

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

May 1, 2025

**BOARD OF SUPERVISORS
REGULAR MEETING
AGENDA**

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

April 24, 2025

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on May 1, 2025 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 - Non-Agenda Items (*3 minutes per speaker*)
3. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott*
4. Update: School Zone LDO
5. Discussion: Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway
 - A. Consideration of Resolution 2025-04, Designate Date, Time and Place of Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway; and Providing an Effective Date
6. Update: Response to Inquiry Regarding Paving Apron at Main Entrance and SR 80
7. Consideration of Resolution 2025-05, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
8. Acceptance of Unaudited Financial Statements as of March 31, 2025
9. Approval of April 3, 2025 Regular Meeting Minutes
10. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*

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

- NEXT MEETING DATE: June 5, 2025 at 3:30 PM [Presentation of FY2026 Proposed Budget]
 - QUORUM CHECK

SEAT 1	PAUL D. ASFOUR	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	BOB CUNNINGHAM	<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*

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

5

River Hall Community Development District
Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway

In accordance with Chapter 190, Florida Statutes, and on _____, 2025 at a duly noticed public meeting, the Board of Supervisors of River Hall Community Development District (“District”) adopted these Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway (these “Rules”) to designate and establish a school zone on River Hall Parkway, a right-of way owned and operated by the District. These Rules repeal and supersede all prior rules and/or policies governing the same subject matter.

Section 1. Introduction. The purpose of these Rules is to designate a school zone on River Hall Parkway near River Hall Elementary School and establish rules relating to the school zone. These Rules are intended to enhance the safety of students and other pedestrians during designated hours near the Elementary School (defined below), regulate traffic and provide for enforcement cooperation with the Lee County Sherrif’s Office or other law enforcement agency.

Section 2. Applicability. These Rules shall be applicable on, over, or within the School Zone (as defined below). These Rules shall not apply to any other District right-of-ways or District property unless these Rules are amended to include such District right-of-ways or District property or additional rules are adopted which affect such District right-of-ways or District property.

Section 3. Definitions.

- a. **Elementary School.** The educational facility currently named River Hall Elementary School that is operated by the School District of Lee County (“School District”) and located adjacent to River Hall Parkway.
- b. **School Zone Hours.** Those certain hours set forth in Section 4.b.iii below wherein students are arriving and leaving a regularly scheduled school session at the Elementary School.
- c. **School Zone.** That certain portion of the District’s right-of-way known as River Hall Parkway, as depicted in Exhibit “A”.
- d. **School Zone Signage.** Any signage marking the presence of the School Zone, which signage may include: (i) school zone signs or markers, (ii) traffic control devices and pedestrian control devices, (iii) flashing beacons or time-indicated signage, and (iv) pavement markings.

Section 4. Designation and Establishment of the School Zone.

- a. **Designation.** The District hereby designates the School Zone as an official school zone where special speed limits and traffic control measures apply during School Zone Hours.
- b. **Speed Limits.**
 - i. **Speed Limit During School Zone Hours.** The speed limit within the School Zone shall be twenty (20) miles per hour (mph) during the School Zone Hours.

- ii. **Speed Limit Outside of School Zone Hours.** The standard speed limit on River Hall Parkway outside of School Zone Hours shall remain [insert existing speed limit, e.g. thirty (30) miles per hours (mph)].
- iii. **School Zone Hours.** School Zone speed limits shall be enforced during the following times on those days when school is in session at the Elementary School:

Morning: _____ a.m. to _____ p.m.

Afternoon: _____ a.m. to _____ p.m.

The School Zone Hours may be adjusted from time to time by resolution of the Board in coordination with the School District.

- c. **Signage and Traffic Control Devices.** The District will install appropriate School Zone Signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and/or as permitted by Lee County to notify motorists of the School Zone and the reduced speed limit during School Zone Hours. The School Zone Signage will be installed and maintained by the District to ensure visibility and compliance.

Section 5. Coordination and Enforcement. The District may engage or authorize the Lee County Sheriff's Office or any other law enforcement agency to coordinate or enforce the speed limits within the School Zone and any related traffic laws. Violations of posted speed limits and other traffic laws within the School Zone shall be subject to the penalties provided under Chapter 316, Florida Statutes and/or as otherwise provided by law.

Specific Authority: Sections 120.54, 120.69, 190.011(5), 190.012(1)(d), 190.012(3), and Chapter 316, Florida Statutes.

Exhibit "A"
District ROW

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5A

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO DESIGNATION OF A SCHOOL ZONE ON A PORTION OF RIVER HALL PARKWAY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, River Hall Community Development District (the “**District**”) is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes and 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; and

WHEREAS, the Board of Supervisors of River Hall Community Development District (the “**Board**”) is authorized by Section 190.011(5), Florida Statutes, to adopt rules and orders pursuant to Chapter 120, Florida Statutes.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. PUBLIC HEARING. A Public Hearing will be held to adopt the District’s Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway on _____, 2025, at 3:30 p.m., at the River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920.

SECTION 3. NOTICE. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, Florida Statutes.

SECTION 4. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of River Hall Community Development District this 1st day of May, 2025.

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Chesley E. Adams, Jr., Secretary

Kenneth D. Mitchell, Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT APPROVING THE FLORIDA STATEWIDE MUTUAL AID AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the State Emergency Management Act, Chapter 252, Florida Statutes, authorizes the state and its political subdivisions to develop and enter into mutual aid agreements for reciprocal emergency aid and assistance in case of emergencies too extensive to be dealt with unassisted; and

WHEREAS, the Board of Supervisors of the River Hall Community Development District desires to move forward and approve an agreement with the State of Florida, Division of Emergency Management, concerning the Statewide Mutual Aid Agreement; and

WHEREAS, the Florida Department of Economic Opportunity requires an independent special district to participate in the Statewide Mutual Aid Agreement to be eligible for funds under Administrative Rule 9G-1.9, Base Funding for County Emergency Management Agencies and Municipal Competitive Grant and Loan Programs;

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

- 1. RECITALS.** The foregoing “**WHEREAS**” clauses are true and correct and are hereby ratified and confirmed by the Board of Supervisors.
- 2. APPROVAL OF AGREEMENT.** The execution of the attached Statewide Mutual Aid Agreement is hereby authorized, and the Agreement is hereby approved.
- 3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its passage and adoption.

PASSED AND ADOPTED this 1st day of May, 2025.

ATTEST:

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Statewide Mutual Aid Agreement



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT - 2023

This Agreement is an acknowledgment of receipt by the Florida Division of Emergency Management (“the Division”) and the local government (“Participating Party”) signing this Agreement. Execution of this agreement replaces all previous iterations and is active until a new agreement is drafted and requested by The Division.

This Agreement is based on the existence of the following conditions:

- A. The State of Florida is vulnerable to a wide range of emergencies and disasters that are likely to cause the disruption of essential services and the destruction of the infrastructure needed to deliver those services.
- B. Such emergencies and disasters often exceed the emergency response and recovery capabilities of any one county or local government.
- C. Such incidents may also give rise to unusual and unanticipated physical and technical needs which a local government cannot meet with existing resources, but that other local governments within the State of Florida may be able to provide.
- D. The Emergency Management Act, chapter 252, *Florida Statutes*, provides each local government of the state the authority to develop and enter into mutual aid agreements within the state for reciprocal emergency aid in case of emergencies too extensive to be dealt with unassisted, and through such agreements ensure the timely reimbursement of costs incurred by the local governments which render such assistance.
- E. Pursuant to chapter 252.32, *Florida Statutes*, the Division renders mutual aid among the political subdivisions of the state to carry out emergency management functions and responsibilities.
- F. Pursuant to chapter 252, *Florida Statutes*, the Division has the authority to coordinate and direct emergency management assistance between local governments and concentrate available resources where needed.

Based on the existence of the foregoing conditions, the Parties agree to the following articles:

ARTICLE I: DEFINITIONS

As used in this Agreement, the following expressions shall have the following meanings:

- A. The “Agreement” is this Agreement, which shall be referred to as the Statewide Mutual Aid Agreement (“SMAA”).



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. The “Division” is the Florida Division of Emergency Management.
- C. A “Requesting Party” to this Agreement is a Participating Party who requests assistance under this agreement.
- D. An “Assisting Party” to this Agreement is a Participating Party who provides assistance to a Requesting Party under this agreement.
- E. The “Period of Assistance” is the time during which an Assisting Party renders assistance to a Requesting Party under this agreement and includes the time necessary for the resources and personnel of the Assisting Party to travel to the place specified by the Requesting Party and the time necessary to return to their place of origin.
- F. A “Mission” is a documented emergency response activity performed during a Period of Assistance, usually in reference to one operational function or activity.
- G. A “local government” is any educational district, special district, or any entity that is a “local governmental entity” within the meaning of section 11.45(1)(g), *Florida Statutes*.
- H. An “educational district” is any school district within the meaning of section 1001.30, *Florida Statutes*, and any Florida College System Institution or State University within the meaning of section 1000.21, *Florida Statutes*.
- I. A “special district” is any local or regional governmental entity which is an independent special district within the meaning of section 189.012(3), *Florida Statutes*, established by local, special, or general act, or by rule, ordinance, resolution, or interlocal agreement.
- J. A “tribal council” is the respective governing bodies of the Seminole Tribe of Florida and Miccosukee Tribe of Indians recognized as special improvement district by section 285.18(1), *Florida Statutes*.
- K. An “interlocal agreement” is any agreement between local governments within the meaning of section 163.01(3)(a), *Florida Statutes*.
- L. A “Resource Support Agreement” as used in this Agreement refers to a supplemental agreement of support between a Requesting Party and an Assisting Party.
- M. “Proof of work” as used in this Agreement refers to original and authentic documentation of a single individual or group of individuals’ emergency response activity at a tactical level.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- N. "Proof of payment" as used in this Agreement refers to original and authentic documentation of an emergency response expenditure made by an Assisting Party.
- O. A "Reimbursement Package" as used in this Agreement refers to a full account of mission response documentation supported by proof of work and proof of payment.
- P. Any expressions not assigned definitions elsewhere in this Agreement shall have the definitions assigned them by the Emergency Management Act, Chapter 252, *Florida Statutes*.

ARTICLE II: APPLICABILITY OF THE AGREEMENT

Any Participating Party, including the Division, may request assistance under this Agreement for a "major disaster" or "catastrophic disaster" as defined in section 252.34, *Florida Statutes*, minor disasters, and other such emergencies as lawfully determined by a Participating Party.

ARTICLE III: INVOCATION OF THE AGREEMENT

In the event of an emergency or anticipated emergency, a Participating Party may request assistance under this Agreement from any other Participating Party or the Division if, in the judgement of the Requesting Party, its own resources are inadequate to meet the needs of the emergency or disaster.

- A. Any request for assistance under this Agreement may be oral, but within five (5) calendar days must be confirmed in writing by the Requesting Party. All requests for assistance under this Agreement shall be transmitted by the Requesting Party to another Participating Party or the Division. If the Requesting Party transmits its request for Assistance directly to a Participating Party other than the Division, the Requesting Party and Assisting Party shall keep the Division advised of their activities.
- B. The Division shall relay any requests for assistance under this Agreement to such other Participating Parties as it may deem appropriate and coordinate the activities of the Assisting Parties to ensure timely assistance to the Requesting Party. All such activities shall be carried out in accordance with the State's Comprehensive Emergency Management Plan.

ARTICLE IV: RESPONSIBILITIES OF REQUESTING PARTIES

To the extent practicable, all Requesting Parties shall provide the following information to their respective county emergency management agency, the Division, and the intended Assisting Party or Parties. In providing such information, Requesting Parties should utilize Section I of the



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#)¹.

- A. A description of the Mission to be performed by the Assisting Party;
- B. A description of the resources and capabilities needed to complete the Mission successfully;
- C. The location, date, and time personnel and resources from the Assisting Party should arrive at the incident site, staging area, facility, or other location designated by the Requesting Party;
- D. A description of the health, safety, and working conditions expected for deploying personnel;
- E. Lodging and meal availability;
- F. Any logistical requirements;
- G. A description of any location or facility outside the territorial jurisdiction of the Requesting Party needed to stage incoming resources and personnel;
- H. The location date, and time for personnel of the Requesting Party to meet and receive the personnel and equipment of the Assisting Party; and
- I. A technical description of any communications equipment needed to ensure effective information sharing between the Requesting Party, any Assisting Parties, and all relevant responding entities.

ARTICLE V: RESPONSIBILITIES OF ASSISTING PARTIES

Each Party shall render assistance under this Agreement to any Requesting Party to the extent practicable that its personnel, equipment, resources, and capabilities can render assistance. If upon receiving a request for assistance under this Agreement a Party determines that it has the capacity to render some or all of such assistance, it shall provide the following information without delay to the Requesting Party, the Division, and the Assisting Party's County emergency management agency. In providing such information, the Assisting Party should utilize the Section II of the Resource Support Agreement (RSA) Form, available via the [Division approved documents SharePoint site](#).

¹ FDEM approved documents such as activity logs and mutual aid forms can be found at:
https://portal.floridadisaster.org/projects/FROC/FROC_Documents/Forms/AllItems.aspx?View=%7B6F3CF7BD%2DC0A4%2D4BE2%2DB809%2DC8009D7D0686%7D



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

- A. A description of the personnel, equipment, supplies, services and capabilities it has available, together with a description of the qualifications of any skilled personnel;
- B. An estimate of the time such personnel, equipment, supplies, and services will continue to be available;
- C. An estimate of the time it will take to deliver such personnel, equipment, supplies, and services to the location(s) specified by the Requesting Party;
- D. A technical description of any communications and telecommunications equipment available for timely communications with the Requesting Party and other Assisting Parties;
- E. The names and contact information of all personnel whom the Assisting Party has designated as team leaders or supervisors; and
- F. An estimated cost for the provision of assistance.

ARTICLE VI: RENDITION OF ASSISTANCE

The Requesting Party shall afford the emergency response personnel of all Assisting Parties, while operating within the jurisdictional boundaries of the Requesting Party, the same powers, duties, rights, and privileges, except that of arrest unless specifically authorized by the Requesting Party, as are afforded the equivalent emergency response personnel of the Requesting Party. Emergency response personnel of the Assisting Party will remain under the command and control of the Assisting Party, but during the Period of Assistance, the resources and responding personnel of the Assisting Party will perform response activities under the operational and tactical control of the Requesting Party.

- A. Unless otherwise agreed upon between the Requesting and Assisting Party, the Requesting Party shall be responsible for providing food, water, and shelter to the personnel of the Assisting Party. For Missions performed in areas where there are insufficient resources to support responding personnel and equipment throughout the Period of Assistance, the Assisting Party shall, to the fullest extent practicable, provide their emergency response personnel with the equipment, fuel, supplies, and technical resources necessary to make them self-sufficient throughout the Period of Assistance. When requesting assistance, the Requesting Party may specify that Assisting Parties send only self-sufficient personnel and resources but must specify the length of time self-sufficiency should be maintained.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- B. Unless the Requesting Party has specified the contrary, it shall, to the fullest extent practicable, coordinate all communications between its personnel and the responding personnel of the Assisting Parties, and shall determine and share the frequencies and other technical specifications of all communications equipment to be used, as appropriate, with the deployed personnel of the Assisting Parties.
- C. Personnel of the Assisting Party who render assistance under this Agreement shall receive the usual wages, salaries, and other compensation as are normally afforded to personnel for emergency response activities within their home jurisdiction, and shall have all the immunities, rights, interests, and privileges applicable to their normal employment. If personnel of the Assisting Party hold local licenses or certifications limited to the jurisdiction of issue, then the Requesting Party shall recognize and honor those licenses or certifications for the duration of the Period of Assistance.

ARTICLE VII: REIMBURSEMENT

After the Period of Assistance has ended, the Assisting Party shall have 45 days to develop a full reimbursement package for services rendered and resources supplied during the Period of Assistance. All expenses claimed to the Requesting Party must have been incurred in direct response to the emergency as requested by the Requesting Party and must be supported by proof of work and proof of payment.

To guide the proper documentation and accountability of expenses, the Assisting Party should utilize the Claim Summary Form, available via the [Division approved documents SharePoint site](#) as a guide and summary of expense to collect information to then be formally submitted for review by the Requesting Party.

To receive reimbursement for assistance provided under this agreement, the Assisting Party shall provide, at a minimum, the following supporting documentation to the Requesting Party unless otherwise agreed upon between the Requesting and Assisting Parties:

- A. A complete and authentic description of expenses incurred by the Assisting Party during the Period of Assistance;
- B. Copy of a current and valid Internal Revenue Service W-9 Form;
- C. Copies of all relevant payment and travel policies in effect during the Period of Assistance;
- D. Daily personnel activity logs demonstrating emergency response activities performed for all time claimed (for FDEM reimbursement Division approved activity logs will be required for personnel activity claims);



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

- E. Official payroll and travel reimbursement records for all claimed personnel expenses;
- F. Neat and comprehensive fringe benefit calculations for each position class or category of claimed personnel;
- G. Written justification for all additional expenses/purchases incurred during the Period of Assistance;
- H. Proof of payment for additional/miscellaneous expenses incurred during the Period of Assistance
- I. Equipment activity logs demonstrating equipment use and operation in support of emergency response activities for all time claimed (for FDEM reimbursement Division approved forms will be required for equipment activity claims);
- J. Proof of reimbursement to all employees who incurred emergency response expenses with personal money;
- K. Justification for equipment repair expenses; and
- L. Copies of any applicable supporting agreements or contracts with justification.

If a dispute or disagreement regarding the eligibility of any expense arises, the Requesting Party, Assisting Party, or the Division may elect binding arbitration. If binding arbitration is elected, the Parties must select as an arbitrator any elected official of another Participating Party, or any other official of another Participating Party whose normal duties include emergency management, and the other Participating Party shall also select such an official as an arbitrator, and the arbitrators thus chosen shall select another such official as a third arbitrator.

The three (3) arbitrators shall convene by teleconference or videoconference within thirty (30) calendar days to consider any documents and any statements or arguments by the Division, the Requesting Party, or the Assisting Party concerning the protest, and shall render a decision in writing not later than ten (10) business days after the close of the hearing. The decision of a majority of the arbitrators shall bind the parties and shall be final.

If the Participating Parties do not elect binding arbitration, this agreement and any disputes arising thereunder shall be governed by the laws of the State of Florida and venue shall be in Leon County, Florida. Nothing in this Agreement shall be construed to create an employer-employee relationship or a partnership or joint venture between the participating parties. Furthermore, nothing contained herein shall constitute a waiver by either Party of its sovereign immunity or the provisions of section 768.28, Florida Statutes. Nothing herein shall be construed as consent by either Party to be sued by third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

ARTICLE VIII: COST ELIGIBLE FOR REIMBURSEMENT

The costs incurred by the Assisting Party under this Agreement shall be reimbursed as needed to make the Assisting Party whole to the fullest extent practicable.

- A. Employees of the Assisting Party who render assistance under this Agreement shall be entitled to receive from the Assisting Party all their usual wages, salaries, and any and all other compensation for mobilization, hours worked, and demobilization. Such compensation shall include any and all contributions for insurance and retirement, and such employees shall continue to accumulate seniority at the usual rate. As between the employees and the Assisting Party, the employees shall have all the duties, responsibilities, immunities, rights, interests, and privileges incident to their usual employment. The Requesting Party shall reimburse the Assisting Party for these costs of employment.
- B. The costs of equipment supplied by the Assisting Party shall be reimbursed at the rental rate established in FEMA' s Schedule of Equipment, or at any other rental rate agreed to by the Requesting Party. In order to be eligible for reimbursement, equipment must be in actual operation performing eligible work. The labor costs of the operator are not included in the rates and should be approved separately from equipment costs. The Assisting Party shall pay for fuels, other consumable supplies, and repairs to its equipment as needed to keep the equipment in a state of operational readiness. Rent for the equipment shall be deemed to include the cost of fuel and other consumable supplies, maintenance, service, repairs, and ordinary wear and tear. With the consent of the Assisting Party, the Requesting Party may provide fuels, consumable supplies, maintenance, and repair services for such equipment at the site. In that event, the Requesting Party may deduct the actual costs of such fuels, consumable supplies, maintenance, and services from the total costs otherwise payable to the Assisting Party. If the equipment is damaged while in use under this Agreement and the Assisting Party receives payment for such damage under any contract of insurance, the Requesting Party may deduct such payment from any item or items billed by the Assisting Party for any of the costs for such damage that may otherwise be payable.
- C. The Requesting Party shall pay the total costs for the use and consumption of any and all consumable supplies delivered by the Assisting Party for the Requesting Party under this Agreement. In the case of perishable supplies, consumption shall be deemed to include normal deterioration, spoilage, and damage notwithstanding the exercise of reasonable care in its storage and use. Supplies remaining unused shall be returned to the Assisting Party in usable condition upon the close of the Period of Assistance, and the Requesting Party may deduct the cost of such returned supplies from the total costs billed by the Assisting Party for such supplies. If the Assisting Party agrees, the Requesting Party may also replace any and all used consumable supplies with like



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

supplies in usable condition and of like grade, quality and quantity within the time allowed for reimbursement under this Agreement.

- D. The Assisting Party shall keep records to document all assistance rendered under this Agreement. Such records shall present information sufficient to meet the audit requirements specified in the regulations of FEMA and any applicable circulars issued by the State of Florida. Upon reasonable notice, the Assisting Party shall make its records available the Requesting Party for inspection or duplication between 8:00 a.m. and 5:00 p.m. on all weekdays, except for official holidays.

ARTICLE IX: INSURANCE

Each Participating Party shall determine for itself what insurance to procure, if any. With the exceptions in this Article, nothing in this Agreement shall be construed to require any Participating Party to procure insurance.

- A. Each Participating Party shall procure employers' insurance meeting the requirements of the Workers' Compensation Act, as amended, affording coverage for any of its employees who may be injured while performing any activities under the authority of this Agreement, and shall be provided to each Participating Party.
- B. Participating Parties may elects additional insurance affording liability coverage for any activities that may be performed under the authority of this Agreement .
- C. Subject to the limits of such liability insurance as any Participating Party may elect to procure, nothing in this Agreement shall be construed to waive, in whole or in part, any immunity any Participating Party may have in any judicial or quasi-judicial proceeding.
- D. Each Participating Party which renders assistance under this Agreement shall be deemed to stand in the relation of an independent contractor to all other Participating Parties and shall not be deemed to be the agent of any other Participating Party.
- E. Nothing in this Agreement shall be construed to relieve any Participating Party of liability for its own conduct and that of its employees.
- F. Nothing in this Agreement shall be construed to obligate any Participating Party to indemnify any other Participating Party from liability to third parties.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

ARTICLE X: GENERAL REQUIREMENTS

Notwithstanding anything to the contrary elsewhere in this Agreement, all Participating Parties shall be subject to the following requirements in the performance of this Agreement:

- A. All Participating Parties shall allow public access to all documents, papers, letters, or other materials subject to the requirements of the Public Records Act, as amended, and made or received by any Participating Party in conjunction with this Agreement.
- B. No Participating Party may hire employees in violation of the employment restrictions in the Immigration and Nationality Act, as amended.
- C. No costs reimbursed under this Agreement may be used directly or indirectly to influence legislation or any other official action by the Legislature of the State of Florida or any of its agencies.
- D. Any communication to the Division under this Agreement shall be sent via either email, the Division of Emergency Managements Enterprise System (DEMES), or mail to the Response Bureau, Florida Division of Emergency Management, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.
- E. Any communication to a Participating Party shall be sent to the official or officials specified by that Participating Party. For the purpose of this section, any such communication may be sent by the U.S. Mail, e-mail, or other electronic platforms.

ARTICLE XI: EFFECTS OF AGREEMENT

Upon its execution by a Participating Party, this Agreement shall have the following effect with respect to that Participating Party:

- A. The execution of this Agreement by any Participating Party which is a signatory to the Statewide Mutual Aid Agreement of 1994 shall terminate the rights, interests, duties, responsibilities, and obligations of that Participating Party under the Statewide Mutual Aid Agreement of 1994, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Statewide Mutual Aid Agreement of 1994, regardless of whether such costs are billed or unbilled.
- B. The execution of this Agreement by any Participating Party which is a signatory to the Public Works Mutual Aid Agreement shall terminate the rights, interests, duties, responsibilities and obligations of that Participating Party under the Public Works Mutual Aid Agreement, but such termination shall not affect the liability of the Participating Party for the reimbursement of any costs due under the Public Works Mutual Aid Agreement,



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

regardless of whether such costs are billed or unbilled.

- C. Upon the activation of this Agreement by the Requesting Party, this Agreement shall supersede any other existing agreement between it and any Assisting Party to the extent that the former may be inconsistent with the latter.
- D. Upon its execution by any Participating Party, this Agreement will continue in effect for one (1) year from its date of execution by that Participating Party, and it shall automatically renew each year after its execution, unless within sixty (60) calendar days before the renewal date the Participating Party notifies the Division, in writing, of its intent to withdraw from the Agreement.
- E. The Division shall transmit any amendment to this Agreement by sending the amendment to all Participating Parties not later than five (5) business days after its execution by the Division. Such amendment shall take effect not later than sixty (60) calendar days after the date of its execution by the Division and shall then be binding on all Participating Parties. Notwithstanding the preceding sentence, any Participating Party who objects to the amendment may withdraw from the Agreement by notifying the Division in writing of its intent to do so within that time in accordance with section F of this Article.
- F. A Participating Party may rescind this Agreement at will after providing the other Participating Party a written SMAA withdrawal notice. Such notice shall be provided at least 30 days prior to the date of withdrawal. This 30-day withdrawal notice must be: written, signed by an appropriate authority, duly authorized on the official letterhead of the Participating Party, and must be sent via email, the Division of Emergency Managements Enterprise System (DEMES), or certified mail.

ARTICLE XII: INTERPRETATION AND APPLICATION OF AGREEMENT

The interpretation and application of this Agreement shall be governed by the following conditions:

- A. The obligations and conditions resting upon the Participating Parties under this Agreement are not independent, but dependent.
- B. Time shall be of the essence of this Agreement, and of the performance of all conditions, obligations, duties, responsibilities, and promises under it.
- C. This Agreement states all the conditions, obligations, duties, responsibilities, and promises of the Participating Parties with respect to the subject of this Agreement, and there are no conditions, obligations, duties, responsibilities, or promises other than those expressed in this Agreement.



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

- D. If any sentence, clause, phrase, or other portion of this Agreement is ruled unenforceable or invalid, every other sentence, clause, phrase, or other portion of the Agreement shall remain in full force and effect, it being the intent of the Division and the other Participating Parties that every portion of the Agreement shall be severable from every other portion to the fullest extent practicable. The Division reserves the right, at its sole and absolute discretion, to change, modify, add, or remove portions of any sentence, clause, phrase, or other portion of this Agreement that conflicts with state law, regulation, or policy. If the change is minor, the Division will notify the Participating Party of the change and such changes will become effective immediately; therefore, please check these terms periodically for changes. If the change is substantive, the Participating Parties may be required to execute the Agreement with the adopted changes. Any continued or subsequent use of this Agreement following the posting of minor changes to this Agreement shall signify implied acceptance of such changes.
- E. The waiver of any obligation or condition in this Agreement by a Participating Party shall not be construed as a waiver of any other obligation or condition in this Agreement.

NOTE: This iteration of the State of Florida Statewide Mutual Aid Agreement will replace all previous versions.

The Division shall provide reimbursement to Assisting Parties in accordance with the terms and conditions set forth in this Article for missions performed at the direct request of the Division. Division reimbursement eligible expenses must be in direct response to the emergency as requested by the State of Florida. All required cost estimations and claims must be executed through the DEMES Mutual Aid Portal and assisting agencies must use all required [FDEM forms](#) for documentation and cost verification. If a Requesting Party has not forwarded a request through the Division, or if an Assisting Party has rendered assistance without being requested to do so by the Division, the Division shall not be liable for the costs of any such assistance.

FDEM reserves the right to deny individual reimbursement requests if deemed to not be in direct response to the incident for which asset was requested.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement on the date specified below:



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY A COUNTY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF _____ COUNTY,
STATE OF FLORIDA

By: _____

Clerk or Deputy Clerk

By: _____

Chair

Date: _____

Approved as to Form:

By: _____

County Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A CITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:
CITY CLERK

CITY OF _____
STATE OF FLORIDA

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Approved as to Form:

By: _____

City Attorney



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY SHERIFF'S OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY SHERIFF'S OFFICE, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COUNTY OR CITY FIRE DEPARTMENT/DISTRICT OFFICE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

COUNTY OR CITY FIRE DEPARTMENT/DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for Entity



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, *Governor*

Kevin Guthrie, *Executive Director*

FOR ADOPTION BY AN EDUCATIONAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SCHOOL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY STATE COLLEGE, COMMUNITY COLLEGE OR STATE UNIVERSITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
STATE COLLEGE, COMMUNITY
COLLEGE, or STATE OF FLORIDA

BOARD OF TRUSTEES
OF _____
UNIVERSITY,
STATE OF FLORIDA

By: _____

Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A SPECIAL DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

_____ SPECIAL DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: _____

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY AN AUTHORITY

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

BOARD OF TRUSTEES
OF _____
AUTHORITY,
STATE OF FLORIDA

By: _____
Clerk

By: _____
Chairman

Date: _____

Approved as to Form:

By: _____
Attorney for Board



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A NATIVE AMERICAN TRIBE

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

ATTEST:

TRIBAL COUNCIL OF THE
_____ TRIBE OF FLORIDA

By: _____

Council Clerk

By: _____

Chairman

Date: _____

Approved as to Form:

By: _____

Attorney for Council



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

FOR ADOPTION BY A COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA
DIVISION OF EMERGENCY MANAGEMENT

By: _____ Date: _____

Kevin Guthrie, Executive Director or
Ian Guidicelli, Authorized Designee

RIVER HALL

COMMUNITY DEVELOPMENT DISTRICT, STATE OF FLORIDA

By: _____ By: _____

Title: _____ Title: _____

Date: 05/01/2025

Approved as to Form:

By: _____

Attorney for District



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

SAMPLE AUTHORIZING RESOLUTION FOR ADOPTION OF STATEWIDE MUTUAL AID AGREEMENT

RESOLUTION NO. _____

WHEREAS, the State of Florida Emergency Management Act, Chapter 252, authorizes the State and its political subdivisions to provide emergency aid and assistance in the event of a disaster or emergency; and

WHEREAS the statutes also authorize the State to coordinate the provision of any equipment, services, or facilities owned or organized by the State or its political subdivisions for use in the affected area upon the request of the duly constituted authority of the area; and

WHEREAS this Resolution authorizes the request, provision, and receipt of interjurisdictional mutual assistance in accordance with the Emergency Management Act, Chapter 252, among political subdivisions within the State; and

NOW, THEREFORE, be it resolved by _____

_____ that in order to maximize the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster we hereby adopt the Statewide Mutual Aid Agreement which is attached hereto and incorporated by reference.

ADOPTED BY: _____

DATE: _____

I certify that the foregoing is an accurate copy of the Resolution adopted by

_____ on _____.

BY: _____

TITLE: _____

DATE: _____



STATE OF FLORIDA DIVISION OF EMERGENCY MANAGEMENT



Ron DeSantis, Governor

Kevin Guthrie, Executive Director

STATEWIDE MUTUAL AID AGREEMENT – SAMPLE ATTACHMENT **Encompassed Entities**

This notice is an acknowledgment of an amendment to the 2023 SMAA by the Florida Division of Emergency Management (“the Division”) which allows parent entities to include individual departments and subdivisions, within their authority, to be listed as SMAA designees eligible for SMAA request and assistance procedures.

By our authority and adoption of the attached 2023 Statewide Mutual Aid agreement, as the parent entity, the following departments and subdivisions will be included as SMAA signatories for all asset request, assistance, and applicable reimbursement processes:

All entities listed herein will still require access to the DEMES Mutual Aid System for FDEM Reimbursement process requirements.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
MARCH 31, 2025**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
MARCH 31, 2025**

	General Fund	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Debt Service Fund Series 2023A	Debt Service Fund Series 2024	Capital Projects Fund Series 2020A	Capital Projects Fund Series 2023A	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS									
SunTrust	\$ 321,173	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 321,173
Bank United MMA	90,000	-	-	-	-	-	-	-	90,000
Bank United ICS	547,347	-	-	-	-	-	-	-	547,347
Investments									
SBA	6,040	-	-	-	-	-	-	-	6,040
Reserve A-1	-	206,925	75,400	641,186	240,644	-	-	-	1,164,155
Reserve A-2	-	-	342,063	-	-	-	-	-	342,063
Capitalized interest	-	-	-	5,110	176,938	-	-	-	182,048
Interest A-2	-	-	49	-	-	-	-	-	49
Revenue A-1	-	-	749,471	-	-	-	-	-	749,471
Revenue A-2	-	-	599,804	-	-	-	-	-	599,804
Revenue 23	-	-	-	468,195	-	-	-	-	468,195
Revenue 2020A	-	408,597	-	-	-	-	-	-	408,597
Prepayment A-1	-	-	72	-	-	-	-	-	72
Prepayment A-2	-	-	1,041	-	-	-	-	-	1,041
Cost of issuance	-	-	-	-	7,015	-	-	-	7,015
Construction	-	-	-	-	-	166	13,295	2,816,003	2,829,464
Due from general fund	-	4,749	15,500	6,522	-	-	-	-	26,771
Due from other	-	-	-	-	-	1,453	-	-	1,453
Deposits	1,622	-	-	-	-	-	-	-	1,622
Accounts receivable - RH Venture II	172,487	-	112,691	25,975	188,273	-	-	-	499,426
Accounts receivable - RH Venture III	12,763	-	-	-	-	-	-	-	12,763
Hampton golf & country club	9,137	-	-	-	-	-	-	-	9,137
Total assets	\$ 1,160,569	\$ 620,271	\$ 1,896,091	\$ 1,146,988	\$ 612,870	\$ 1,619	\$ 13,295	\$ 2,816,003	\$ 8,267,706
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	\$ 4,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,125
Due to Developer	20,404	-	-	-	-	-	-	-	20,404
Due to Ashton Oaks HOA	1,297	-	-	-	-	-	-	-	1,297
Due to debt service fund 2020A	4,749	-	-	-	-	-	-	-	4,749
Due to debt service fund 2021A1	8,641	-	-	-	-	-	-	-	8,641
Due to debt service fund 2021A2	6,859	-	-	-	-	-	-	-	6,859
Due to debt service fund 2023	6,522	-	-	-	-	-	-	-	6,522
Due to other	-	-	-	-	-	-	1,453	-	1,453
Accrued contracts payable	-	-	-	-	-	1,618	99,224	380,051	480,893
Total liabilities	52,597	-	-	-	-	1,618	100,677	380,051	534,943
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	317	-	-	-	-	-	-	-	317
Deferred receipts	195,020	-	112,692	25,974	188,272	-	-	-	521,958
Total deferred inflows of resources	195,337	-	112,692	25,974	188,272	-	-	-	522,275
Fund balances:									
Nonspendable									
Prepaid and deposits	1,622	-	-	-	-	-	-	-	1,622
Restricted for:									
Debt service	-	620,271	1,783,399	1,121,014	424,598	-	-	-	3,949,282
Capital projects	-	-	-	-	-	1	(87,382)	2,435,952	2,348,571
Assigned to:									
Operating capital	145,000	-	-	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	-	-	250,000
Unassigned	516,013	-	-	-	-	-	-	-	516,013
Total fund balances	912,635	620,271	1,783,399	1,121,014	424,598	1	(87,382)	2,435,952	7,210,488
Total liabilities, deferred inflows of resources and fund balances	\$ 1,160,569	\$ 620,271	\$ 1,896,091	\$ 1,146,988	\$ 612,870	\$ 1,619	\$ 13,295	\$ 2,816,003	\$ 8,267,706

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 6,447	\$ 470,869	558,180	84%
Assessment levy: off-roll	-	-	159,754	0%
Miscellaneous hog program shared cost	-	2,575	12,000	21%
Interest and miscellaneous	1,710	11,364	7,500	152%
Total revenues	<u>8,157</u>	<u>484,808</u>	<u>737,434</u>	66%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	1,000	5,000	12,000	42%
<i>Financial & administrative</i>				
District management	3,750	22,500	45,000	50%
District engineer	-	7,353	25,000	29%
Trustee	-	16,340	16,000	102%
Tax collector/property appraiser	-	7,009	6,165	114%
Assessment roll prep	375	2,250	4,500	50%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,977	14,000	100%
Legal advertising	-	252	1,100	23%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	-	866	1,500	58%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
EMMA software services	-	1,500	-	N/A
<i>Legal counsel</i>				
District counsel	(1,604)	1,981	14,000	14%
<i>Electric utility services</i>				
Utility services	-	5,110	11,000	46%
Street lights	-	-	2,000	0%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	7,500	0%
Aquatic maintenance	-	62,963	160,000	39%
Hog removal	-	7,600	15,000	51%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	1,385	40,000	3%
<i>Other physical environment</i>				
General liability insurance	-	4,972	5,200	96%
Property insurance	-	12,497	13,800	91%
Entry & walls maintenance	-	19,873	13,750	145%
Landscape maintenance	-	72,928	195,000	37%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	6,681	10,500	64%
Holiday decorations	-	10,706	12,000	89%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	2,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	750	900	83%
Street light/decorative light maintenance	-	2,176	3,500	62%
Roadway repair & maintenance	-	13,750	25,000	55%
Sidewalk repair & maintenance	-	-	5,000	0%
Street sign repair & replacement	-	625	1,500	42%
Off-duty sheriff patrol	-	5,775	15,000	39%
<i>Contingency</i>				
Miscellaneous contingency	-	524	50	1048%
Total expenditures	<u>3,521</u>	<u>308,223</u>	<u>722,605</u>	43%
Excess/(deficiency) of revenues over/(under) expenditures	4,636	176,585	14,829	
Fund balances - beginning	907,999	736,050	930,350	
<i>Assigned</i>				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	517,635	517,635	550,179	
Fund balances - ending	<u>\$ 912,635</u>	<u>\$ 912,635</u>	<u>\$ 945,179</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED MARCH 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 4,749	\$ 343,486	\$ 414,720	83%
Interest	1,544	7,786	-	N/A
Total revenues	<u>6,293</u>	<u>351,272</u>	<u>414,720</u>	85%
EXPENDITURES				
Debt service				
Principal	-	-	155,000	0%
Interest	-	128,106	256,213	50%
Total debt service	<u>-</u>	<u>128,106</u>	<u>411,213</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	6,293	223,166	3,507	
Fund balances - beginning	613,978	397,105	383,840	
Fund balances - ending	<u>\$ 620,271</u>	<u>\$ 620,271</u>	<u>\$ 387,347</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED MARCH 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 15,500	\$ 1,121,048	\$ 1,357,204	83%
Special assessment: off-roll	-	-	71,154	0%
Assessment prepayments	-	210,622	-	N/A
Interest	4,351	20,815	-	N/A
Total revenues	<u>19,851</u>	<u>1,352,485</u>	<u>1,428,358</u>	95%
EXPENDITURES				
Debt service				
Principal (A-1)	-	225,000	535,000	42%
Principal (A-2)	-	-	450,000	0%
Interest (A-1)	-	113,400	226,800	50%
Interest (A-2)	-	101,625	200,550	51%
Total expenditures	<u>-</u>	<u>440,025</u>	<u>1,412,350</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	19,851	912,460	16,008	
Fund balances - beginning	<u>1,763,548</u>	<u>870,939</u>	<u>803,949</u>	
Fund balances - ending	<u>\$ 1,783,399</u>	<u>\$ 1,783,399</u>	<u>\$ 819,957</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023A
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 6,522	\$ 471,712	\$ 527,205	89%
Special assessment: off-roll	-	-	76,964	0%
Interest	2,942	16,548	-	N/A
Total revenues	<u>9,464</u>	<u>488,260</u>	<u>604,169</u>	81%
EXPENDITURES				
Debt service				
Principal (A-2)	-	-	95,000	0%
Principal prepayment (A-1)	-	-	507,256	0%
Interest (A-1)	-	253,628	-	N/A
Total debt service	<u>-</u>	<u>253,628</u>	<u>602,256</u>	42%
Excess/(deficiency) of revenues over/(under) expenditures	9,464	234,632	1,913	
Fund balances - beginning	<u>1,111,550</u>	<u>886,382</u>	<u>857,847</u>	
Fund balances - ending	<u><u>\$ 1,121,014</u></u>	<u><u>\$ 1,121,014</u></u>	<u><u>\$ 859,760</u></u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023A
FOR THE PERIOD ENDED MARCH 31, 2025**

	<u>Current Month</u>	<u>Year To Date</u>	<u>% of Budget</u>
REVENUES			
Interest	1,393	5,430	N/A
Total revenues	<u>1,393</u>	<u>5,430</u>	N/A
Other fees & charges			
Underwriter's discount	-	138,800	N/A
Cost of issuance	-	197,615	N/A
Total other fees and charges	<u>-</u>	<u>336,415</u>	N/A
Total expenditures	<u>-</u>	<u>336,415</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	1,393	(330,985)	
OTHER FINANCING SOURCES/(USES)			
Bond proceeds	-	755,583	
Total other financing sources	<u>-</u>	<u>755,583</u>	
Net change in fund balances	1,393	424,598	
Fund balances - beginning	423,205	-	
Fund balances - ending	<u>\$ 424,598</u>	<u>\$ 424,598</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,453
Interest	-	166
Total revenues	-	1,619
EXPENDITURES		
Construction in progress	-	1,618
Total expenditures	-	1,618
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Fund balances - beginning	1	-
Fund balances - ending	\$ 1	\$ 1

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023A
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 10,273
Interest income	25	54
Total revenues	25	10,327
EXPENDITURES		
Construction in progress	-	11,807
Total expenditures	-	11,807
Excess/(deficiency) of revenues over/(under) expenditures	25	(1,480)
Fund balances - beginning	(87,407)	(85,902)
Fund balances - ending	\$ (87,382)	\$ (87,382)

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED MARCH 31, 2025**

	Current Month	Year To Date
REVENUES		
Interest income	\$ 10,779	\$ 52,210
Total revenues	10,779	52,210
EXPENDITURES		
Construction in progress	377,557	3,800,675
Total expenditures	377,557	3,800,675
Excess/(deficiency) of revenues over/(under) expenditures	(366,778)	(3,748,465)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,184,417
Total other financing sources/(uses)	-	6,184,417
Net change in fund balances	(366,778)	2,435,952
Fund balances - beginning	2,802,730	-
Fund balances - ending	\$ 2,435,952	\$ 2,435,952

River Hall Community Development District Check Detail March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	03/18/2025	FPL	101.001 · Suntrust-...		-1,052.15
Bill	82155-24268 022025	02/28/2025		531.431 · Utility Ser...	-867.12	867.12
Bill	02979-06091 022025	02/28/2025		531.431 · Utility Ser...	-185.03	185.03
TOTAL					-1,052.15	1,052.15
Bill Pmt -Check	3044	03/18/2025	COLEMAN, YOVA...	101.001 · Suntrust-...		-671.50
Bill	16581-001M 57	02/28/2025		514.100 · Legal Fee...	-671.50	671.50
TOTAL					-671.50	671.50
Bill Pmt -Check	3045	03/18/2025	FEDEX	101.001 · Suntrust-...		-190.75
Bill	8-767-27291	02/28/2025		519.410 · Postage	-190.75	190.75
TOTAL					-190.75	190.75
Bill Pmt -Check	3046	03/18/2025	GULFSCAPES LA...	101.001 · Suntrust-...		-12,636.00
Bill	35347	02/28/2025		539.464 · Landscap...	-12,636.00	12,636.00
TOTAL					-12,636.00	12,636.00
Bill Pmt -Check	3047	03/18/2025	HOLE MONTES	101.001 · Suntrust-...		-2,473.50
Bill	459528	02/28/2025		519.320 · Engineeri...	-926.50	926.50
Bill	475013	02/28/2025		519.320 · Engineeri...	-1,547.00	1,547.00
TOTAL					-2,473.50	2,473.50
Bill Pmt -Check	3048	03/18/2025	STRANGE ZONE, I...	101.001 · Suntrust-...		-704.99
Bill	2025-0020	02/28/2025		519.413 · Website ...	-704.99	704.99
TOTAL					-704.99	704.99
Bill Pmt -Check	3049	03/18/2025	SUPERIOR WATE...	101.001 · Suntrust-...		-26,581.56
Bill	101244	02/28/2025		538.461 · Aquatic M...	-13,290.78	13,290.78
Bill	102835	02/28/2025		538.461 · Aquatic M...	-13,290.78	13,290.78

River Hall Community Development District Check Detail March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-26,581.56	26,581.56
Bill Pmt -Check	3050	03/18/2025	TRIMMER'S HOLI...	101.001 · Suntrust-...		-3,500.00
Bill	1522	02/28/2025		539.467 · Holiday D...	-3,500.00	3,500.00
TOTAL					-3,500.00	3,500.00
Bill Pmt -Check	3051	03/18/2025	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2025-2241	02/28/2025		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
Check	3052	03/18/2025	RH VENTURE II, L...	101.001 · Suntrust-...		-77,713.84
				207.100 · Due to D...	-77,713.84	77,713.84
TOTAL					-77,713.84	77,713.84
Check	3053	03/18/2025	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3054	03/18/2025	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3055	03/18/2025	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3056	03/18/2025	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00

River Hall Community Development District
Check Detail
 March 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-200.00	200.00
Check	3057	03/18/2025	ROBERT H. CUNNI...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3058	03/18/2025	RIVER HALL CDD	101.001 · Suntrust-...		-8,863.71
				207.203 · Due to D...	-8,863.71	8,863.71
TOTAL					-8,863.71	8,863.71
Check	3059	03/18/2025	RIVER HALL CDD	101.001 · Suntrust-...		-16,127.91
				207.204 · Due to Se...	-16,127.91	16,127.91
TOTAL					-16,127.91	16,127.91
Check	3060	03/18/2025	RIVER HALL CDD	101.001 · Suntrust-...		-12,800.87
				207.205 · Due to Se...	-12,800.87	12,800.87
TOTAL					-12,800.87	12,800.87
Check	3061	03/18/2025	RIVER HALL CDD	101.001 · Suntrust-...		-12,172.58
				207.206 · Due to Se...	-12,172.58	12,172.58
TOTAL					-12,172.58	12,172.58



Invoice Number	Invoice Date	Account Number	Page
8-767-27291	Feb 11, 2025	XXXX-X251-5	1 of 5

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

**Invoice Questions?
Contact FedEx Revenue Services**

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

Invoice Summary

FedEx Express Services

Total Charges	USD	\$190.75
TOTAL THIS INVOICE	USD	\$190.75

Other discounts may apply.

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



Important Service Message:

For added security, enable Two-Step Verification (2SV) on your FedEx account today! This simple step helps protect your account from unauthorized access. How to Enable 2SV: Log in to your FedEx account. Visit the Account Settings section. Follow the prompts to activate Two-Step Verification.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number 8-767-27291	Invoice Date Feb 11, 2025	Account Number XXXX-X251-5	Page 2 of 5
--------------------------------------	-------------------------------------	--------------------------------------	----------------

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	10	32.0	100.09	90.66			190.75
Total FedEx Express	10	32.0	\$100.09	\$90.66			\$190.75

TOTAL THIS INVOICE USD \$190.75

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Feb 03, 2025	Cust. Ref.: River Hall CDD Agenda 02	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
 Distance Based Pricing, Zone 2
 FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
 Package Delivered to Recipient Address - Release Authorized
 The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

		Sender	Recipient	
Automation	INET	Francisco Lago	Shane Willis	
Tracking ID	771835361605	BOCA RATON FL 33431 US	MARCO ISLAND FL 34145 US	
Service Type	FedEx Priority Overnight			
Package Type	Customer Packaging			
Zone	02			
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs			
Delivered	Feb 04, 2025 10:26	Transportation Charge		10.09
Svc Area	A5	Fuel Surcharge		1.14
Signed by	see above	Residential Delivery		6.15
FedEx Use	000000000/377078/02	Total Charge	USD	\$17.38

FedEx® Billing Online

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



Invoice Number	Invoice Date	Account Number	Page
8-767-27291	Feb 11, 2025	XXXX-X251-5	3 of 5

Ship Date: Feb 03, 2025 **Cust. Ref.:** River Hall CDD Agenda 02 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address - Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771835362689	Francisco Lago	DANIEL J BLOCK	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Package Type	Customer Packaging			
Zone	02			
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge		10.09
Delivered	Feb 04, 2025 10:47	Fuel Surcharge		1.55
Svc Area	A5	Residential Delivery		6.15
Signed by	see above	DAS Residential		5.85
FedEx Use	000000000/377078/02	Total Charge	USD	\$23.64

Ship Date: Feb 03, 2025 **Cust. Ref.:** River Hall CDD Agenda 02 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address - Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771835363880	Francisco Lago	Paul D. Asfour	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	River Hall CDD	
Package Type	Customer Packaging		ALVA FL 33920 US	
Zone	02			
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge		10.09
Delivered	Feb 04, 2025 10:41	Fuel Surcharge		1.55
Svc Area	A5	Residential Delivery		6.15
Signed by	see above	DAS Residential		5.85
FedEx Use	000000000/377078/02	Total Charge	USD	\$23.64

Ship Date: Feb 03, 2025 **Cust. Ref.:** River Hall CDD Agenda 02 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address - Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771835364100	Francisco Lago	Robert Stark	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	River Hall CDD	
Package Type	Customer Packaging		ALVA FL 33920 US	
Zone	02			
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge		10.09
Delivered	Feb 04, 2025 10:45	Fuel Surcharge		1.55
Svc Area	A5	Residential Delivery		6.15
Signed by	see above	DAS Residential		5.85
FedEx Use	000000000/377078/02	Total Charge	USD	\$23.64



Invoice Number	Invoice Date	Account Number	Page
8-767-27291	Feb 11, 2025	XXXX-X251-5	4 of 5

Ship Date: Feb 03, 2025 **Cust. Ref.:** River Hall CDD Agenda 02 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	771835364225	Francisco Lago	Gregory Urbancic, Esq.
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	Goodlette, Coleman & Johnson
Package Type	Customer Packaging		NAPLES FL 34103 US
Zone	02		
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	Feb 04, 2025 10:10		
Svc Area	A4	Transportation Charge	10.09
Signed by	S.Morgan	Fuel Surcharge	0.71
FedEx Use	000000000/377078/_	Total Charge	USD \$10.80

Ship Date: Feb 03, 2025 **Cust. Ref.:** River Hall CDD Agenda 02 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	771835364523	Francisco Lago	Charlie Krebs
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	Hole Montes & Associates, Inc.
Package Type	Customer Packaging		FORT MYERS FL 33919 US
Zone	02		
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs		
Delivered	Feb 04, 2025 09:25		
Svc Area	A1	Transportation Charge	10.09
Signed by	C.Krebs	Fuel Surcharge	0.71
FedEx Use	000000000/377078/_	Total Charge	USD \$10.80

Ship Date: Feb 03, 2025 **Cust. Ref.:** River Hall CDD Agenda 02 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address - Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	771835364751	Francisco Lago	KENNETH MITCHELL
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	ALVA FL 33920 US
Package Type	Customer Packaging		
Zone	02		
Packages	1		
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge	10.09
Delivered	Feb 04, 2025 10:38	Fuel Surcharge	1.55
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/377078/02	Total Charge	USD \$23.64



Invoice Number	Invoice Date	Account Number	Page
8-767-27291	Feb 11, 2025	XXXX-X251-5	5 of 5

Ship Date: Feb 03, 2025 **Cust. Ref.:** River Hall CDD Agenda 02 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
Package Delivered to Recipient Address - Release Authorized
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771835534125	Francisco Lago	Bob Cunningham	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Package Type	Customer Packaging			
Zone	02			
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge		10.09
Delivered	Feb 04, 2025 10:50	Fuel Surcharge		1.55
Svc Area	A5	Residential Delivery		6.15
Signed by	see above	DAS Residential		5.85
FedEx Use	000000000/377078/02	Total Charge	USD	\$23.64

Ship Date: Feb 03, 2025 **Cust. Ref.:** River Hall CDD Agenda 02 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	771836323872	Francisco Lago	Chuck Adams-Cleo Adams	
Service Type	FedEx Priority Overnight	BOCA RATON FL 33431 US	NORTH FORT MYERS FL 33917 US	
Package Type	FedEx Box			
Zone	02			
Packages	1			
Rated Weight	5.0 lbs, 2.3 kgs	Transportation Charge		10.99
Delivered	Feb 04, 2025 09:41	Fuel Surcharge		1.61
Svc Area	A3	Residential Delivery		6.15
Signed by	C.Adams	DAS Residential		5.85
FedEx Use	000000000/377078/_	Total Charge	USD	\$24.60

Ship Date: Feb 06, 2025 **Cust. Ref.:** River Hall Meeting File **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.50% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33905 zip code
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771912690233	Cleo Adams	Daphne Gillyard	
Service Type	FedEx Standard Overnight	WHA	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
Zone	02			
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge		8.38
Delivered	Feb 07, 2025 09:35	Fuel Surcharge		0.59
Svc Area	A1			
Signed by	..MADISON			
FedEx Use	000000000/183071/_	Total Charge	USD	\$8.97

Third Party Subtotal	USD	\$190.75
Total FedEx Express	USD	\$190.75

Strange Zone, Inc.
260 NW 67th Street
Apt. 108
Boca Raton, FL 33487

Invoice

Date	Invoice #
02/01/2025	2025-0020

Bill To
River Hall Community Development District PO Box 810036 Boca Raton, FL 33481

Description	Amount
Website maintenance + Hosting (Yearly Contract) February 2025 to February 2026 Maintenance includes posting of minutes, meeting agendas, audits, scheduled meetings, budgets, general documents, and any other content update needed. Creation of new pages will be a separate fee of \$50/ Page. Please allow up to 48 hours for updates to be posted. Hosting service includes 5 e-mail accounts with 2GB of space for each account.	600.00
Domain Name (Registration/Renewal)	35.00
SSL Certificate (Purchase/Renewal)	69.99
Total	\$704.99



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

October 31, 2024
Project No: 340039-01-001
Invoice No: 459528

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	10/1/2024	change order request from passaralla request back up on request forward to cleo for next meeting	.25	238.00	59.50	
Krebs, Charles	10/30/2024	review list of cdd owned property strap numbers from john baker for hampton lakes forward list to shane, review mutcd for exhibit on school zone signage and send to shane for nov meeting	.50	238.00	119.00	
Engineer						
Baker, John	10/25/2024	Work on identifying CDD-owned lots in LeePA	3.00	136.00	408.00	
Baker, John	10/28/2024	Finished work on CDD ownership spreadsheet, forwarded to Charlie	2.50	136.00	340.00	
Totals			6.25		926.50	
					926.50	
Task Sub Total					\$926.50	
CURRENT INVOICE TOTAL.....					\$926.50	

Project Manager: Charles Krebs



Electric Bill Statement

For: Jan 21, 2025 to Feb 20, 2025 (30 days)

Statement Date: Feb 20, 2025

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

\$185.03

TOTAL AMOUNT YOU OWE

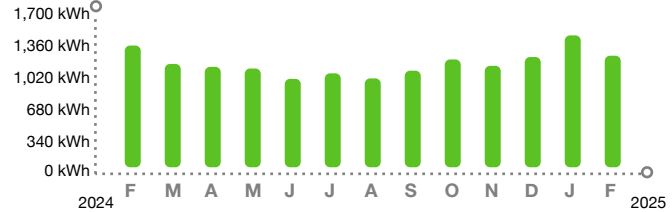
Mar 13, 2025

NEW CHARGES DUE BY



Scan to Pay
or visit
FPL.com/WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	538.41
Payments received	-538.41
Balance before new charges	0.00
<hr/>	
Total new charges	185.03
Total amount you owe	\$185.03

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 09, 2025 is considered LATE; a late payment charge of 1% will apply.

New rates are in effect to reflect new solar energy centers coming online. Learn more at FPL.com/Rates.

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

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



/ 27

5314029790609133058100000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

02979-06091
ACCOUNT NUMBER

\$185.03
TOTAL AMOUNT YOU OWE

Mar 13, 2025
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	538.41
Payment received - Thank you	-538.41
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$124.27
Fuel: <small>(\$0.027180 per kWh)</small>	\$35.14
Electric service amount	172.28
Gross receipts tax (State tax)	4.42
Franchise fee (Reqd local fee)	8.17
Taxes and charges	12.59
Regulatory fee (State fee)	0.16
Total new charges	\$185.03
Total amount you owe	\$185.03

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Mar 20, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	45287		43994		1293

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 20, 2025	Jan 21, 2025	Feb 20, 2024
kWh Used	1293	1529	1411
Service days	30	33	32
kWh/day	43	46	44
Amount	\$185.03	\$216.00	\$203.58

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 >](#)

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

[Switch and save >](#)

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: Jan 21, 2025 to Feb 20, 2025 (30 days)

Statement Date: Feb 20, 2025

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

\$867.12

TOTAL AMOUNT YOU OWE

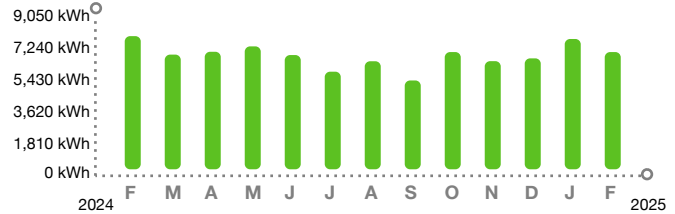
Mar 13, 2025

NEW CHARGES DUE BY



Scan to Pay
or visit
FPL.com/
WaystoPay

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	2,524.03
Payments received	-2,524.03
Balance before new charges	0.00
Total new charges	867.12
Total amount you owe	\$867.12

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after May 09, 2025 is considered LATE; a late payment charge of 1% will apply.

New rates are in effect to reflect new solar energy centers coming online. Learn more at FPL.com/Rates.

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

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



/ 27

53148215524268 2176800000

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

82155-24268

ACCOUNT NUMBER

\$867.12

TOTAL AMOUNT YOU OWE

Mar 13, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

BILL DETAILS

Amount of your last bill	2,524.03
Payment received - Thank you	-2,524.03
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$30.41
Non-fuel: <small>(\$0.033890 per kWh)</small>	\$245.13
Fuel: <small>(\$0.027180 per kWh)</small>	\$196.59
Demand: <small>(\$13.41 per KW)</small>	\$335.25
Electric service amount	807.38
Gross receipts tax (State tax)	20.72
Franchise fee (Reqd local fee)	38.28
Taxes and charges	59.00
Regulatory fee (State fee)	0.74
Total new charges	\$867.12
Total amount you owe	\$867.12

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Mar 20, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	72590		65357		7233
					18.83
Actual demand					19
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 20, 2025	Jan 21, 2025	Feb 20, 2024
kWh Used	7233	8040	8216
Service days	30	33	32
kWh/day	241	243	256
Amount	\$867.12	\$919.50	\$983.34

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 >](#)

Shine brighter with LEDs

Make the switch to LEDs for longer-lasting light, lower energy costs and qualify for our rebates.

[Switch and save >](#)

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.

INVOICE

**Gulfscapes Landscape
Management Services**
PO Box 366757
Bonita Springs, FL 34135

bigrimes@gulfscapeslandscape.com
239-455-4911
www.gulfscapeslandscape.com

Bill to

River Hall CDD
9220 Bonita Beach Rd., #214
Bonita Springs, FL 34135

Invoice details

Invoice no.: 35347
Invoice date: 01/31/2025
Due date: 03/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/31/2025	Monthly Maintenance	Monthly Maintenance for January 2025	1	\$12,636.00	\$12,636.00

Total

\$12,636.00

*Other Physical Environment
Landscape Maint*

1/29/25



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
Pay Online: bowman.com/paynow/

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

January 31, 2025
Project No: 340039-01-001
Invoice No: 475013

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	1/7/2025	site visit to install lock - no hardware on gate pickup chain for gate	2.00	238.00	476.00	
Krebs, Charles	1/9/2025	attend board meeting install lock and chain on gate	2.00	238.00	476.00	
Krebs, Charles	1/23/2025	emails with lamsid on gate bring chuck into conversation, grady to handle	.25	238.00	59.50	
Krebs, Charles	1/27/2025	site visit to river hall for review of signs send email to lykins for proposal to fix leaning sign post in median	2.00	238.00	476.00	
Krebs, Charles	1/30/2025	send shane sketch of hampton lakes properties to be turned over to hoa for maintenance	.25	238.00	59.50	
Totals			6.50		1,547.00	
						1,547.00
				Task Sub Total		\$1,547.00
				CURRENT INVOICE TOTAL.....		\$1,547.00

Project Manager: Charles Krebs

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

Page: 1
 February 19, 2025
 File No: 16581-001M
 Statement No: 57

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

Attn: Debbie Tudor

Gen Rep

Previous Balance \$5,063.42

Fees

			<u>Hours</u>		
01/04/2025	GLU	Review email correspondence from Supervisor Asfour on Sunshine extension	0.10		39.50
01/09/2025	GLU	Review and respond to email correspondence from Supervisor Asfour on LSCO agreement matters	0.30		118.50
	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	1.00		395.00
01/14/2025	GLU	Review email correspondence from Shane Willis on LCSO agreement	0.10		39.50
01/24/2025	GLU	Review and respond to email correspondence from Supervisor Asfour on public records matter	0.20		79.00
		Professional Fees through 02/19/2025	1.70		671.50

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	1.70	\$395.00	\$671.50

Total Current Work 671.50

Payments

01/14/2025	Fee payment received ck # 2998 River Hall CDD	-381.00
02/18/2025	Fee payment received ck # 3021	-2,533.25
	Total Payments	-2,914.25
	Balance Due (includes previous balance, if any)	<u>\$2,820.67</u>

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
2/1/2025	2025-2241

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

INVOICE

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

DATE
 1/6/2025

INVOICE #
 101244

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
	Monthly Lake Maintenance-Algae and Aquatic Plant Control for 65 Lakes Included in Cost: Quarterly Wetland / Conservation Maintenance Fixed Structure Review/ Report Littoral Maintenance Quarterly Fountain Maintenance Month of Service: December 2024 Lee County Tax	13,290.78 7.00%	13,290.78 0.00
	<i>Stormwater Control</i> <i>Aquatic Maint.</i> <i>2/6/25</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.
 A 1.5% late fee shall apply to any balance past due more than 30 days.

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


INVOICE

DATE: 2/4/2025
 INVOICE #: 102835

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
January 2025	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control for (65) Lakes. Quarterly Maintenance of Preserve areas Included. Service Performed in March, June, September, and December. Monthly Littoral Maintenance Included. Quarterly Maintenance of (2) Fountains Included. Service Performed in March, June, September, and December. Month of Service: January 2025 Lee County Tax	13,290.78 7.00%	13,290.78 0.00
<i>Stormwater Control Aquatic Maint. 2/6/25</i>			

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

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

Thank you for your business.
 A 1.5% late fee shall apply to any balance past due more than 30 days.

Trimmers Holiday Decor, Inc.

2053 17th St SW
Naples, FL 34117-4709 USA
tanner@trimmershd.com
www.trimmershd.com



**TRIMMERS
HOLIDAY DECOR**

INVOICE

BILL TO
River Hall CDD
River Hall Pkwy
Fort Myers, FL 33905

INVOICE 1522
DATE 01/01/2025
TERMS Net 30
DUE DATE 01/31/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Jan	Holiday Lighting & Decor Balance due January 31 - Oak Tree Lighting	1	3,500.00	3,500.00

Please make checks out to Trimmers Holiday Decor, Inc. and mail to 4731 NE
26th Ave, Fort Lauderdale, FL 33308

SUBTOTAL 3,500.00
TAX 0.00
TOTAL 3,500.00
BALANCE DUE **\$3,500.00**

*GF
Holiday Decorations*

[Signature]
2/17/25

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 April 3, 2025 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present:

Ken Mitchell	Chair
Robert Stark	Vice Chair
Daniel J. Block	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Bob Cunningham	Assistant Secretary

Also present:

Cleo Adams	District Manager
Chuck Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Andy Nott	Superior Waterways Services, Inc.
Karen Lacy	Resident
Tiffany Massocco	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mrs. Adams called the meeting to order at 3:31 p.m. All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident Karen Lacy distributed School Zone Signage handouts and asked if the Board had any questions or comments.

There were no comments or questions from the Board.

THIRD ORDER OF BUSINESS

Update: Superior Waterway Services, Inc. Treatment Report – Andy Nott

Mr. Nott presented the February 2025 Lake Treatment Report. He commented that the water levels continue to drop and temperatures are rising, causing an increase in algae and lake

43 bank weeds. Staff is and has been on site spraying and maintaining the shoreline grasses and
44 weeds.

45 Mr. Nott responded to questions regarding the treatment methods used in an area
46 adjacent to the preserves and if there were any irate calls from residents to report.

47 Mr. Krebs will contact the Developer to discuss an area that needs to be turned over to
48 the CDD.

49 **FOURTH ORDER OF BUSINESS**

**Consideration: Collier Paving & Concrete
Proposal Estimate #25-199 for School
Pavement Markings**

50
51
52
53 Mr. Krebs presented Collier Paving Proposal Estimate #25-199 for school pavement
54 markings in the amount of \$7,180. He contacted the County to discuss school zones and was
55 informed that, to proceed with this item, the CDD must file a limited review application with the
56 County. Traditionally, installing a school zone involves the School Board and Development
57 Services of the Lee County Department of Transportation (DOT). Since this is a private road and,
58 based on recent correspondence, the School Board already reviewed the school zone matter and
59 determined that one is not required. Mr. Krebs stated the Florida DOT (FDOT) issued a manual
60 that talks about the requirement to establish a school zone and one of the items noted is that
61 school zones are set up for when there is interaction between students going to school and traffic
62 on the roadway. The reason the School Board did not install school zones prior to this was
63 because there is a three-way stop where students cross and a sidewalk with a raised curb;
64 therefore, the School Board concluded that there is no safety issue in that location. Despite the
65 School Board’s opposition, he suggested the CDD declare the school area a safety concern and
66 file for the permit for a school zone on the basis that the CDD owns the road, which is private,
67 and, because of the growth of the community, it is very necessary.

68 Discussion ensued regarding safety concerns stemming from widespread golf cart use,
69 the new principal being amenable to the school zone project, the CDD requiring County approval
70 to post signage or change the speed limit, an FDOT speed manual, if it is possible to install
71 temporary signs, if the Sheriff’s Department can enforce speed limits, if there is an appeal process
72 if the school zone proposal is denied, the 2020 construction of a new school parking design that
73 moved and blocked the center of the entrance with no turn lane or signage, issues with installing
74 stop signs, closing the median and the rulemaking process.

75 Mr. Mitchell voiced his opinion that, when the 204 new townhomes are completed, the
76 Board must realize that it will have to do something to protect the children.

77 Mr. Urbancic voiced his opinion that the CDD should make sure to go through the proper
78 channels and it might be worthwhile to establish a rule declaring the school zone and setting
79 speed limits between certain school hours to create a safety buffer.

80

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, authorizing District Counsel to draft a Resolution establishing a school zone within the CDD, was approved.

81

82

83

84

85

86 Resident Tiffany Massocco asked if the CDD can install signage alerting motorists of a
87 dangerous intersection on River Hall Parkway or install a generic River Hall sign that reads
88 "Caution: Approaching School Entrance". Mr. Mitchell stated that will likely be done if the CDD's
89 school zone proposal is denied.

90

91 **FIFTH ORDER OF BUSINESS**

Consideration of Carter Fence Estimates for Perimeter Fence and Permit

92

93

94 Mr. Krebs presented the following fencing estimates:

95 **A. #60067**

96 **B. #61559**

97 Items A and B were rejected.

98 **C. #62129**

99

100

101

On MOTION by Mr. Stark and seconded by Mr. Cunningham, with all in favor, Carter Fence Estimate #62129 to remove a chain link fence and install an aluminum, glass fence, in the amount of \$9,888.29, was approved.

102

103

104 **SIXTH ORDER OF BUSINESS**

Consideration: My AV-Tech LLC Estimate 25056 [Network/IT Platform: Perimeter Surveillance]

105

106

107

108 Mr. Willis stated this item was a partner proposal based on the prior motion.

109 This item was disregarded and will be removed from future agendas.

110

111 SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and Providing for an Effective Date

112
113
114
115
116

117 Mr. Mitchell presented Resolution 2025-03. Mr. Adams stated this is necessary because
118 the Fiscal Year 2024 expenses exceeded appropriations and to avoid a finding in the audit.

119 The Board and Staff discussed the fund balance, budget variance and the reasons/projects
120 that necessitated the budget amendment.

121

122 On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor,
123 Resolution 2025-03, Relating to the Amendment of the Annual Budget for the
124 Fiscal Year Beginning October 1, 2023, and Ending September 30, 2024; and
125 Providing for an Effective Date, was adopted.

126
127

128 EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

129
130

131 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2025.

132 The financials were accepted.

133

134 NINTH ORDER OF BUSINESS

Approval of March 6, 2025 Regular Meeting Minutes

135
136

137 On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the
138 March 6, 2025 Regular Meeting Minutes, as presented, were approved.

139
140

141 TENTH ORDER OF BUSINESS

Staff Reports

142
143

A. District Engineer: Hole Montes

- Update: School Zone Signage Install Project

144 This item was addressed during the Fourth Order of Business.

146 B. District Counsel: Coleman, Yovanovich & Koester

147 Mr. Urbancic stated he is monitoring the Legislative session and the Board will be updated
148 on any bills that will impact the district.

149 Discussion ensued regarding the ethics training requirement. Mr. Adams will resend the
150 link to the Board Members.

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

- 152 • NEXT MEETING DATE: May 1, 2025 at 3:30 PM

- 153 ○ QUORUM CHECK

154 All Supervisors except Mr. Stark confirmed their attendance at the May 1, 2025 meeting.

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

156 The April Field Operations Status Report was included for informational purposes.

157 Mr. Willis stated the Superior Waterways contract renewal will occur after the budget
158 discussion. He would like the Board to consider it beforehand. Mr. Nott is willing to uphold the
159 current pricing for two years.

160

161 On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor,
162 renewing the Superior Waterway Services, Inc. contract for two additional years,
163 at the same price of \$159,500, was approved.

164

165

166 ELEVENTH ORDER OF BUSINESS

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

167

168

169 No members of the public spoke.

170

171 TWELFTH ORDER OF BUSINESS

Supervisors' Comments/Requests

172

173 Mr. Mitchell reported that Mr. James Russell sent a note stating that Route 80 near the
174 entranceway needs to be finalized by Epcot. Mr. Krebs will investigate and report his findings.

175 Discussion ensued regarding the cattle fence, a recent incident involving Florida Power &
176 Light (FPL) cutting the fence, land ownership, the Developer and undeveloped areas.

177 Ms. Lacy asked how the CDD will update residents about the school zone decision and
178 about the next steps in obtaining approval from the County.

179 Discussion ensued regarding the best way to alert residents, including the Facebook page
180 and an HOA e-blast.

181

182 THIRTEENTH ORDER OF BUSINESS

Adjournment

183

184 On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the
185 meeting adjourned at 4:28 p.m.

186
187
188
189
190
191

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE

LOCATION

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

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024 <i>rescheduled to September 30, 2024</i>	Regular Meeting	3:30 PM
November 7, 2024	Regular Meeting	3:30 PM
December 5, 2024 <i>rescheduled to December 12, 2024</i>	Regular Meeting	3:30 PM
December 12, 2024	Regular Meeting	3:30 PM
January 9, 2025*	Regular Meeting	3:30 PM
February 6, 2025	Regular Meeting	3:30 PM
March 6, 2025	Regular Meeting	3:30 PM
April 3, 2025	Regular Meeting	3:30 PM
May 1, 2025	Regular Meeting	3:30 PM
June 5, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	3:30 PM
July 3, 2025	Regular Meeting	3:30 PM
August 7, 2025	Regular Meeting	3:30 PM
September 4, 2025	Regular Meeting	3:30 PM

Exception(s)

**January meeting date is one (1) week later to accommodate the New Year's Day holiday.*