 · Legal Fee...	-87.50	87.50
Bill	16581...	01/05/2024			514.100 · Legal Fee...	-560.00	560.00
TOTAL						-647.50	647.50
Bill Pmt -Check	2797	01/08/2024	FLORIDA PAINTERS		101.001 · Suntrust- ...		-13,100.00
Bill	23-189	01/05/2024			541.460 · Street/Par...	-13,100.00	13,100.00
TOTAL						-13,100.00	13,100.00
Bill Pmt -Check	2798	01/08/2024	GULFSCAPES LAN...		101.001 · Suntrust- ...		-26,350.00
Bill	32631	01/05/2024			539.464 · Landscap...	-26,350.00	26,350.00
TOTAL						-26,350.00	26,350.00

River Hall Community Development District Check Detail January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2799	01/08/2024	LEE COUNTY SHE...		101.001 · Suntrust- ...		-2,200.00
Bill	33008	01/05/2024			519.490 · Contingen...	-1,100.00	1,100.00
Bill	33092	01/05/2024			519.490 · Contingen...	-1,100.00	1,100.00
TOTAL						-2,200.00	2,200.00
Bill Pmt -Check	2800	01/08/2024	P & T LAWN & TRA...		101.001 · Suntrust- ...		-5,825.00
Bill	23-1208	01/05/2024			539.464 · Landscap...	-5,825.00	5,825.00
TOTAL						-5,825.00	5,825.00
Bill Pmt -Check	2801	01/08/2024	PREFERRED PINE ...		101.001 · Suntrust- ...		-10,115.60
Bill	97292	01/05/2024			539.469 · Annual M...	-5,057.80	5,057.80
Bill	97293	01/05/2024			539.469 · Annual M...	-5,057.80	5,057.80
TOTAL						-10,115.60	10,115.60
Bill Pmt -Check	2802	01/08/2024	SUPERIOR WATER...		101.001 · Suntrust- ...		-42,405.69
Bill	91179	01/05/2024			538.461 · Aquatic M...	-23,500.00	23,500.00
Bill	91522	01/05/2024			538.461 · Aquatic M...	-13,290.78	13,290.78
Bill	92663	01/05/2024			538.460 · Fountain ...	-5,614.91	5,614.91
TOTAL						-42,405.69	42,405.69
Bill Pmt -Check	2803	01/08/2024	SWEEPERMAN OF...		101.001 · Suntrust- ...		-825.00
Bill	506RH	01/05/2024			541.460 · Street/Par...	-825.00	825.00
TOTAL						-825.00	825.00
Bill Pmt -Check	2804	01/08/2024	SWINE SOLUTIONS		101.001 · Suntrust- ...		-1,900.00
Bill	459	01/05/2024			538.465 · Hog Rem...	-1,900.00	1,900.00
TOTAL						-1,900.00	1,900.00

River Hall Community Development District Check Detail January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	2805	01/08/2024	WRATHELL, HUNT ...		101.001 · Suntrust- ...		-4,125.00
Bill	2023-...	12/31/2023			512.311 · Managem... 513.310 · Assessme...	-3,750.00 -375.00	3,750.00 375.00
TOTAL						-4,125.00	4,125.00
Check	2806	01/08/2024	PAUL ASFOUR		101.001 · Suntrust- ...		-200.00
					511.110 · Board of S...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2807	01/08/2024	ROBERT STARK		101.001 · Suntrust- ...		-200.00
					511.110 · Board of S...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2808	01/08/2024	KENNETH MITCHE...		101.001 · Suntrust- ...		-200.00
					511.110 · Board of S...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2809	01/08/2024	DANIEL J BLOCK		101.001 · Suntrust- ...		-200.00
					511.110 · Board of S...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2810	01/08/2024	MICHAEL MORASH		101.001 · Suntrust- ...		-200.00
					511.110 · Board of S...	-200.00	200.00
TOTAL						-200.00	200.00
Check	2811	01/08/2024	RIVER HALL CDD		101.001 · Suntrust- ...		-322,230.88
					207.203 · Due to D...	-322,230.88	322,230.88
TOTAL						-322,230.88	322,230.88

River Hall Community Development District Check Detail January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	2812	01/08/2024	RIVER HALL CDD		101.001 · Suntrust- ...		-586,313.14
					207.204 · Due to Se...	-586,313.14	586,313.14
TOTAL						-586,313.14	586,313.14
Check	2813	01/08/2024	RIVER HALL CDD		101.001 · Suntrust- ...		-547,166.48
					207.205 · Due to Se...	-547,166.48	547,166.48
TOTAL						-547,166.48	547,166.48
Bill Pmt -Check	2814	01/23/2024	BENTLEY ELECTRI...		101.001 · Suntrust- ...		-945.00
Bill	2024-...	01/22/2024			531.437 · Street Lig...	-945.00	945.00
TOTAL						-945.00	945.00
Bill Pmt -Check	2815	01/23/2024	FL GIS SOLUTION...		101.001 · Suntrust- ...		-700.00
Bill	1305	01/22/2024			519.320 · Engineeri...	-700.00	700.00
TOTAL						-700.00	700.00
Bill Pmt -Check	2816	01/23/2024	GULFSCAPES LAN...		101.001 · Suntrust- ...		-21,285.00
Bill	32765	01/22/2024			539.464 · Landscap...	-21,285.00	21,285.00
TOTAL						-21,285.00	21,285.00
Bill Pmt -Check	2817	01/23/2024	HOLE MONTES		101.001 · Suntrust- ...		-6,374.75
Bill	410957	01/22/2024			519.320 · Engineeri...	-6,374.75	6,374.75
TOTAL						-6,374.75	6,374.75
Bill Pmt -Check	2818	01/23/2024	TRIMMER'S HOLID...		101.001 · Suntrust- ...		-7,000.00
Bill	9022	01/22/2024			539.467 · Holiday D...	-7,000.00	7,000.00
TOTAL						-7,000.00	7,000.00

River Hall Community Development District Check Detail January 2024

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	2819	01/23/2024	RIVER HALL CDD		101.001 · Suntrust- ...		-63,367.18
					207.203 · Due to D...	-63,367.18	63,367.18
TOTAL						-63,367.18	63,367.18
Check	2820	01/23/2024	RIVER HALL CDD		101.001 · Suntrust- ...		-115,299.34
					207.204 · Due to Se...	-115,299.34	115,299.34
TOTAL						-115,299.34	115,299.34
Check	2821	01/23/2024	RIVER HALL CDD		101.001 · Suntrust- ...		-107,601.10
					207.205 · Due to Se...	-107,601.10	107,601.10
TOTAL						-107,601.10	107,601.10

Florida Painters of Lee County, Inc.
240 Rose Street
North Fort Myers FL 33903-3721
239-997-2133



Invoice

Invoice #: 23-189-100% River H
Invoice Date: 11/30/2023
Due Date: 12/14/2023

Billed To: River Hall CDD
9220 Bonita Beach Rd. #214
Bonita Springs FL 33917

Job Location: River Hall 2023 Pressure Wash
River Hall Parkway
Alva FL 33920

Description of Work	Current Contract	Previous Billed	Total Complete	Balance to Bill	Current Billed
Pressure Washing	13,100.00	0.00	13,100.00	0.00	13,100.00
Totals:	13,100.00		13,100.00	0.00	13,100.00

Road & street facilities
Street/parking lot sweeping

SW

Amount Due for This Invoice: \$13,100.00

WE DO ACCEPT VISA & MASTER CARD - HOWEVER, THERE IS A 3% CHARGE TO COVER FEES ON ALL TRANSACTIONS

Thank you for your business!

TERMS: Interest at 1.5% (18%ann.) will be added from the due date until paid. If litigation occurs, collection, attorney fees & court cost will be added.



Electric Bill Statement

For: Nov 18, 2023 to Dec 19, 2023 (31 days)

Statement Date: Dec 19, 2023

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

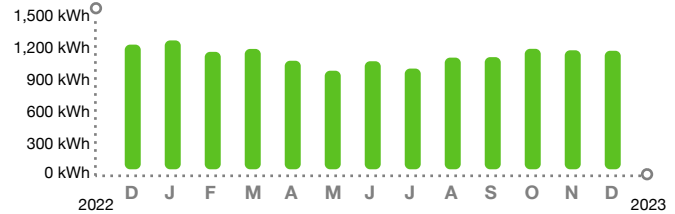
\$178.03

TOTAL AMOUNT YOU OWE

Jan 9, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after March 12, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	178.72
Payments received	-178.72
Balance before new charges	0.00
<hr/>	
Total new charges	178.03
Total amount you owe	\$178.03

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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



/ 27

5314029790609123087100000

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

\$178.03
TOTAL AMOUNT YOU OWE

Jan 9, 2024
NEW CHARGES DUE BY

\$ _____
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	178.72
Payment received - Thank you	-178.72
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.094820 per kWh)	\$114.92
Fuel: (\$0.031510 per kWh)	\$38.19
Electric service amount	165.79
Gross receipts tax (State tax)	4.25
Franchise fee (Reqd local fee)	7.86
Taxes and charges	12.11
Regulatory fee (State fee)	0.13
Total new charges	\$178.03
Total amount you owe	\$178.03

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Jan 19, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	28322		27110		1212

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 19, 2023	Nov 18, 2023	Dec 19, 2022
kWh Used	1212	1217	1275
Service days	31	29	31
kWh/day	39	41	41
Amount	\$178.03	\$178.72	\$167.34

KEEP IN MIND

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

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

Deck the holidays safely

When handling decorations, look for power lines. Keep you and what you are touching at least 10 ft away.

[Get safety tips >](#)

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: Nov 18, 2023 to Dec 19, 2023 (31 days)

Statement Date: Dec 19, 2023

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

\$893.57

TOTAL AMOUNT YOU OWE

Jan 9, 2024

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	546.69
Payments received	-546.69
Balance before new charges	0.00
<hr/>	
Total new charges	893.57
Total amount you owe	\$893.57

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 12, 2024 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission has approved new rates effective Jan. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

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

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



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5314821552426897539800000

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

\$893.57
TOTAL AMOUNT YOU OWE

Jan 9, 2024
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	546.69
Payment received - Thank you	-546.69
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$254.54
Fuel: (\$0.031510 per kWh)	\$231.35
Demand: (\$12.65 per KW)	\$316.25
Electric service amount	832.12
Gross receipts tax (State tax)	21.35
Franchise fee (Reqd local fee)	39.46
Taxes and charges	60.81
Regulatory fee (State fee)	0.64
Total new charges	\$893.57
Total amount you owe	\$893.57

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Jan 19, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	73064		65722		7342
	19.54				
Actual demand					20
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 19, 2023	Nov 18, 2023	Dec 19, 2022
kWh Used	7342	2461	5766
Service days	31	29	31
kWh/day	236	84	186
Amount	\$893.57	\$546.69	\$748.95

KEEP IN MIND

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

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

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[Get safety tips >](#)

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.

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34136 US
239-455-4911

Invoice 32631



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

DATE 11/30/2023	PLEASE PAY \$26,350.00	DUE DATE 12/30/2023
---------------------------	---	-------------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for November 2023	16,450.00
Palm trimming	9,900.00
SUBTOTAL	26,350.00
TAX	0.00
TOTAL	26,350.00
TOTAL DUE	<i>SW</i> \$26,350.00

THANK YOU.

**Other physical environment
Landscape maintenance**

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

Invoice 2023-949

BILL TO
Riverhall CDD
9220 Bonita Beach Rd.
Bonita Springs, FL 34135

DATE
12/17/2023

PLEASE PAY
\$2,562.00

DUE DATE
01/16/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Made repairs to Christmas light outlets on 11/12/23. Made repairs to outlets for Christmas lighting on 12/8, 12/9 and 12/12. Found damaged wiring and made several repairs.			
	WP Cover with receptacles	4	28.00	112.00
	Square permaposts	2	75.00	150.00
	Underground handholes	3	45.00	135.00
	#12THHN Wire	300	0.30	90.00
	ELECTRICIAN	19	75.00	1,425.00
	APPRENTICE	10	65.00	650.00

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

 \$2,562.00

THANK YOU.

Other Physical Environment
Holiday Decorations

1.4.24

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

Invoice 2023-1001

BILL TO
Riverhall CDD
9220 Bonita Beach Rd.
Bonita Springs, FL 34135

DATE
12/17/2023

PLEASE PAY
\$3,232.00

DUE DATE
01/16/2024

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Repaired streetlights out on 11/29. Included streetlight #: 4, 5, 7, 12, 13, 19, 25, 27, 30 and 31.			
	LED Corn Lamps	14	72.00	1,008.00
	Step down transformers	3	65.00	195.00
	30-amp 600V fuses	3	24.00	72.00
	Fuseholders	2	16.00	32.00
	BUCKET TRUCK W/ OPERATOR	11	95.00	1,045.00
	BUCKET TRUCK W/ APPRENTICE	11	80.00	880.00

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

 **\$3,232.00**

THANK YOU.

Roads and Street Facilities
Street Light Maintenance
1.4.24

Description	Quantity	Price	UOM	Original Bill	DEVELOPMENT DIST #8991		Amount Due
					Adjusted	Paid	
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Traffic w/vehicle - Daniel Ochs from 11/27/2023 07:00:00 to 11/27/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Kyle Deak from 11/30/2023 07:00:00 to 11/30/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Jonathon Miller from 12/5/2023 14:00:00 to 12/5/2023 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Daniel Ochs from 12/8/2023 07:00:00 to 12/8/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00

Contingency

This account is due and payable to: Office of the Sheriff, Lee County upon receipt.	Invoice Total:	\$1,100.00 <i>SW</i>
---	-----------------------	-----------------------------

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Mail your remittance to:



Office of the Sheriff, Lee County

14750 Six Mile Cypress Parkway
 Fort Myers, FL 33912
 (239) 477-1351
AR@Sheriffleefl.org
 TIN 59-6000705

Invoice Date	Invoice No.
12/11/2023	33008
Customer Number	
8991	
Invoice Total Due	
\$1,100.00	
Amount Paid	

8991
 RIVERHALL COMMUNITY DEVELOPMENT DIST
 ATTN: SHANE WILLIS 9220 BONITA BEACH RD SUITE 214
 BONITA SPRINGS, FL 34135

Due Upon Receipt

INVOICE Overflow Report

Invoice Date: 12/11/2023

Customer Number: 8991

OFF-DUTY DETAIL

Description	Quantity	Price	UOM	Original Bill	DEVELOPMENT DIST. #8991		Amount Due
					Adjusted	Paid	
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Traffic w/vehicle - Daniel Ochs from 12/11/2023 07:00:00 to 12/11/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Jonathon Miller from 12/14/2023 14:00:00 to 12/14/2023 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Jonathon Miller from 12/18/2023 14:00:00 to 12/18/2023 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Jonathon Miller from 12/19/2023 07:00:00 to 12/19/2023 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00

CONTINGENCIES

The Lee County Sheriff's Office is requesting all customers provide an email address where future invoices and statements will be sent. Please send an email to AR@sheriffleefl.org include your customer number and email address. Thank you!

This account is due and payable to: Office of the Sheriff, Lee County upon receipt.	Invoice Total:	\$1,100.00 <i>SW</i>
---	-----------------------	-----------------------------

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Mail your remittance to:



Office of the Sheriff, Lee County

14750 Six Mile Cypress Parkway
 Fort Myers, FL 33912
 (239) 477-1351
AR@Sheriffleefl.org
 TIN 59-6000705

Invoice Date	Invoice No.
12/26/2023	33092
Customer Number	
8991	
Invoice Total Due	
\$1,100.00	
Amount Paid	

8991
 RIVERHALL COMMUNITY DEVELOPMENT DIST
 ATTN: SHANE WILLIS 9220 BONITA BEACH RD SUITE 214
 BONITA SPRINGS, FL 34135

Due Upon Receipt

INVOICE Overflow Report

Invoice Date: 12/26/2023

Customer Number: 8991

OFF-DUTY DETAIL

P & T Lawn & Tractor Service, Inc.

15980 Old Olga Road
Alva, FL 33920

Invoice

Date	Invoice #
11/3/2023	23-1208

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

Ship To
Riverhall CDD Bush Hogging Project 3089 River Hall Parkway Alva, FL 33920

P.O. No.	Terms	Project

Item	Description	Qty	Rate	Amount
Service	Labor to bush hog the FPL Easement on the West Side of River Hall Pkwy in Alva, Florida (9 acres)	1	1,950.00	1,950.00
Service	Labor to bush hog the East Side of River Hall Pkwy in Alva, Florida (35.3 acres)	1	3,875.00	3,875.00
	Completed on November 3, 2023			

Total			\$5,825.00
Payments/Credits			\$0.00
Balance Due			<i>SW</i> \$5,825.00

Landscape maintenance

Phone #
239-694-4848

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

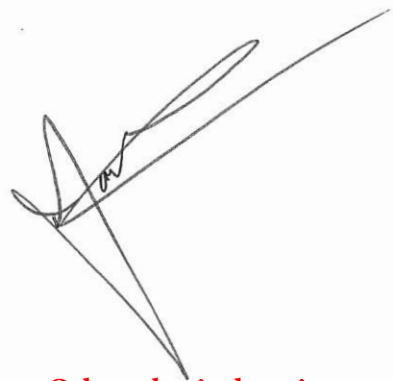
Invoice

Date	Invoice #
12/13/2023	97292

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

Ship To
 River Hall CDD
 3500 River Hall Pkwy
 Alva, FL 33920
 AAron 239-560-4109

P.O. Number	Terms	Ship	Via	Rep	Vendor
PO # 25678	Net 29	12/13/2023	MIke Z	LZ	

Quantity	Item Code	Description	Price Each	Amount
1,610	Pine Straw-	Baled Pine Straw-	3.00	4,830.00
340	Fuel Charge	Fuel Surcharge	0.67	227.80
		Del 1- 12/13/23 Trailer # River Hall CDD for Gulf spaces <i>1315-3-</i>		
				
		Other physical environment Annual mulching		

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

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

Southeast Spreading Company, LLC

6089 Janes Lane
Naples FL 34109

Phone #

239-332-2595

Fax #

239-332-2852



SOUTHEAST
SPREADING
COMPANY

Purchase Order

Date

6/12/2023

P.O. No.

25678

Vendor

Preffered Pine Straw, Inc.
26644 State Road 247
Branford, FL 32008

Ship To

River Hall
3500 Riverhall Parkway
Alva, FL 33920

Project/Job Name Description

12/4/2023

Description	Color	Qty	Rate	Amount
Riverhall CDD - For GulfScapes				
Delivery request - Preferred to invoice Customer Direct				
Please Delivery as follows: 12/04/23 - 1 load Baled Pine Straw Delivered	Trailer # 1315-3 Slash	Bales 1610	Inv. 97292	Mike Z. 0.00
			0.00	0.00

Total

\$0.00

This purchase order serves as a request for services/goods for the listed cost. This is a fixed price agreement. Any additions to the cost of service or additional services must be approved in writing via an updated or additional purchase

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

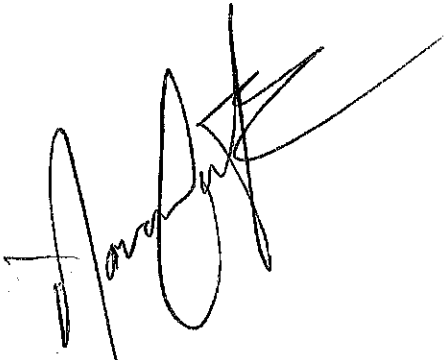
Invoice

Date	Invoice #
12/13/2023	97293

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

Ship To
River Hall CDD 3500 River Hall Pkwy Alva, FL 33920 AAron 239-560-4109

P.O. Number	Terms	Ship	Via	Rep	Vendor
PO # 25678	Net 29	12/13/2023	<i>Ken</i> Marty Roberts	LZ	

Quantity	Item Code	Description	Price Each	Amount
1,610	Pine Straw-	Baled Pine Straw-	3.00	4,830.00
340	Fuel Charge	Fuel Surcharge	0.67	227.80
		Del 1- 12/13/23 Trailer # River Hall CDD for Gulf spaces <i>JV 53456</i>		
				
		Other physical environment Annual mulching		

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

Total	\$5,057.80
Payments/Credits	\$0.00
Balance Due	\$5,057.80

Southeast Spreading Company, LLC

6089 Janes Lane
Naples FL 34109

Phone #

Fax #

239-332-2595

239-332-2852



SOUTHEAST
SPREADING
COMPANY

Purchase Order

Date

P.O. No.

6/12/2023

25678

Vendor

Preferred Pine Straw, Inc.
26644 State Road 247
Branford, FL 32008

Ship To

River Hall
3500 Riverhall Parkway
Alva, FL 33920

Project/Job Name Description

12/4/2023

Description	Color	Qty	Rate	Amount
Riverhall CDD - For GulfScapes Delivery request - Preferred to invoice Customer Direct Please Delivery as follows: 12/04/23 - 11:58 AM Baled Pine Straw Delivered	<u>Trailer</u> JV59456 Slash	<u>Bale</u> 1610.	<u>Invoice</u> 97293 0.00	<u>Ken.</u> 0.00

This purchase order serves as a request for services/goods for the listed cost.

This is a fixed price agreement.

Any additions to the cost of service or additional services must be approved in writing via an updated or additional purchase

Total

\$0.00

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

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

Page: 1
December 12, 2023
File No: 16581-003M
Statement No: 9

Attn: Debbie Tudor

Series 2020 Requisition

Previous Balance \$1,870.50

Fees

10/11/2023	GLU	Telephone conference with Charlie Krebs on close out of construction	<u>87.50</u>
		Professional Fees through 12/12/2023	87.50
		Total Current Work	87.50

Payments

Total Payments Through 12/12/2023 -1,870.50

Balance Due (includes previous balance, if any) \$87.50

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
December 12, 2023
File No: 16581-006M
Statement No: 1

Attn: Debbie Tudor

Series 2023 requisition

Fees

11/08/2023	GLU	Telephone conference with Charlie Krebs on requisition	87.50
11/09/2023	GLU	Review and respond to email correspondence from Carl Barraco and Grady Miars; Review and respond to email correspondence from Charlie Krebs	87.50
11/10/2023	GLU	Review and respond to email correspondence from Charlie Krebs on requisition	70.00
11/13/2023	GLU	Review and respond to email correspondence from Charlie Krebs; coordinate on call; Conference call with Charlie Krebs and Chuck Adams	245.00
11/30/2023	GLU	Review and respond to email correspondence from Charlie Krebs on requisition form	70.00
		Professional Fees through 12/12/2023	560.00
		Total Current Work	560.00
		Balance Due (includes previous balance, if any)	<u>\$560.00</u>

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
12/1/2023	2023-1948

Bill To:
River Hall CDD PO Box 810036 Boca Raton, FL 334811

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

Superior Waterway Services, INC.
 6701 Garden Rd, Suite #1
 Riviera Beach FL 33404

INVOICE

DATE
 11/3/2023

INVOICE #
 91179

BILL TO

River Hall CDD
 C/o: Wrathell, Hunt and Associates, LLC
 9220 Bonita Beach Rd SE UNIT 214
 Bonita Springs, FL 34135
 Attn: Shane Willis

P.O. No.	Terms
	Due on receipt

QTY	DESCRIPTION	RATE	AMOUNT
	One-time initial treatment / 12 Days: Spray grasses/weeds in littorals throughout property - Service Completed 11/3/2023	23,500.00	23,500.00
	Lee County Tax	7.00%	0.00
Stormwater control Aquatic maintenance			
			<i>SW</i>

Subtotal	\$23,500.00
Payments/Credits	\$0.00
Balance Due	\$23,500.00

Office: (561) 844-0248 Fax: (561) 844-9629
www.superiorwaterway.com

Thank you for your business.
 Please note that there will be an additional processing fee of 3.5% for all payments made using a credit card.

Superior Waterway Services, INC.
 6701 Garden Rd, Suite #1
 Riviera Beach FL 33404

INVOICE

DATE
 12/1/2023

INVOICE #
 91522

BILL TO

River Hall CDD
 C/o: Wrathell, Hunt and Associates, LLC
 9220 Bonita Beach Rd SE UNIT 214
 Bonita Springs, FL 34135
 Attn: Shane Willis

P.O. No.	Terms
December ...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Lake Maintenance-Algae and Aquatic Plant Control for 65 Lakes	13,290.78	13,290.78
	Included in Cost: Wetland / Conservation Maintenance Fixed Structure Review/ Report Littoral Maintenance Fountain Maintenance		
	Lee County Tax	7.00%	0.00
Aquatic maintenance			
			<i>SW</i>

Subtotal	\$13,290.78
Payments/Credits	\$0.00
Balance Due	\$13,290.78

Office: (561) 844-0248 Fax: (561) 844-9629
www.superiorwaterway.com

Thank you for your business.
 Please note that there will be an additional processing fee of 3.5% for all payments made using a credit card.

Superior Waterway Services, INC.
 6701 Garden Rd, Suite #1
 Riviera Beach FL 33404

INVOICE

DATE
 11/22/2023

INVOICE #
 92663

BILL TO

River Hall CDD
 C/o: Wrathell, Hunt and Associates, LLC
 9220 Bonita Beach Rd SE UNIT 214
 Bonita Springs, FL 34135
 Attn: Shane Willis

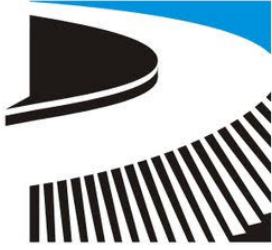
P.O. No.	Terms
	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Supply & Install New 7.5HP Grundfos Motor, Pump, and Starter Box in west fountain - Service Completed 11/22/2023	4,544.91	4,544.91
	Labor	920.00	920.00
	Freight	150.00	150.00
	Warranty: Pump & Motor (1) Year Part Warranty & (90) Day Labor Warranty		
	Lee County Tax	7.00%	0.00
Fountain service repairs & maintenance			
			<i>SW</i>

Subtotal	\$5,614.91
Payments/Credits	\$0.00
Balance Due	\$5,614.91

Office: (561) 844-0248 Fax: (561) 844-9629
 www.superiorwaterway.com

Thank you for your business.
 Please note that there will be an additional processing fee of 3.5% for all payments made using a credit card.



Sweeper Man of SWFL
15773 Missouri St.
Bokeelia, FL 33922
239-980-1069
jessica.sweeperman@gmail.com

BILL TO

Cleo Crismond
River Hall CDD
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135

INVOICE 506RH

DATE 12/10/2023 **TERMS** Net 30

DUE DATE 01/09/2024

INVOICE NO.

506RH

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/07/2023	Sweeping Services Location: River Hall Street Sweeping of River Hall Main Boulevard. Removed all garbage, dirt, and debris from gutters.	1	750.00	750.00
12/07/2023	Fuel Surcharge 10% Fuel Surcharge	1	75.00	75.00

We moved!

Please mail all checks to the address below.

15773 Missouri St.
Bokeelia, FL 33922

Thank you,

SW

TOTAL DUE

\$825.00

Road & street facilities
Street/parking lot sweeping

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 459
DATE 12/22/2023
TERMS Net 30
DUE DATE 01/21/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,900.00	1,900.00

Thank you for your business.

BALANCE DUE

\$1,900.00

SW

**Stormwater control
Hog Removal**



PLEASE
REMIT
PAYMENT
VIA:

Mail: PO Box 748548, Atlanta, GA 30374
 ACH: ABA Routing No: 051000017
 WIRE: ABA Routing No: 026009593
 A/C: 435029053069
 Fed ID: 54-1762351

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

December 31, 2023
 Project No: 340039-01-001
 Invoice No: 410957

Project 340039-01-001 2015012 | |River Hall CDD
 email: RiverHallcdd@districtap.com

Task 00004 2015012|Z| |River Hall CDD-General Services

Hourly

		Hours	Rate	Amount
Principal in Charge Engineer				
Krebs, Charles	11/2/2023	3.00	238.00	714.00
Attend board meeting review lake easement and ownership for Lani request email from greg u / carl				
Krebs, Charles	11/6/2023	.25	238.00	59.50
notice of application from sfwmd				
Krebs, Charles	11/8/2023	.50	238.00	119.00
review legal descriptions from greg u for bond area				
Krebs, Charles	11/13/2023	.50	238.00	119.00
conf call meeting to go over requisitions				
Krebs, Charles	11/14/2023	1.00	238.00	238.00
forward plat sheets to shane review update information for first pay requesat lcu invoices, BAI invoices,				
Krebs, Charles	11/15/2023	.50	238.00	119.00
review of req 1 docs request proof of payment from				
Krebs, Charles	11/16/2023	.25	238.00	59.50
attend river hall board meeting by phone				
Krebs, Charles	11/20/2023	.50	238.00	119.00
additional sidewalk repairs, cor with alex for meeting next week				
Krebs, Charles	11/28/2023	.50	238.00	119.00
cor with eddie on status of work to be compelted on sidewalks set up meeting for thursday to walk for new repairs				
Krebs, Charles	11/30/2023	3.00	238.00	714.00
site visit with eddie from collier paving to inspect walks requisition review of proof of payment				
Krebs, Charles	12/1/2023	4.00	238.00	952.00
finalize requisition #1 review wetland question from cleo				
Krebs, Charles	12/4/2023	1.00	238.00	238.00
Review of Requisition #1 Materials Cor with Grady and Greg Change order for sidewalk repairs				
Krebs, Charles	12/5/2023	1.50	238.00	357.00
requisition exhibits sagittaria lane research plat and warranty deed town homes exhibit forward change order for sidewalks to cleo				

Project	340039-01-001	River Hall CDD			Invoice	410957
	Krebs, Charles	12/6/2023	1.00	238.00	238.00	
	forward exhibits to greg u for review cor with greg u on review of information exotic veg in cdd common tract near sagittaria lane					
	Krebs, Charles	12/7/2023	1.50	238.00	357.00	
	provide greg breakdown summary of where the costs are for each tract					
	Krebs, Charles	12/8/2023	1.00	238.00	238.00	
	cor with greg on requisition legal descriptions for requisition areas from baa forward plat and warranty deed information to cleo contact sfwmd to become interested party on townhome permit					
	Krebs, Charles	12/8/2023	.50	238.00	119.00	
	gen cor with greg on requisition					
	Krebs, Charles	12/18/2023	.50	238.00	119.00	
	review cor from greg u forward requisitions to stephanie					
Technician						
	Lewellyn, Alexander	12/8/2023	2.00	83.00	166.00	
	- Lake erosion inspection					
Engineer						
	Baker, John	12/7/2023	2.50	136.00	340.00	
	CDD Meeting					
	Baker, John	12/8/2023	2.50	136.00	340.00	
	Follow-up w/ Charlie on CDD meeting items, site visit to review drainage at Kim Tempestra's residence per CDD request					
	Baker, John	12/18/2023	1.00	136.00	136.00	
	Scheduled meeting w/ Juniper on-site, e-mail explaining resident request					
	Baker, John	12/19/2023	2.50	136.00	340.00	
	Meeting w/ Juniper at Kim Tempesta's residence to discuss proposal for drainage solution					
Clerical						
	Lopez, Jackelyn	11/30/2023	.75	73.00	54.75	
	Requisition #1 Series Bond 2023					
	Totals		32.25		6,374.75	
						6,374.75
					Task Sub Total	\$6,374.75
					CURRENT INVOICE TOTAL.....	\$6,374.75

Project Manager: Charles Krebs

INVOICE

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

Felipel@flgis.com
(239)565-3066



River Hall Community Development District

Bill to

Chuck Adams
River Hall Community Development District
9220 Bonita Beach Rd
Suite 214
Bonita Springs, FL 34135

Ship to

Chuck Adams
River Hall Community Development District
9220 Bonita Beach Rd
Suite 214
Bonita Springs, FL 34135

Invoice details

Invoice no.: 1305
Terms: Net 15
Invoice date: 01/01/2024
Due date: 01/16/2024

#	Date	Product or service	SKU	Qty	Rate	Amount
1.	12/04/2023	GIS Services Conservation area; database management		3.5	\$100.00	\$350.00
2.	12/04/2023	GIS Services GIS web application		3.5	\$100.00	\$350.00

Total

SW \$700.00

Ways to pay

BANK

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

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

ENGINEERING

Pay invoice



Electric Bill Statement

For: Dec 19, 2023 to Jan 19, 2024 (31 days)

Statement Date: Jan 19, 2024

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

\$978.58

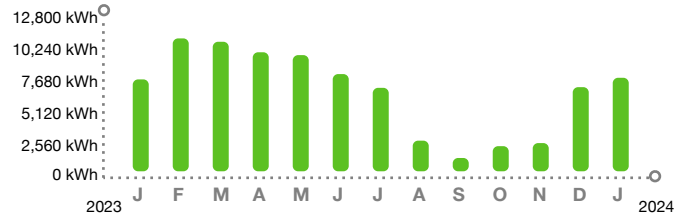
TOTAL AMOUNT YOU OWE

Feb 9, 2024

NEW CHARGES DUE BY

Pay your bill on-time,
every time. Enroll in
FPL Automatic Bill Pay®
today.
[FPL.com/ABP](https://www.fpl.com/ABP)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after April 10, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	893.57
Payments received	-893.57
Balance before new charges	0.00
Total new charges	978.58
Total amount you owe	\$978.58

(See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



/ 27

5314821552426888587900000

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

\$978.58

TOTAL AMOUNT YOU OWE

Feb 9, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	893.57
Payment received - Thank you	-893.57
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$29.98
Non-fuel: (\$0.030690 per kWh)	\$250.43
Fuel: (\$0.037700 per kWh)	\$307.63
Demand: (\$12.93 per KW)	\$323.25
Electric service amount	911.29
Gross receipts tax (State tax)	23.38
Franchise fee (Reqd local fee)	43.21
Taxes and charges	66.59
Regulatory fee (State fee)	0.70
Total new charges	\$978.58
Total amount you owe	\$978.58

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Feb 20, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	81224		73064		8160
	19.57				
Actual demand					20
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 19, 2024	Dec 19, 2023	Jan 20, 2023
kWh Used	8160	7342	8019
Service days	31	31	32
kWh/day	263	236	250
Amount	\$978.58	\$893.57	\$923.95

KEEP IN MIND

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

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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: Dec 19, 2023 to Jan 19, 2024 (31 days)

Statement Date: Jan 19, 2024

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

\$182.61

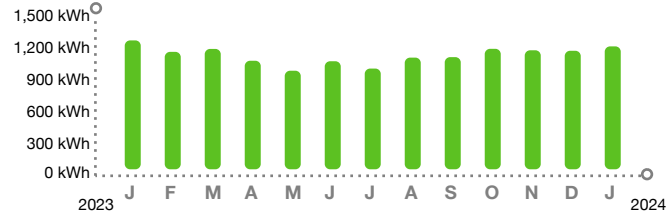
TOTAL AMOUNT YOU OWE

Feb 9, 2024

NEW CHARGES DUE BY

Pay your bill on-time,
every time. Enroll in
FPL Automatic Bill Pay®
today.
[FPL.com/ABP](https://www.fpl.com/ABP)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after April 10, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	178.03
Payments received	-178.03
Balance before new charges	0.00
Total new charges	182.61
Total amount you owe	\$182.61

(See page 2 for bill details.)

New rates are in effect. An additional rate change will take effect on Feb. 1, 2024. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



/ 27

5314029790609111628100000

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

\$182.61

TOTAL AMOUNT YOU OWE

Feb 9, 2024

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	178.03
Payment received - Thank you	-178.03
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.087490 per kWh)	\$109.98
Fuel: (\$0.037710 per kWh)	\$47.40
Electric service amount	170.06
Gross receipts tax (State tax)	4.36
Franchise fee (Reqd local fee)	8.06
Taxes and charges	12.42
Regulatory fee (State fee)	0.13
Total new charges	\$182.61

Total amount you owe \$182.61

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Feb 20, 2024.

Usage Type	Current	-	Previous	=	Usage
kWh used	29579		28322		1257

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 19, 2024	Dec 19, 2023	Jan 20, 2023
kWh Used	1257	1212	1318
Service days	31	31	32
kWh/day	40	39	41
Amount	\$182.61	\$178.03	\$179.17

KEEP IN MIND

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

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Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34136 US
239-455-4911

Invoice 32765



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

DATE 12/31/2023	PLEASE PAY \$21,285.00	DUE DATE 01/30/2024
---------------------------	---	-------------------------------

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for December 2023	14,286.00
Installation of Mulch	6,999.00
SUBTOTAL	21,285.00
TAX	0.00
TOTAL	21,285.00
TOTAL DUE	<i>SW</i> \$21,285.00

THANK YOU.

**Other physical environment
Landscape maintenance**

Trimmers Holiday Decor, Inc.
2053 17th St SW
Naples, FL 34117
239-455-0286
bill@trimmershd.com
www.trimmershd.com

Invoice

BILL TO

River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
9022	01/15/2024	\$7,000.00	02/14/2024	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/15/2024	1-15 Bal	Holiday Lighting on Oak Trees	1	7,000.00	7,000.00

BALANCE DUE

\$7,000.00

Bentley Electric Co of Naples FL Inc.

P.O. BOX 10572

NAPLES, FL 34101

239-643-5339

bentley1@bentleyelectric.com

Invoice 2024-120

BILL TO

Riverhall CDD

9220 Bonita Beach Rd.

Bonita Springs, FL 34135

DATE 01/13/2024	PLEASE PAY \$945.00	DUE DATE 02/12/2024
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DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Troubleshoot and made repairs to a string of streetlights out on River Hall Pkwy from the school to the River Hall gates on 12/29/23. Found and replaced burnt wiring from handhole to light pole.			
	#10 THHN wire	90	0.50	45.00
	ELECTRICIAN	6	80.00	480.00
	APPRENTICE	6	70.00	420.00

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

 **\$945.00**

THANK YOU.

Street Lights

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on February 1, 2024 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

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

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Megan Magaldi (via telephone)	District Counsel
Greg Urbancic (via telephone)	Coleman, Yovanovich & Koester
Charlie Krebs	District Engineer
Robert Rewis	Fire Chief
Andy Nott	Superior Waterway Services (Superior)
Kim Tempesta	Resident
Gary Stillwell	Non-resident

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)

Resident Kim Tempesta distributed and read her written response to Mrs. Adams' January 25, 2024 letter regarding the Lake 3-5B Embankment, Erosion, Drainage Inspection Report. Ms. Tempesta's letter advised that she engaged a contractor to extend drain pipes from two existing bubblers through the CDD's land behind her property and into the lake, asked for written approval to access CDD property to do so and asked for the specifications of the drainage tube material. The letter also informs of a sinkhole that developed 10' below her

41 property line that should be filled in, as she believes it poses a danger to workers and is
42 attracting critters onto her property.

43 Mrs. Adams stated that she spoke with Ms. Tempesta before the meeting and discussed
44 the work that needs to be done and the type of material that should be used. Staff provided the
45 necessary repair information, urged Ms. Tempesta to abide by the District Engineer's
46 recommendations and informed her that the CDD does not maintain any landscape vegetation
47 in the rear of the lots and that the property owner/resident is responsible for all repairs up to
48 the high-water mark of the lake bank and is also responsible for the sinkhole repairs.

49 Ms. Tempesta countered with her belief that, before her home was constructed, an
50 irrigation head planted 10' below her property line caused the huge hole, so it is a CDD
51 problem. She is willing to have the pipes extended to her bubbler system; however, it is her
52 understanding that the CDD will handle all mitigation at the lake banks. Mrs. Adams stated the
53 erosion over the past few years is due to neglect and Ms. Tempesta is responsible for the
54 maintenance of the property up to the lake bank itself. Ms. Tempesta stated that she will not
55 be scapegoated for work that she thinks the CDD should have done at the lake bank before her
56 house was built. She questioned if backfill was put down prior to Hurricanes Irma and Ian and
57 insisted that the area in question is not her property. Mrs. Adams stated the letter that she sent
58 to Ms. Tempesta on January 25, 2024 informed her that the Board directed the District
59 Engineer to inspect the property and submit a written report of what needs to be done. Ms.
60 Tempesta was given 30 days to resolve the issues and, if she does not, the CDD will make the
61 repairs and send the homeowner an invoice for reimbursement for the cost of the repairs.

62 Discussion ensued regarding the cause of the erosion, two adjacent homes, the bubbler
63 system, the grass line, Juniper and ultimate responsibility for the repairs.

64 Mr. Mitchell suggested that Ms. Tempesta read the Covenants and Restrictions, which
65 outline specific provisions that require the homeowner who lives next to and on property
66 adjacent to a pond to maintain the area up to the water's edge. He stated the contractor has
67 the Board's permission to enter CDD property to make the repairs.

68 Mr. Adams will email a copy of the Covenants to Ms. Tempesta.

69 Ms. Tempesta stated she will itemize the scope of work since the repairs went from
70 running two pipes to also filling the sinkhole. She asked for an extension to complete the work.

71 Mr. Mitchell stated that is fine.

72 ■ **Lake Update – Superior Waterway Services (Superior)**

73 This item was an addition to the agenda.

74 Mr. Nott reported the following:

75 ➤ The lake is treated several times per month. Crews were on site for a few days in
76 January working on the problem banks.

77 ➤ There is significant improvement on the southern lakes that have not yet been
78 developed. Crews are re-sloping the bank and cleaning up.

79 ➤ Residents called about the untreated water lilies in Lake 2-2E. Crews have responded
80 and continue to treat them.

81 ➤ Since water levels are up, torpedo grass will soon be sprouting. Although it will be a
82 challenge, crews will continually treat them.

83 ➤ All in all, the property looks good.

84 Asked if the builders are doing what they are supposed to be doing and installing the
85 correct sod down to the water line, Mr. Nott replied affirmatively.

86

87 **THIRD ORDER OF BUSINESS**

Developer Update

88

89 There was no update.

90

91 **FOURTH ORDER OF BUSINESS**

Consideration of Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

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101 Mr. Adams presented Resolution 2024-02. Seats 1, 2 and 3, currently held by Mr.
102 Asfour, Mr. Morash and Mr. Mitchell, respectively, will be up for election at the November
103 2024 General Election. Interested parties should qualify with the Supervisor of Elections (SOE)
104 during the candidate qualifying period, which runs from noon, June 10, 2024 to noon, June 14,
105 2024.

106

107 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor,**
108 **Resolution 2024-02, Implementing Section 190.006(3), Florida Statutes, and**

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Requesting that the Lee County Supervisor of Elections Begin Conducting the District’s General Elections; Providing for Compensation; Setting for the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Disclosure Technology Services LLC, EMMA Filing Assistance Software as a Service License Agreement

Mr. Adams presented the Disclosure Technology Services LLC, EMMA Filing Assistance Software as a Service License Agreement. He stated the software is specific to the bond issue and is highly recommended by Management. The annual license fee is \$1,500 and it will cost \$4,500 for the three bonds, which will be reflected in the Fiscal Year 2025 budget. The maximum amount is \$5,000.

On MOTION by Mr. Block and seconded by Mr. Stark, with all in favor, the Disclosure Technology Services LLC, EMMA Filing Assistance Software as a Service License Agreement, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposals to Replace Construction Gate at West Entry to Cascades

Mr. Willis presented a \$14,332.80 proposal from Carter Fence to replace the construction gate at the west entry to the Cascades. He recommended replacing the cattle fence with two decorative fences.

Discussion ensued regarding the existing gates and installation timeframe.

On MOTION by Mr. Stark and seconded by Mr. Morash, with all in favor, the Carter Fence proposal to replace two decorative gates, in the amount of \$14,332.80, was approved.

SEVENTH ORDER OF BUSINESS

Continued Discussion/Update: Proposed Traffic Control Project on Parkway for Proposed Townhome Project

Ms. Magaldi stated a response from the County regarding the traffic control project remains pending.

150 Mr. Stark directed Ms. Magaldi to remind Mr. Urbancic to contact County officials again
151 on February 14 or 15, 2024, if he has not heard from them.

152

153 **EIGHTH ORDER OF BUSINESS** **Discussion/Update: Chestnut Grove**
154 **Erosion Concerns**

155

156 This item was addressed during public comments.

157

158 **NINTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**
159 **Statements as of December 31, 2023**

160

161 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2023. He
162 reported that a significant amount of cash was moved over to the BankUnited investment
163 account, so the January financials will reflect 30 days' worth of accrued interest.

164 The financials were accepted.

165

166 **TENTH ORDER OF BUSINESS** **Approval of January 4, 2024 Regular**
167 **Meeting Minutes**

168

169 Mr. Adams presented the January 4, 2024 Regular Meeting Minutes.

170

171 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**
172 **January 4, 2024 Regular Meeting Minutes, as presented, were approved.**

173

174

175 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**

176

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

178 Mr. Krebs reported the following:

179 ➤ A homeowner recently emailed with concerns about the pavement markings along River
180 Hall Parkway, the sidewalks, the Americans with Disability Act (ADA) mats at the pedestrian
181 crossing and signage.

182 The sidewalk repairs will commence next week.

183 ➤ Regarding the pavement markings, Mr. Krebs presented Southern Striping Estimate #24-
184 062, in the amount of \$24,206.60.

185 Discussion ensued regarding the project cost, the funding source, the budget, urgency of
186 the project and deferring it to Fiscal Year 2025.

187 ➤ Regarding the ADA mats, Mr. Krebs stated, if no repairs are made, the mats are
188 considered valid but, if the CDD repairs one side, it must repair the entire intersection. He will
189 obtain pricing so this project can be budgeted in the future.

190 ➤ Regarding a leaning sign and missing signage, Mr. Krebs asked for the Board's
191 permission to authorize staff to repair and replace the signage, at a cost of \$300.

192 The Board approved Mr. Krebs' request.

193 • **Continued Discussion: Roadside Catch Basin Ownership Responsibility**

194 Mr. Krebs stated he has not received any correspondence regarding the catch basins. He
195 noted that Staff filed as an interested party with the South Florida Water Management District
196 (SFWMD) on the Environmental Resource Permit (ERP) application for the townhomes. Mr.
197 Krebs will review all the documents on file and provide an update at the next meeting.

198 This item will remain on the agenda.

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

200 Mr. Urbancic stated that he continues to monitor the legislative session and will update
201 the Board as the session progresses. Additionally, he is in receipt of the Board's request to
202 follow up with the County regarding the traffic control project and will do so.

203 Mr. Urbancic stated Board Members must complete four hours of ethics training before
204 the end of 2024 and it will be an annual requirement. Mr. Adams will resend the Memorandum
205 containing the ethics training and Form 1 filing information to the Board.

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

207 • **NEXT MEETING DATE: March 7, 2024 at 3:30 PM**

208 ○ **QUORUM CHECK**

209 All Supervisors confirmed their attendance at the March 7, 2024 meeting.

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

211 Mr. Willis presented the Field Operations Report and provided updates on the Portico
212 fencing hedge and the Sagitarria Lane fence. He reported the following:

213 ➤ Regarding installation of bougainvillea adjacent to the fence along Portico, Mr. Willis
214 stated there is currently no irrigation but he is working to clarify this with Mr. Bob Nelson and
215 will provide an update at a future meeting.

216 ➤ Mr. Willis stated a resident on Weston Manor Drive turned the preserve behind the
217 home into a "park" and installed fill material/gravel, which is an issue. The property was
218 photographed. Staff will send a cease-and-desist letter that also demands removal of the items.

219 ➤ After several discussions with SOLitude disputing invoices, an appropriate email was
 220 received with SOLitude acknowledging that they failed the CDD by providing mediocre service
 221 and, thus, will not pursue the CDD for payment on \$25,000 worth of invoices.

222

TWELFTH ORDER OF BUSINESS

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

224

225

226 Non-resident Gary Stillwell distributed a handout of a blocking/map from 2007 and
 227 stated the County is considering constructing a four-lane highway through River Hall, just south
 228 of the FPL right-of-way. He believes the impending project will impact the wetland, a
 229 conservation area and several homes and result in substantial noise.

230 Discussion ensued regarding the roadway project, re-zoning the wetlands/preserves,
 231 areas owned by Lee County, wall construction, the Hickey Creek development and eminent
 232 domain.

233 Mr. Urbancic stated he conferred with the Assistant County Attorney about this and he
 234 is uncertain if anything is eminent; the project is pending.

235

THIRTEENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

237

238 Mr. Stark stated, regarding Ms. Tempesta's response, Mrs. Adams should refer her to
 239 the HOA's design document, which also describes the irrigation in that area and provides
 240 additional information that supports the homeowners being responsible for the repairs, beyond
 241 the covenants.

242 Regarding the fence, Mr. Stark asked Mr. Willis notify the Developer to repair the
 243 sidewalk damage at the same time, or shortly thereafter, as the fence installation at the
 244 entrance gate on Cascades. Mr. Willis stated that is in the original scope of work for the repairs.

245 Asked for an update on ambulance service, Fire Chief Robert Rewis stated the County is
 246 considering its options and the County Attorney must evaluate the appropriate value of what it
 247 might be worth to rent the space; the matter is still undecided.

248

FOURTEENTH ORDER OF BUSINESS

Adjournment

250

251

<p>252 On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the 253 meeting adjourned at 4:38 p.m.</p>
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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
B

Agenda March



4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
T: 239.435.3535 | F: 239.435.1218

Writer's Email:
gurbancic@cyklawfirm.com

January 5, 2024

VIA EMAIL ONLY

Lee County
Attn: Ohdet Kleinmann,
Lee County Development Services Manager
1500 Monroe St.
Fort Myers, FL 33901

Re: Lee County Permit Application DOS2023-000137

Dear Mrs. Kleinmann

This law firm represents River Hall Community Development District (the "District"), an independent special district that encompasses the River Hall community. The District owns and maintains River Hall Parkway. The District is aware that Lee County recently received a permit application for a project within River Hall generally known as the Town Homes River Hall Parkway. Based upon a preliminary review of the permit application materials that are available to the District, the proposed development appears to have potential significant traffic impacts upon River Hall Parkway, including potential safety impacts from the ingress and egress methods proposed. The Board of Supervisors of the District ("Board") views itself as a stakeholder in this matter because of its ownership and operation of River Hall Parkway. As such, the Board requested that we advise the County of the District's request to review and comment upon the proposed traffic impacts of the project prior to any approval. In connection with such review, the District hereby requests electronic copies of any traffic control plans and or traffic studies submitted or prepared in connection with this permit application.

The District looks forward to speaking with the County on this matter. Should you have any questions, please contact the District Manager, Chuck Adams (239-464-7114), or me.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Urbancic', with a long horizontal line extending to the right.

Gregory L. Urbancic
For the Firm

cc: Board of Supervisors, River Hall Community Development District
Chesley "Chuck" Adams, District Manager, River Hall Community Development District
Charlie Krebs, District Engineer, River Hall Community Development District

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2023/2024 MEETING SCHEDULE

LOCATION

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

¹Meeting Location is unavailable

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 5, 2023¹ CANCELED	Regular Meeting	3:30 PM
November 2, 2023	Regular Meeting	3:30 PM
November 16, 2023	Continued Regular Meeting	11:00 AM
December 7, 2023	Regular Meeting	3:30 PM
January 4, 2024	Regular Meeting	3:30 PM
February 1, 2024	Regular Meeting	3:30 PM
March 7, 2024	Regular Meeting	3:30 PM
April 4, 2024	Regular Meeting	3:30 PM
May 2, 2024	Regular Meeting	3:30 PM
June 6, 2024	Regular Meeting	3:30 PM
July 11, 2024*	Regular Meeting	3:30 PM
August 1, 2024	Regular Meeting	3:30 PM
September 5, 2024	Regular Meeting	3:30 PM

***Exception**

The July meeting date is held one (1) week later to accommodate the Independence Day holiday.