

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

August 7, 2025

BOARD OF SUPERVISORS

**PUBLIC HEARING
AND 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

July 31, 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 Public Hearing and Regular Meeting on August 7, 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. Consideration of Superior Waterway Services, Inc., Aquatic Management Agreement [Lakes 2-8E and 2-8F]
5. Discussion: Littorals Lakes 2-8E and 2-8F
6. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget(s) for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date
7. Consideration of Resolution 2025-10, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; Providing for the Collection and Enforcement of Special Assessments, Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Discussion/Consideration: Collier Paving & Concrete Proposal [Asphalt Patching]
9. Consideration of Gulfscapes Landscape Management Services Proposal # 5000 [Bougainvillea Install]

10. Update: School Zone Signage
11. Consideration of Goals and Objectives Reporting FY2026 [HB7013 - Special Districts Performance Measures and Standards Reporting]
 - Authorization of Chair to Approve Findings Related to 2025 Goals and Objectives Reporting
12. Acceptance of Unaudited Financial Statements as of June 30, 2025
13. Approval of July 3, 2025 Public Hearing and Regular Meeting Minutes
14. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: September 4, 2025 at 3:30 PM
 - QUORUM CHECK
 - D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
15. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
16. Supervisors' Comments/Requests
17. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 229 774 8903

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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River Hall CDD
Lake Treatment Report
Treatment Dates June 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1-1A	Treated	Torpedograss		6/17/25	Treated Littorals for Torpedograss
1-1B	Treated	Torpedograss		6/17/25	Treated Littorals for Torpedograss
1-2A	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
1-2B	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
1-3	Treated	Torpedograss		6/16/25	Treated Littorals for Torpedograss
1-4	Treated	Torpedograss		6/16/25	Treated Littorals for Torpedograss
1-6A	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
1-6B	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-1A	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-1B	Treated	Torpedograss		6/16/25	Treated Littorals for Torpedograss
2-2A	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-2B	Treated	Torpedograss		6/16/2025 and 6/10/25	Treated Littorals for Torpedograss
2-2C	Treated	Torpedograss		6/16/2025 and 6/10/25	Treated Littorals for Torpedograss
2-2D	Treated	Torpedograss		6/16/2025 and 6/10/25	Treated Littorals for Torpedograss
2-2E	Treated	Torpedograss		6/16/2025 and 6/10/25	Treated Littorals for Torpedograss

River Hall CDD
Lake Treatment Report
Treatment Dates June 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
2-2F	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-2G	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-2H	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-2I	Treated	Torpedograss		6/16/25	Treated Littorals for Torpedograss
2-2J	Treated	Torpedograss		6/16/25	Treated Littorals for Torpedograss
2-2K	Treated	Torpedograss		6/16/25	Treated Littorals for Torpedograss
2-2L	Treated	Torpedograss		6/16/25	Treated Littorals for Torpedograss
2-2M	Treated	Torpedograss		6/16/25	Treated Littorals for Torpedograss
2-3A	Treated	Torpedograss		6/16/25	Treated Littorals for Torpedograss
2-3B	Treated	Torpedograss		6/16/25	Treated Littorals for Torpedograss
2-4A	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-4B	Treated	Torpedograss	Weeds	6/16/2025 and 6/26/25	Treated shoreline grasses and weeds
2-4C	Treated	Torpedograss	Weeds	6/16/2025 and 6/26/25	Treated shoreline grasses and weeds
2-4D	Treated	Torpedograss	Weeds	6/16/2025 and 6/26/25	Treated shoreline grasses and weeds
2-4E	Treated	Torpedograss	Weeds	6/16/2025 and 6/26/25	Treated shoreline grasses and weeds

River Hall CDD
Lake Treatment Report
Treatment Dates June 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
2-5A/2-5B	Treated	Torpedograss	Weeds	6/16/2025 and 6/26/25	Treated shoreline grasses and weeds
Flowway Lake 2	Treated	Torpedograss	Weeds	6/16/2025 and 6/26/25	Treated shoreline grasses and weeds
2-5C	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-5D	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-6A	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-6B	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
2-6C	Treated	Torpedograss	Weeds	6/24/25	Treated shoreline grasses and weeds
2-7	Treated	Torpedograss	Weeds	6/24/25	Treated shoreline grasses and weeds
2-8A	Treated	Torpedograss	Weeds	6/24/25	Treated shoreline grasses and weeds
2-8B	Treated	Torpedograss	Weeds	6/24/25	Treated shoreline grasses and weeds
2-8C	Treated	Torpedograss	Weeds	6/24/25	Treated shoreline grasses and weeds
2-8D	Treated	Torpedograss	Weeds	6/24/25	Treated shoreline grasses and weeds
2-8E	Treated	Torpedograss	Weeds	6/24/25	Treated shoreline grasses and weeds
3-1	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
3-2	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds

River Hall CDD
Lake Treatment Report
Treatment Dates June 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
3-3	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
3-3A					
3-4A	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
3-4B					
3-4C	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
3-5A					
3-5B	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
3-5C	Treated	Torpedograss	Weeds	6/16/2025 and 6/10/25	Treated shoreline grasses and weeds
3-5D	Treated	Torpedograss	Weeds	6/16/2025 and 6/10/26	Treated shoreline grasses and weeds
3-5E	Treated	Torpedograss	Weeds	6/16/2025 and 6/25/25	Treated shoreline Algae
4-1A	Treated	Grasses/Weeds	Algae	6/16/2025 and 6/25/25	Treated shoreline Algae
4-1B	Treated	Grasses/Weeds	Algae	6/16/25	Treated shoreline grasses and weeds
4-1C	Treated	Torpedograss	Weeds	6/16/2025 and 6/10/25	Treated shoreline grasses and weeds
4-1D	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
4-1E	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds

River Hall CDD
Lake Treatment Report
Treatment Dates June 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
4-1F	Treated	Torpedograss	Algae	6/16/2025 and 6/25/25	Treated shoreline Algae
4-2B	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
4-2H	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
4-2I	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds
4-2J	Treated	Torpedograss	Chara/Algae	6/16/2025 and 6/25/25	Treated lake for Chara/Algae
Ditch	Treated	Torpedograss	Weeds	6/16/25	Treated shoreline grasses and weeds



River Hall CDD

Lake Treatment Report

Treatment Dates June 2025

Lake inspection was completed on July 23rd

With increase in water levels we are seeing an increase in Torpedograss in the Littorals we are actively treating it.

Torpedograsses can have a root system that is several feet long that makes keeping it keep under control. These lakes are scheduled to be treated within the next two weeks, with follow up treatments scheduled few later in the month

Torpedograsses were noted in lakes 2-2C, 2-2D, 2-2E, 2-6C, 4-1A, 4-2I

Algae was noted in lakes 2-4B, 2-4C, 2-5A/B, these lakes will be treated and monitor for follow up treatments if needed

Water Lilies in lakes 2-2K and 2-2F were recently treated and lakes FW-2, 2-4D 2-4E, 4-1A are schedule to be treated

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **1-1A**

Notes/Comments

Minimal
Torpedograss

Action Needed

Routine maintenance



Lake **1-2A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **1-4**

Notes/Comments

Minimal
Torpedograss

Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **1-6A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-1A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-1B**

Notes/Comments

Minimal
Torpedograss

Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **2-2B**

Notes/Comments

Minimal
Torpedograss

Action Needed

Routine maintenance



Lake **2-2C**

Notes/Comments

Moderate
Torpedograss

Action Needed

Will be treated on the next scheduled service



Lake **2-2D**

Notes/Comments

Moderate
Tape Grass

Action Needed

Will be treated on the next scheduled service

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **2-2F**

Notes/Comments

Water Lilies

Action Needed

Recently treated



Lake **2-2G**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-2H**

Notes/Comments

Water Lilies

Action Needed

Recently treated

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **2-2J**

Notes/Comments

Minimal
Water Lettuce

Action Needed

Will be treated on the next scheduled service



Lake **2-2K**

Notes/Comments

Water Lilies

Action Needed

Recently treated



Lake **2-4A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **2-4B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-5A/B**

Notes/Comments

Heavy
Chara/Algae

Action Needed

Will be treated on the next scheduled service



Lake **2-8B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **3-1**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



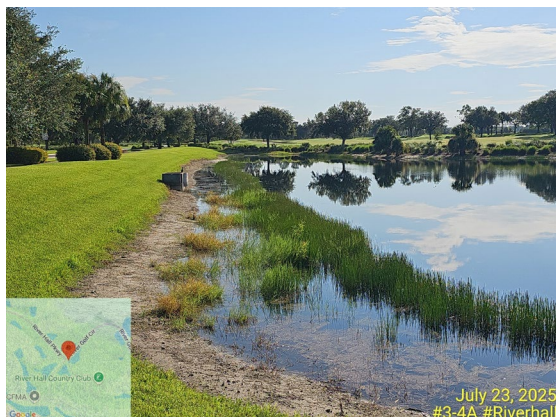
Lake **3-2**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **3-4A**

Notes/Comments

Moderate
Torpedograss

Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **3-4B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **3-5C**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **4-1A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **4-1B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **4-1D**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **4-1E**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **4-2H**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **4-2J**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **FW-2**

Notes/Comments

Moderate
Water Lettuce

Action Needed

Will be treated on the next scheduled service

River Hall CDD

Lake Treatment Report

Treatment Dates June 2025



Lake **42-I**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **Ditch**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **Ditch**

Notes/Comments

Moderate
Grasses/Weeds

Action Needed

Recently treated

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4

SUPERIOR WATERWAY SERVICES, INC.



AQUATIC MANAGEMENT AGREEMENT

This agreement, dated August 1st, 2025 is made between SUPERIOR WATERWAY SERVICES, INC. (SWS) and CUSTOMER:

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

Both Customer and SWS agree to the following terms and conditions:

1. SWS will provide aquatic management services on behalf of the customer in accordance with the terms and conditions of this agreement at the following aeration sites:

**Add two lakes to the current lake agreement (2) lakes (13.76 acres)
Lakes 2-8E and 2-8F**

2. Customer agrees to pay SWS the following amount during the term of this agreement for these specific waterway management services (as herein defined):

Algae And Aquatic Plant Control	\$448.00/ monthly
Total annual contract:	\$5,376.00
Monthly aeration inspection	Included
Littoral/Transitional Maintenance, includes	Included
Monthly Water Testing	Included
Fish & Wildlife Monitoring	Included
Management Reporting	Included

Weekly visits for lake management with treatment as necessary. Additionally needed visits at no extra charge for lake management.



3. Schedule of payment: First quarter's payment shall be due and payable upon execution of this agreement; the balance shall be payable in equal quarterly installments. A 1.5% late fee shall apply to any balance past due more than 30 days.
4. The offer contained in this agreement is valid for thirty (30) days only and must be returned to our offices for acceptance within that period.
5. SWS agrees to use only products that have been shown to present a wide margin of safety for Florida fish and wildlife. All herbicides to be utilized must be labeled for the application and approved by Federal and State authorities for that use.
6. This agreement may be terminated by either party with thirty (30) days written notice. Notification must be sent by certified mail, return receipt requested, to SUPERIOR WATERWAY SERVICES, INC., 6701 Garden Rd., Suite 1 Riviera Beach, FL 33404. CUSTOMER agrees to pay for all services rendered by SWS to date of termination of contract. SWS reserves the right, under special circumstances, to initiate surcharges relating to extraordinary price increases of water treatment products.
7. This agreement will automatically renew yearly, on the anniversary date, unless terminated by either party with thirty (30) days written notice.
8. FISH STOCKING: Annual Spring Fish Stocking optional.
9. Addendums: See attached map, survey, and report (where applicable).
 - A. Monthly water testing and monitoring as necessary for the success of the aquatic weed control program is included.
 - B. Additional work as requested by CUSTOMER such as trash clean up, physical cutting and/or plant removal and other manual maintenance may be performed by our staff. Extra service work requested by CUSTOMER will be invoiced separately at our current hourly equipment and labor rates.
 - C. Care for aquatic sanctuary areas and wetland/upland habitat planted with sensitive native flora is included herein. All areas are to be maintained at a level

to be in compliance with the appropriate rules and codes set forth by the SJRWMD and any other governing agencies which may have any jurisdiction.

D. Care proposed in this contract is for maintenance control of aquatic growth and will not eradicate all plants in the water.

E. Definitions of services referred to in Paragraph 1 are as follows:

Algae and Aquatic Plant Control – The treatment as necessary of all aquatic weed species located in the waterways maintained by the community association. Treatments are to be made with E.P.A. registered aquatic herbicides.

Littoral/Transitional Maintenance – Selective herbicide applications to control invasive and exotic vegetation per MC requirements. Assumes areas are within maintenance status and no one-time treatments are needed.

Monthly Water Testing – Water testing as needed for the success of the lake management program. Parameters include Dissolved Oxygen, Ph, Clarity and Water Temperature.

Fish & Wildlife Monitoring – Surveys performed at time of treatments which explain fish and wildlife species observed while onsite.

Management Reporting – A comprehensive report filled out each visit for the specific activity performed on the property and provided to Customer.

10. SWS will provide CUSTOMER with certificates of insurance, which are incorporated herein by reference. During the term of this Agreement and any extension thereof, SWS will maintain no less than the level of insurance provided for in such certificates.
11. This agreement constitutes the entire agreement of SWS and the CUSTOMER. No oral or written alterations of the terms contained herein shall be deemed valid unless made in writing and accepted by an authorized agent of both SWS and CUSTOMER.
12. This agreement is not assignable to any third party for any reason, without the prior written consent of CUSTOMER.

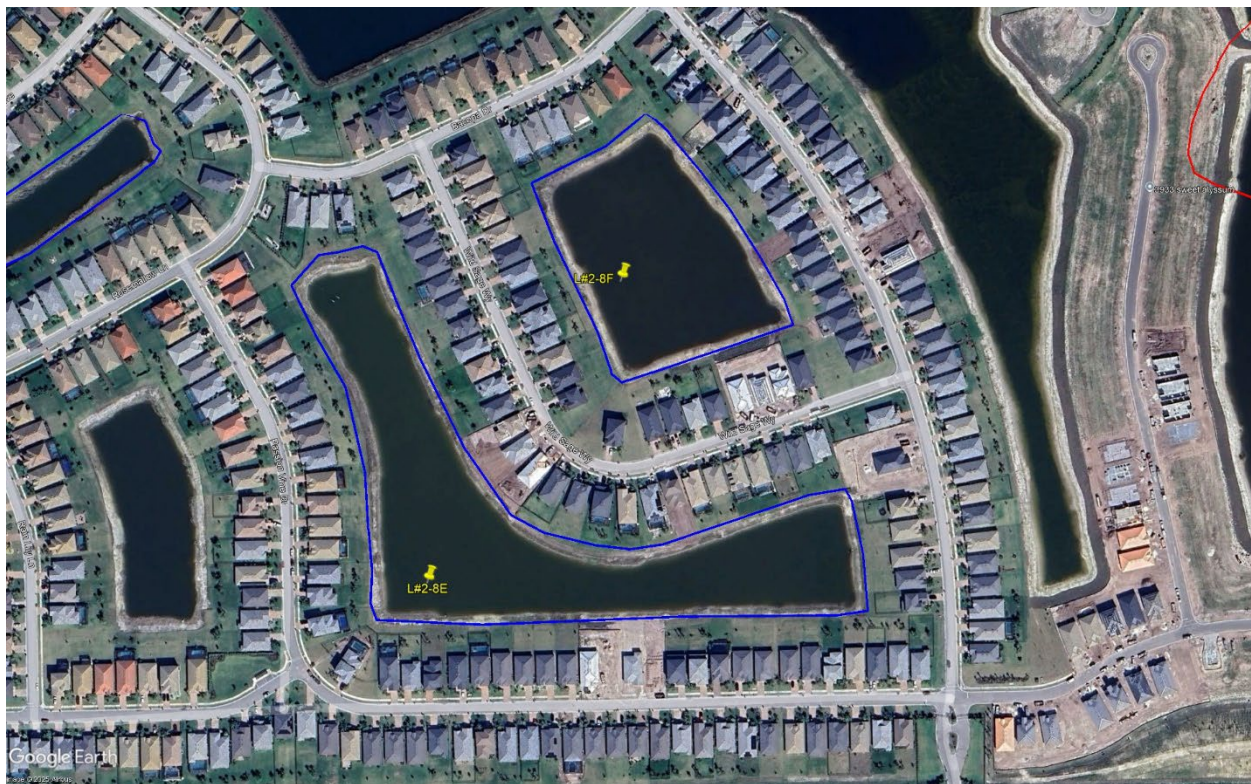
SUPERIOR WATERWAY SERVICES, INC.



SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER

DATE



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6A

Serial Number
25-02613L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

Before the undersigned authority personally appeared Holly Botkin who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at Fort Myers, Lee County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearings to Consider the Adoption of Policies

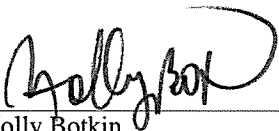
in the matter of River Hall CDD Notice of Public Hearing

in the Court, was published in said newspaper by print in the

issues of 7/18/2025, 7/25/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

Sworn to and subscribed, and personally appeared by physical presence before me,

25th day of July, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Donna Condon
Comm.: HH 534210
Expires: Jun. 29, 2028
Notary Public - State of Florida

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE
FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR
BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 7, 2025

TIME: 3:00 p.m.

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

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33433. Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://riverhalldd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
July 18, 25, 2025

25-02613L

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2025-09

THE ANNUAL APPROPRIATION RESOLUTION OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors ("**Board**") of the River Hall Community Development District a proposed budget for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**Fiscal Year 2025/2026**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the River Hall Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$3,191,186 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 743,939
DEBT SERVICE FUND - SERIES 2020A	\$ 414,720
DEBT SERVICE FUND - SERIES 2021A-1 & SERIES 2021A-2	\$ 1,428,358
DEBT SERVICE FUND - SERIES 2023A	<u>\$ 604,169</u>
TOTAL ALL FUNDS	\$ 3,191,186

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of Fiscal Year 2025/2026 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not

increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST, 2025.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A: Fiscal Year 2025/2026 Budget

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026
PROPOSED BUDGET**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
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**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 581,438				\$ 590,429
Allowable discounts (4%)	(23,258)				(23,617)
Assessment levy: on-roll: net	558,180	\$ 470,869	\$ 87,311	\$ 558,180	566,812
Assessment levy: off-roll	159,754	-	159,754	159,754	150,627
Miscellaneous Hog Program shared cost	12,000	2,575	9,425	12,000	19,000
Interest and miscellaneous	7,500	11,364	5,000	16,364	7,500
Total revenues	737,434	484,808	261,490	746,298	743,939
EXPENDITURES					
Supervisor	12,000	5,000	7,000	12,000	12,000
Financial & Administrative					
District management	45,000	22,500	22,500	45,000	45,000
District engineer	25,000	7,353	17,647	25,000	25,000
Trustee	16,000	16,340	-	16,340	16,500
Tax collector/property appraiser	6,165	7,009	-	7,009	7,200
Assessment roll prep	4,500	2,250	2,250	4,500	4,500
EMMA software services	-	1,500	-	1,500	-
Auditing services	3,300	-	3,300	3,300	3,300
Arbitrage rebate calculation	650	-	650	650	650
Public officials liability insurance	14,000	13,977	-	13,977	15,750
Legal advertising	1,100	252	848	1,100	1,100
Bank fees	350	-	350	350	350
Dues, licenses & fees	175	175	-	175	175
Postage	1,500	866	634	1,500	1,500
Website maintenance	705	705	-	705	705
ADA website compliance	210	-	210	210	210
Legal counsel					
District counsel	14,000	1,981	12,019	14,000	14,000
Electric utility services					
Utility services	11,000	5,110	5,890	11,000	11,000
Street lights	2,000	-	2,000	2,000	2,000
Stormwater control					
Fountain service repairs & maintenance	7,500	-	7,500	7,500	7,500
Aquatic maintenance	160,000	62,963	97,037	160,000	160,000
Hog removal	15,000	7,600	7,400	15,000	22,800
Lake/pond bank maintenance	5,000	-	5,000	5,000	5,000
Stormwater system maintenance	40,000	1,385	38,615	40,000	40,000

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
Other physical environment					
General liability insurance	5,200	4,972	1,128	6,100	5,200
Property insurance	13,800	12,497	-	12,497	13,500
Entry & walls maintenance	13,750	19,873	-	19,873	13,750
Landscape maintenance	195,000	72,928	122,072	195,000	206,000
Irrigation repairs & maintenance	12,500	-	5,000	5,000	5,000
Landscape replacement plants, shrubs, tre	20,000	-	20,000	20,000	20,000
Annual mulching	10,500	6,681	-	6,681	10,500
Holiday decorations	12,000	10,706	-	10,706	11,500
Bell tower maintenance	1,750	-	1,750	1,750	1,750
Ornamental lighting & maintenance	2,000	-	2,000	2,000	2,000
Road & street facilities					
Street/parking lot sweeping	900	750	150	900	900
Street light maintenance	3,500	2,176	1,324	3,500	3,500
Roadway repair & maintenance	25,000	13,750	11,250	25,000	25,000
Sidewalk repair & maintenance	5,000	-	5,000	5,000	5,000
Street sign repair & replacement	1,500	625	875	1,500	1,500
Off-duty sheriff patrol	15,000	5,775	9,225	15,000	15,000
Contingency					
Miscellaneous contingency	50	524	-	524	1,000
Total expenditures	<u>722,605</u>	<u>308,223</u>	<u>410,624</u>	<u>718,847</u>	<u>737,340</u>
Excess/(deficiency) of revenues over/(under) expenditures	14,829	176,585	(149,134)	27,451	6,599
Fund balance - beginning (unaudited)	930,350	736,050	1,294,101	736,050	863,501
Assigned					
Operating capital	145,000	145,000	145,000	145,000	185,000
Disaster recovery	250,000	250,000	250,000	250,000	250,000
Parkway repave and striping	100,000	100,000	100,000	100,000	400,000
Unassigned	450,179	799,101	749,967	368,501	35,100
Fund balance - ending (projected)	<u>\$ 945,179</u>	<u>\$ 1,294,101</u>	<u>\$ 1,244,967</u>	<u>\$ 863,501</u>	<u>\$ 870,100</u>

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

EXPENDITURES

Supervisor	\$ 12,000
Statutorily set at \$200 (plus applicable taxes) for each meeting of the Board of Supervisors, not to exceed \$4,800 for each fiscal year.	
Financial & Administrative	
District management	45,000
Wrathell, Hunt and Associates, LLC, specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all governmental requirements of the District, develop financing programs, administer the issuance of tax exempt bond financings and operate and maintain the assets of the community.	
District engineer	25,000
Hole Montes Inc., provides a broad array of engineering, consulting and construction services to the District, which assists in crafting solutions with sustainability for the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities. Also includes maintenance of the District's GIS system by Passarella and Associates..	
Trustee	16,500
Annual fees paid to U.S. Bank for services provided as trustee, paying agent and registrar.	
Tax collector/property appraiser	7,200
Covers the cost of utilizing the Tax Collector services in placing the District's assessments on the property tax bill each year.	
Assessment roll prep	4,500
The District may collect its annual operating and debt service assessment through direct off-roll assessment billing to landowners and/or placement of assessments on the annual real estate tax bill from the county's tax collector. The District's contract for financial services with Wrathell, Hunt and Associates, LLC, includes assessment roll preparation. The District anticipates all funding through direct off-roll assessment billing to landowners.	
Auditing services	3,300
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to Florida State Law and the rules and guidelines of the Florida Auditor General.	
Arbitrage rebate calculation	650
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Public officials liability insurance	15,750
Legal advertising	1,100
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Bank fees	350
Dues, licenses & fees	175
Includes the annual fee paid to the Department of Economic Opportunity.	
Postage	1,500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Website maintenance	705
Maintenance of district's website.	
ADA website compliance	210

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

EXPENDITURES (continued)

District counsel	14,000
Coleman, Yovanovich and Koester, PA., provides on-going general counsel legal representation and, in this arena, these lawyers are confronted with issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide service as "local government lawyers," realizing that this type of local government is very limited in its scope – providing infrastructure and services to developments.	
Electric utility services	
Utility services	11,000
Intended to cover the costs of electricity for the SR 80 entry floating fountains, up lighting, irrigation controllers, clock tower, etc.	
Street lights	2,000
Intended to cover the costs of electricity for the street lighting along River Hall Parkway from SR 80 to the main gatehouse.	
Stormwater control	
Fountain service repairs & maintenance	7,500
The District contracts with a qualified and licensed contractor for the maintenance of its floating fountain at the main entry.	
Aquatic maintenance	160,000
The District contracts with a qualified and licensed contractor for the maintenance of its storm water lakes and conservation areas.	
Hog removal	22,800
Intended to cover cost of community hog removal the costs of which is shared with 4 other entities.	
Lake/pond bank maintenance	5,000
Intended to address lake and pond bank erosion remediation on an as needed basis.	
Stormwater system maintenance	40,000
Intended to address repairs and maintenance to primary stormwater system catch basins and pipe work.	
Other physical environment	
General liability insurance	5,200
The District carries public officials and general liability insurance with policies written by Preferred Governmental Insurance Trust. The limit of liability is set at \$1,000,000 (general aggregate \$2,000,000) and \$1,000,000 for public officials liability.	
Property insurance	13,500
Covers District physical property including but not limited to the entry features, street lighting, clock tower etc..	
Entry & walls maintenance	13,750
Intended to cover the routine maintenance of the entry features, including pressure washing, painting, lighting etc.	
Landscape maintenance	206,000
The District contracts with a qualified and licensed landscape maintenance contractor for the maintenance of its landscaping around the main entry lakes, along the SR 80 frontage and within the River Hall Parkway road right of way from SR 80 to the main gatehouse. Also, includes twice a year bush hogging of the FPL easement.	
Irrigation repairs & maintenance	5,000
Intended to cover large irrigation repairs that are not otherwise covered within the District's landscape maintenance contract.	

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

EXPENDITURES (continued)

Landscape replacement plants, shrubs, trees	20,000
Intended to cover the periodic supplement and replacement of landscape plant materials within the District's landscape areas.	
Annual mulching	10,500
Intended to cover the cost of materials only for once a year mulching of landscape areas. Cost of installing is include in maintenance contract.	
Holiday decorations	11,500
Intended to cover the cost of installation, monitoring/repairing and removal of holiday lighting at the main entry at SR 80.	
Bell tower maintenance	1,750
Intended to cover the cost of repairs to the clock.	
Ornamental lighting & maintenance	2,000
Intended cover the costs of the up lighting repairs and maintenance within the District's landscape areas.	
Road & street facilities	
Street/parking lot sweeping	900
Intended to cover the costs of hiring a qualified and licensed street sweeping contractor to sweep, collect and remove debris from the River Hall Parkway from SR 80 to the main gatehouse and pressure wash the sidewalks and curbs within the same limits.	
Street light maintenance	3,500
Intended to cover the cost of maintaining the District's street lighting system along River Hall Parkway from SR 80 to the main gatehouse.	
Roadway repair & maintenance	25,000
Intended to cover repairs and maintenance of River Hall Parkway from SR 80 to the main gatehouse.	
Sidewalk repair & maintenance	5,000
Intended to cover the repairs and maintenance of the sidewalk within the River Hall Parkway right of way from SR80 to the main gatehouse.	
Street sign repair & replacement	1,500
Intended to cover the cost of repair and replacement of the traffic signage within the River Hall Parkway right of way from SR 80 to the main gatehouse.	
Off-duty sheriff patrol	15,000
Covers the costs of hiring off-duty Sheriff's Deputies to provide traffic enforcement on the Parkway during times of the year that school is in session and during parent pick-up and drop off hours.	
Contingency	
Miscellaneous contingency	1,000
Automated AP routing and other miscellaneous items.	
Total expenditures	<u><u>\$ 737,340</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2020A
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Special assessment - on-roll	\$ 432,000				\$ 432,000
Allowable discounts (4%)	(17,280)				(17,280)
Assessment levy: net	414,720	\$ 343,486	\$ 71,234	\$ 414,720	414,720
Interest	-	7,786	-	7,786	-
Total revenues	414,720	351,272	71,234	422,506	414,720
EXPENDITURES					
Debt service					
Principal	155,000	-	155,000	155,000	160,000
Interest	256,213	128,106	128,107	256,213	251,950
Total expenditures	411,213	128,106	283,107	411,213	411,950
Fund balance:					
Net increase/(decrease) in fund balance	3,507	223,166	(211,873)	11,293	2,770
Beginning fund balance (unaudited)	383,840	397,105	620,271	397,105	408,398
Ending fund balance (projected)	387,347	\$ 620,271	\$ 408,398	\$ 408,398	411,168
Use of fund balance:					
Debt service reserve account balance (required)					(206,925)
Interest expense - November 1, 2026					(123,375)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 80,868

RIVER HALL

Community Development District

Series 2020A

\$7,410,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025			125,975.00	125,975.00
05/01/2026	160,000.00	3.250%	125,975.00	285,975.00
11/01/2026			123,375.00	123,375.00
05/01/2027	165,000.00	3.250%	123,375.00	288,375.00
11/01/2027			120,693.75	120,693.75
05/01/2028	175,000.00	3.250%	120,693.75	295,693.75
11/01/2028			117,850.00	117,850.00
05/01/2029	180,000.00	3.250%	117,850.00	297,850.00
11/01/2029			114,925.00	114,925.00
05/01/2030	185,000.00	3.250%	114,925.00	299,925.00
11/01/2030			111,918.75	111,918.75
05/01/2031	190,000.00	3.250%	111,918.75	301,918.75
11/01/2031			108,831.25	108,831.25
05/01/2032	195,000.00	3.625%	108,831.25	303,831.25
11/01/2032			105,296.88	105,296.88
05/01/2033	205,000.00	3.625%	105,296.88	310,296.88
11/01/2033			101,581.25	101,581.25
05/01/2034	210,000.00	3.625%	101,581.25	311,581.25
11/01/2034			97,775.00	97,775.00
05/01/2035	220,000.00	3.625%	97,775.00	317,775.00
11/01/2035			93,787.50	93,787.50
05/01/2036	230,000.00	3.625%	93,787.50	323,787.50
11/01/2036			89,618.75	89,618.75
05/01/2037	235,000.00	3.625%	89,618.75	324,618.75
11/01/2037			85,359.38	85,359.38
05/01/2038	245,000.00	3.625%	85,359.38	330,359.38
11/01/2038			80,918.75	80,918.75
05/01/2039	255,000.00	3.625%	80,918.75	335,918.75
11/01/2039			76,296.88	76,296.88
05/01/2040	265,000.00	3.625%	76,296.88	341,296.88
11/01/2040			71,493.75	71,493.75
05/01/2041	275,000.00	3.875%	71,493.75	346,493.75
11/01/2041			66,165.63	66,165.63
05/01/2042	285,000.00	3.875%	66,165.63	351,165.63
11/01/2042			60,643.75	60,643.75
05/01/2043	295,000.00	3.875%	60,643.75	355,643.75
11/01/2043			54,928.13	54,928.13
05/01/2044	310,000.00	3.875%	54,928.13	364,928.13
11/01/2044			48,921.88	48,921.88
05/01/2045	320,000.00	3.875%	48,921.88	368,921.88
11/01/2045			42,721.88	42,721.88
05/01/2046	330,000.00	3.875%	42,721.88	372,721.88
11/01/2046			36,328.13	36,328.13
05/01/2047	345,000.00	3.875%	36,328.13	381,328.13
11/01/2047			29,643.75	29,643.75
05/01/2048	360,000.00	3.875%	29,643.75	389,643.75
11/01/2048			22,668.75	22,668.75
05/01/2049	375,000.00	3.875%	22,668.75	397,668.75
11/01/2049			15,403.13	15,403.13
05/01/2050	390,000.00	3.875%	15,403.13	405,403.13
11/01/2050			7,846.88	7,846.88
05/01/2051	405,000.00	3.875%	7,846.88	412,846.88
Total	\$6,805,000.00		\$4,021,937.50	\$10,826,937.50

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021A-1 and 2021A-2
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment - on-roll (A-1)	\$ 786,042				\$ 786,042
Special assessment - on-roll (A-2)	627,712				627,712
Allowable discounts (4%)	(56,550)				(56,550)
Assessment levy: net	1,357,204	\$ 1,121,048	\$ 236,156	\$ 1,357,204	1,357,204
Special assessment: off-roll (A-2)	71,154	-	71,154	71,154	71,154
Assessment prepayments (A-2)	-	210,621	-	210,621	-
Interest	-	20,815	-	20,815	-
Total revenues	<u>1,428,358</u>	<u>1,352,484</u>	<u>307,310</u>	<u>1,659,794</u>	<u>1,428,358</u>
EXPENDITURES					
Debt service					
Principal (A-1)	535,000	-	535,000	535,000	545,000
Principal (A-2)	450,000	-	450,000	450,000	460,000
Principal prepayment	-	225,000	-	225,000	-
Interest (A-1)	226,800	113,400	113,400	226,800	210,750
Interest (A-2)	200,550	101,625	98,925	200,550	179,850
Total expenditures	<u>1,412,350</u>	<u>440,025</u>	<u>1,197,325</u>	<u>1,637,350</u>	<u>1,395,600</u>
Fund balance:					
Net increase/(decrease) in fund balance	16,008	912,459	(890,015)	22,444	32,758
Beginning fund balance (unaudited)	<u>803,949</u>	<u>870,939</u>	<u>1,783,398</u>	<u>870,939</u>	<u>893,383</u>
Ending fund balance (projected)	<u>819,957</u>	<u>\$1,783,398</u>	<u>\$ 893,383</u>	<u>\$ 893,383</u>	<u>926,141</u>
Use of fund balance:					
Debt service reserve account balance (required)					(417,463)
Interest expense - November 1, 2026 (A1)					(97,200)
Interest expense - November 1, 2026 (A2)					(83,025)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 328,453</u>

RIVER HALL

Community Development District

Series 2021A-1

\$9,065,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025			105,375.00	105,375.00
05/01/2026	545,000.00	3.000%	105,375.00	650,375.00
11/01/2026			97,200.00	97,200.00
05/01/2027	565,000.00	3.000%	97,200.00	662,200.00
11/01/2027			88,725.00	88,725.00
05/01/2028	580,000.00	3.000%	88,725.00	668,725.00
11/01/2028			80,025.00	80,025.00
05/01/2029	600,000.00	3.000%	80,025.00	680,025.00
11/01/2029			71,025.00	71,025.00
05/01/2030	615,000.00	3.000%	71,025.00	686,025.00
11/01/2030			61,800.00	61,800.00
05/01/2031	640,000.00	3.000%	61,800.00	701,800.00
11/01/2031			52,200.00	52,200.00
05/01/2032	655,000.00	3.000%	52,200.00	707,200.00
11/01/2032			42,375.00	42,375.00
05/01/2033	675,000.00	3.000%	42,375.00	717,375.00
11/01/2033			32,250.00	32,250.00
05/01/2034	695,000.00	3.000%	32,250.00	727,250.00
11/01/2034			21,825.00	21,825.00
05/01/2035	715,000.00	3.000%	21,825.00	736,825.00
11/01/2035			11,100.00	11,100.00
05/01/2036	740,000.00	3.000%	11,100.00	751,100.00
Total	\$7,025,000.00		\$1,327,800.00	\$8,352,800.00

RIVER HALL

Community Development District

Series 2021A-2

\$9,930,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025			89,925.00	89,925.00
05/01/2026	460,000.00	3.000%	89,925.00	549,925.00
11/01/2026			83,025.00	83,025.00
05/01/2027	485,000.00	3.000%	83,025.00	568,025.00
11/01/2027			75,750.00	75,750.00
05/01/2028	495,000.00	3.000%	75,750.00	570,750.00
11/01/2028			68,325.00	68,325.00
05/01/2029	510,000.00	3.000%	68,325.00	578,325.00
11/01/2029			60,675.00	60,675.00
05/01/2030	525,000.00	3.000%	60,675.00	585,675.00
11/01/2030			52,800.00	52,800.00
05/01/2031	540,000.00	3.000%	52,800.00	592,800.00
11/01/2031			44,700.00	44,700.00
05/01/2032	560,000.00	3.000%	44,700.00	604,700.00
11/01/2032			36,300.00	36,300.00
05/01/2033	585,000.00	3.000%	36,300.00	621,300.00
11/01/2033			27,525.00	27,525.00
05/01/2034	595,000.00	3.000%	27,525.00	622,525.00
11/01/2034			18,600.00	18,600.00
05/01/2035	610,000.00	3.000%	18,600.00	628,600.00
11/01/2035			9,450.00	9,450.00
05/01/2036	630,000.00	3.000%	9,450.00	639,450.00
Total	\$5,995,000.00		\$1,134,150.00	\$7,129,150.00

9,930,000.00

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023A
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	
REVENUES					
Special assessment - on-roll	\$ 549,172				\$ 629,343
Allowable discounts (4%)	(21,967)				(25,174)
Assessment levy: net	527,205	\$ 471,712	\$ 55,493	\$ 527,205	604,169
Special assessment: off-roll	76,964	-	76,964	76,964	-
Interest	-	16,547	-	16,547	-
Total revenues	604,169	488,259	132,457	620,716	604,169
EXPENDITURES					
Debt service					
Principal	95,000	-	95,000	95,000	100,000
Interest	507,256	253,628	253,628	507,256	502,150
Total debt service	602,256	253,628	348,628	602,256	602,150
Fund balance:					
Net increase/(decrease) in fund balance	1,913	234,631	(216,171)	18,460	2,019
Beginning fund balance (unaudited)	1,329,559	886,382	1,121,013	886,382	904,842
Ending fund balance (projected)	1,331,472	\$1,121,013	\$ 904,842	\$904,842	906,861
Use of fund balance:					
Debt service reserve account balance (required)					(643,340)
Interest expense - November 1, 2026					(248,388)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 15,133

RIVER HALL

Community Development District

Series 2023A

\$8,020,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025			251,075.00	251,075.00
05/01/2026	100,000.00	5.375%	251,075.00	351,075.00
11/01/2026			248,387.50	248,387.50
05/01/2027	110,000.00	5.375%	248,387.50	358,387.50
11/01/2027			245,431.25	245,431.25
05/01/2028	115,000.00	5.375%	245,431.25	360,431.25
11/01/2028			242,340.63	242,340.63
05/01/2029	120,000.00	5.375%	242,340.63	362,340.63
11/01/2029			239,115.63	239,115.63
05/01/2030	125,000.00	5.375%	239,115.63	364,115.63
11/01/2030			235,756.25	235,756.25
05/01/2031	135,000.00	6.250%	235,756.25	370,756.25
11/01/2031			231,537.50	231,537.50
05/01/2032	145,000.00	6.250%	231,537.50	376,537.50
11/01/2032			227,006.25	227,006.25
05/01/2033	155,000.00	6.250%	227,006.25	382,006.25
11/01/2033			222,162.50	222,162.50
05/01/2034	165,000.00	6.250%	222,162.50	387,162.50
11/01/2034			217,006.25	217,006.25
05/01/2035	175,000.00	6.250%	217,006.25	392,006.25
11/01/2035			211,537.50	211,537.50
05/01/2036	185,000.00	6.250%	211,537.50	396,537.50
11/01/2036			205,756.25	205,756.25
05/01/2037	195,000.00	6.250%	205,756.25	400,756.25
11/01/2037			199,662.50	199,662.50
05/01/2038	210,000.00	6.250%	199,662.50	409,662.50
11/01/2038			193,100.00	193,100.00
05/01/2039	220,000.00	6.250%	193,100.00	413,100.00
11/01/2039			186,225.00	186,225.00
05/01/2040	235,000.00	6.250%	186,225.00	421,225.00
11/01/2040			178,881.25	178,881.25
05/01/2041	250,000.00	6.250%	178,881.25	428,881.25
11/01/2041			171,068.75	171,068.75
05/01/2042	270,000.00	6.250%	171,068.75	441,068.75
11/01/2042			162,631.25	162,631.25
05/01/2043	285,000.00	6.250%	162,631.25	447,631.25
11/01/2043			153,725.00	153,725.00
05/01/2044	305,000.00	6.500%	153,725.00	458,725.00
11/01/2044			143,812.50	143,812.50
05/01/2045	325,000.00	6.500%	143,812.50	468,812.50
11/01/2045			133,250.00	133,250.00
05/01/2046	345,000.00	6.500%	133,250.00	478,250.00
11/01/2046			122,037.50	122,037.50
05/01/2047	370,000.00	6.500%	122,037.50	492,037.50
11/01/2047			110,012.50	110,012.50
05/01/2048	395,000.00	6.500%	110,012.50	505,012.50
11/01/2048			97,175.00	97,175.00
05/01/2049	420,000.00	6.500%	97,175.00	517,175.00

RIVER HALL

Community Development District

Series 2023A

\$8,020,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2049			83,525.00	83,525.00
05/01/2050	450,000.00	6.500%	83,525.00	533,525.00
11/01/2050			68,900.00	68,900.00
05/01/2051	480,000.00	6.500%	68,900.00	548,900.00
11/01/2051			53,300.00	53,300.00
05/01/2052	510,000.00	6.500%	53,300.00	563,300.00
11/01/2052			36,725.00	36,725.00
05/01/2053	545,000.00	6.500%	36,725.00	581,725.00
11/01/2053			19,012.50	19,012.50
05/01/2054	585,000.00	6.500%	19,012.50	604,012.50
Total	\$7,925,000.00		\$9,780,312.50	\$17,705,312.50

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed
	Adopted Budget FY 2025	Actual through 3/31/2025	Projected through 9/30/2025	Total Actual & Projected	Budget FY 2026
REVENUES					
Special assessment: off-roll	\$ -	\$ -	\$ 188,273	\$ 188,273	\$ 475,135
Interest	-	5,430	-	5,430	-
Total revenues	-	5,430	188,273	193,703	475,135
EXPENDITURES					
Debt service					
Principal	-	-	-	-	100,000
Interest	-	-	174,676	174,676	376,546
Cost of issuance	-	197,615	-	197,615	-
Underwriter's discount	-	138,800	-	138,800	-
Total debt service	-	336,415	174,676	511,091	476,546
			-		
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	755,583	-	755,583	-
Total other financing sources/(uses)	-	755,583	-	755,583	-
Fund balance:					
Net increase/(decrease) in fund balance	-	424,598	13,597	438,195	(1,411)
Beginning fund balance (unaudited)	-	-	424,598	-	438,195
Ending fund balance (projected)	\$ -	\$424,598	\$438,195	\$438,195	436,784
Use of fund balance:					
Debt service reserve account balance (required)					(237,567)
Interest expense - November 1, 2026					(185,998)
Projected fund balance surplus/(deficit) as of September 30, 2026					\$ 13,219

RIVER HALL

Community Development District

Series 2024

\$6,940,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
11/01/2025			188,273.13	188,273.13
05/01/2026	100,000.00	4.550%	188,273.13	288,273.13
11/01/2026			185,998.13	185,998.13
05/01/2027	105,000.00	4.550%	185,998.13	290,998.13
11/01/2027			183,609.38	183,609.38
05/01/2028	110,000.00	4.550%	183,609.38	293,609.38
11/01/2028			181,106.88	181,106.88
05/01/2029	115,000.00	4.550%	181,106.88	296,106.88
11/01/2029			178,490.63	178,490.63
05/01/2030	120,000.00	4.550%	178,490.63	298,490.63
11/01/2030			175,760.63	175,760.63
05/01/2031	125,000.00	4.550%	175,760.63	300,760.63
11/01/2031			172,916.88	172,916.88
05/01/2032	130,000.00	5.350%	172,916.88	302,916.88
11/01/2032			169,439.38	169,439.38
05/01/2033	140,000.00	5.350%	169,439.38	309,439.38
11/01/2033			165,694.38	165,694.38
05/01/2034	145,000.00	5.350%	165,694.38	310,694.38
11/01/2034			161,815.63	161,815.63
05/01/2035	155,000.00	5.350%	161,815.63	316,815.63
11/01/2035			157,669.38	157,669.38
05/01/2036	160,000.00	5.350%	157,669.38	317,669.38
11/01/2036			153,389.38	153,389.38
05/01/2037	170,000.00	5.350%	153,389.38	323,389.38
11/01/2037			148,841.88	148,841.88
05/01/2038	180,000.00	5.350%	148,841.88	328,841.88
11/01/2038			144,026.88	144,026.88
05/01/2039	190,000.00	5.350%	144,026.88	334,026.88
11/01/2039			138,944.38	138,944.38
05/01/2040	200,000.00	5.350%	138,944.38	338,944.38
11/01/2040			133,594.38	133,594.38
05/01/2041	210,000.00	5.350%	133,594.38	343,594.38
11/01/2041			127,976.88	127,976.88
05/01/2042	225,000.00	5.350%	127,976.88	352,976.88
11/01/2042			121,958.13	121,958.13
05/01/2043	235,000.00	5.350%	121,958.13	356,958.13
11/01/2043			115,671.88	115,671.88
05/01/2044	250,000.00	5.350%	115,671.88	365,671.88
11/01/2044			108,984.38	108,984.38
05/01/2045	260,000.00	5.625%	108,984.38	368,984.38
11/01/2045			101,671.88	101,671.88

RIVER HALL

Community Development District

Series 2024

\$6,940,000

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
05/01/2046	275,000.00	5.625%	101,671.88	376,671.88
11/01/2046			93,937.50	93,937.50
05/01/2047	295,000.00	5.625%	93,937.50	388,937.50
11/01/2047			85,640.63	85,640.63
05/01/2048	310,000.00	5.625%	85,640.63	395,640.63
11/01/2048			76,921.88	76,921.88
05/01/2049	330,000.00	5.625%	76,921.88	406,921.88
11/01/2049			67,640.63	67,640.63
05/01/2050	345,000.00	5.625%	67,640.63	412,640.63
11/01/2050			57,937.50	57,937.50
05/01/2051	365,000.00	5.625%	57,937.50	422,937.50
11/01/2051			47,671.88	47,671.88
05/01/2052	390,000.00	5.625%	47,671.88	437,671.88
11/01/2052			36,703.13	36,703.13
05/01/2053	410,000.00	5.625%	36,703.13	446,703.13
11/01/2053			25,171.88	25,171.88
05/01/2054	435,000.00	5.625%	25,171.88	460,171.88
11/01/2054			12,937.50	12,937.50
05/01/2055	460,000.00	5.625%	12,937.50	472,937.50
11/01/2055			-	-
Total	\$6,940,000.00		\$7,440,793.75	\$14,380,793.75

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
PROJECTED ASSESSMENTS
GENERAL FUND AND DEBT SERVICE FUND
FISCAL YEAR 2026**

On-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2026			FY 25
			GF	DSF	GF & DSF	Assessment
167	ADULT 48	2021A-1	\$ 202.60	\$ 233.75	\$ 436.35	\$ 436.40
261	ADULT 55	2021A-1	231.72	233.75	465.47	465.57
142	ADULT 65	2021A-1	273.30	233.75	507.05	507.24
80	CARRIAGE	2021A-1	179.73	577.36	757.09	757.08
12	SF 50 Replat	2021A-1	210.92	541.46	752.38	752.44
10	SF 65 Replat	2021A-1	273.30	620.44	893.74	893.93
208	SF 55	2021A-1	231.72	906.95	1,138.67	1,138.77
147	SF 70	2021A-1	294.09	1,168.75	1,462.84	1,463.08
44	SF 85	2021A-1	356.47	1,481.97	1,838.44	1,838.82
125	SF 50	2021A-1	210.92	790.07	1,000.99	1,001.05
85	SF 65	2021A-1	273.30	906.95	1,180.25	1,180.44
92	VILLA	2021A-2	229.64	805.29	1,034.93	1,035.03
163	SF 55	2021A-2	231.72	1,162.09	1,393.81	1,393.91
78	SF 70	2021A-2	294.09	1,499.07	1,793.16	1,793.40
158	SF 50	2021A-2	210.92	1,013.42	1,224.34	1,224.40
41	SF 60	2021A-2	252.51	1,162.09	1,414.60	1,414.75
34	SF 65	2021A-2	273.30	1,162.09	1,435.39	1,435.58
348	SF 50	2020	210.92	1,241.38	1,452.30	1,452.36
195	SF 50	2023	210.92	1,822.07	2,032.99	2,033.05
43	SF 70	2023	294.09	2,550.90	2,844.99	2,845.23
33	SF 70	2023	294.09	2,550.90	2,844.99	2,845.23
18	SF 55	2023	231.72	2,004.28	2,236.00	2,236.10
22	SF 55	2023	231.72	2,004.28	2,236.00	2,236.10
2,506						

Off-Roll Payment						
Number of Units	Unit Type	Bond Series	Projected Fiscal Year 2026			FY 25
			GF	DSF	GF & DSF	Assessment
Planned Units						
39	UNPLAT SF 85	2021A-2	339.34	1,824.46	2,163.80	\$ 2,164.53
95	UNPLAT SF 55	2024	219.57	2,197.66	2,417.23	220.05
202	UNPLAT TH	2024	179.65	1,318.60	1,498.25	180.04
402	UNPLAT SF 50	n/a	199.61	-	199.61	200.04
738						
3,244						

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

7

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the River Hall Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various operations and maintenance and other activities described in the District's budget(s) for Fiscal Year 2025/2026 ("**Budget**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the River Hall Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit "B"** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits "A" and "B"**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits "A" and "B"**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits "A" and "B"**. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due in full no later than March 31, 2026; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform

Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as **Exhibit "B"**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the River Hall Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the River Hall Community Development District.

PASSED AND ADOPTED this 7th day of August, 2025.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2025/2026 Budget

Exhibit B: Assessment Roll

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8



PROPOSAL

Divisions of Southern Striping Solutions, LLC.

239.591.5903 office

239.351.6080 cell

239.280.0762 fax

www.collierpave.com

Date: 17-Jul-25

Estimate #

Project: River Hall CDD - River Hall Pkwy

Contractor: Charlie Krebs - Bowman

Location: River Hall

Scope: Asphalt Patching

Item No.	Description	Unit	Quantity		Unit Price	Extension
0.1	Mobilization	LS	1		\$ 600.00	\$ 600.00
0.2	R&R Asphalt Patching (3 locations)	SF	250		\$ 18.55	\$ 4,637.50
0.3	Incidental Striping Allowance	LS	1		\$ 250.00	\$ 250.00
		TOTAL PRICE SUBMITTED				\$ 5,487.50

TERMS AND CONDITIONS

Price excludes all full depth repair to Sub-base

Price excludes all replacement of any Wheel Stops

Price excludes all concrete repairs or replacements

No Permits, Fee's or Bond

No traffic control or devices

No Testing

No Q/C Plan or Services

No Fine Grade of sub-base

Progress invoicing based on work completed

Price submitted is good for 30 days from date of proposal

Excludes all Asphalt over-runs due to yielding sub-grade or Base

Asphalt material costs subject to (Fuel Cost Adjustment) base on market pricing after 30/days from contract.

This proposal shall become part of any sub-contract, contract or any agreement Collier Paving & Concrete enters into.

J. Alex
DeMarco

Digitally signed by
J. Alex DeMarco
Date: 2025.07.17
15:46:16 -04'00'

J. Alex DeMarco
Director of Operations



Divisions of Southern Striping Solutions, LLC.

239.591.5903 office

239.351.6080 cell

239.280.0762 fax

www.collierpave.com

Date of Acceptance

by:

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9

Gulfscapes Landscape Management Services
PO Box 366757
Bonita Springs, FL 34135
2399137179

Proposal

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

SHIP TO
River Hall CDD

PROPOSAL # 5000
DATE 07/23/2025

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following:	
- Install 250 - 3 gallon Bougainvillea to gaps along fence line.	5,875.00
- Fertilize new and existing bougainvillea along fence line.	300.00
- Install 295 bales of pine straw to total Bougainvillea Hedge	2,950.00
Plants will not be under warranty due to lack of proper irrigation to planter bed.	
<hr/>	
SUBTOTAL	9,125.00
TAX	0.00
TOTAL	\$9,125.00

Accepted By

Accepted Date

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

Standard: CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2025**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 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	\$ 224,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 224,480
Bank United MMA	90,000	-	-	-	-	-	-	-	90,000
Bank United ICS	752,586	-	-	-	-	-	-	-	752,586
Investments									
SBA	6,107	-	-	-	-	-	-	-	6,107
Reserve A-1	-	206,925	75,400	647,576	238,423	-	-	-	1,168,324
Reserve A-2	-	-	342,063	-	-	-	-	-	342,063
Capitalized interest	-	-	-	17	3,557	-	-	-	3,574
Revenue A-1	-	-	292,028	-	-	-	-	-	292,028
Revenue A-2	-	-	602,405	-	-	-	-	-	602,405
Revenue 23	-	-	-	248,658	193,931	-	-	-	442,589
Revenue 2020A	-	193,113	-	-	-	-	-	-	193,113
Prepayment A-1	-	167	73	-	-	-	-	-	240
Prepayment A-2	-	-	1,051	-	-	-	-	-	1,051
Cost of issuance	-	-	-	-	2,254	-	-	-	2,254
Construction	-	-	-	-	-	1	146	355,548	355,695
Due from general fund	-	984	3,210	1,351	-	-	-	-	5,545
Deposits	1,622	-	-	-	-	-	-	-	1,622
Hampton golf & country club	9,137	-	-	-	-	-	-	-	9,137
Total assets	<u>\$1,083,932</u>	<u>\$ 401,189</u>	<u>\$ 1,316,230</u>	<u>\$ 897,602</u>	<u>\$ 438,165</u>	<u>\$ 1</u>	<u>\$ 146</u>	<u>\$ 355,548</u>	<u>\$ 4,492,813</u>
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	\$ 43,977	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,977
Due to Developer	20,404	-	-	-	-	-	-	-	20,404
Due to Ashton Oaks HOA	1,297	-	-	-	-	-	-	-	1,297
Due to debt service fund 2020A	984	-	-	-	-	-	-	-	984
Due to debt service fund 2021A1	1,790	-	-	-	-	-	-	-	1,790
Due to debt service fund 2021A2	1,420	-	-	-	-	-	-	-	1,420
Due to debt service fund 2023	1,351	-	-	-	-	-	-	-	1,351
Due to other	8,385	-	-	-	-	-	-	-	8,385
Accrued contracts payable	-	-	-	-	-	-	87,418	-	87,418
Total liabilities	<u>79,608</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>87,418</u>	<u>-</u>	<u>167,026</u>
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	9,137	-	-	-	-	-	-	-	9,137
Total deferred inflows of resources	<u>9,137</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,137</u>
Fund balances:									
Nonspendable									
Prepaid and deposits	1,622	-	-	-	-	-	-	-	1,622
Restricted for:									
Debt service	-	401,189	1,316,230	897,602	438,165	-	-	-	3,053,186
Capital projects	-	-	-	-	-	1	(87,272)	355,548	268,277
Assigned to:									
Operating capital	145,000	-	-	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	-	-	250,000
Unassigned	598,565	-	-	-	-	-	-	-	598,565
Total fund balances	<u>995,187</u>	<u>401,189</u>	<u>1,316,230</u>	<u>897,602</u>	<u>438,165</u>	<u>1</u>	<u>(87,272)</u>	<u>355,548</u>	<u>4,316,650</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,083,932</u>	<u>\$ 401,189</u>	<u>\$ 1,316,230</u>	<u>\$ 897,602</u>	<u>\$ 438,165</u>	<u>\$ 1</u>	<u>\$ 146</u>	<u>\$ 355,548</u>	<u>\$ 4,492,813</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 1,335	\$ 550,511	558,180	99%
Assessment levy: off-roll	-	159,754	159,754	100%
Miscellaneous hog program shared cost	-	2,575	12,000	21%
Interest and miscellaneous	2,716	21,543	7,500	287%
Total revenues	<u>4,051</u>	<u>734,383</u>	<u>737,434</u>	100%
EXPENDITURES				
Legislative				
Supervisor	800	7,600	12,000	63%
<i>Financial & administrative</i>				
District management	3,750	33,750	45,000	75%
District engineer	4,534	29,470	25,000	118%
Trustee	-	16,340	16,000	102%
Tax collector/property appraiser	-	7,009	6,165	114%
Assessment roll prep	375	3,375	4,500	75%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,977	14,000	100%
Legal advertising	164	627	1,100	57%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	185	1,657	1,500	110%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
EMMA software services	-	1,500	-	N/A
<i>Legal counsel</i>				
District counsel	-	7,280	14,000	52%
<i>Electric utility services</i>				
Utility services	1,842	8,935	11,000	81%
Street lights	-	-	2,000	0%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	7,500	0%
Aquatic maintenance	13,291	102,835	160,000	64%
Hog removal	1,900	17,100	15,000	114%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	560	40,000	1%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
<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	15,350	136,631	195,000	70%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	6,681	10,500	64%
Holiday decorations	-	12,956	12,000	108%
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	130	875	1,500	58%
Off-duty sheriff patrol	1,228	11,512	15,000	77%
<i>Contingency</i>				
Miscellaneous contingency	20	627	50	1254%
Total expenditures	<u>43,569</u>	<u>476,195</u>	<u>722,605</u>	66%
Excess/(deficiency) of revenues over/(under) expenditures	(39,518)	258,188	14,829	
Fund balances - beginning	1,034,705	736,999	930,350	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	600,187	600,187	550,179	
Fund balances - ending	<u>\$ 995,187</u>	<u>\$ 995,187</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 JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 982	\$ 402,150	\$ 414,720	97%
Interest	1,136	12,981	-	N/A
Total revenues	<u>2,118</u>	<u>415,131</u>	<u>414,720</u>	100%
EXPENDITURES				
Debt service				
Principal	-	155,000	155,000	100%
Interest	-	256,213	256,213	100%
Total debt service	<u>-</u>	<u>411,213</u>	<u>411,213</u>	100%
Other fees & charges				
Transfer In	-	(166)	-	N/A
Total other fees and charges	<u>-</u>	<u>(166)</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>411,047</u>	<u>411,213</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	2,118	4,084	3,507	
Fund balances - beginning	399,071	397,105	383,840	
Fund balances - ending	<u>\$ 401,189</u>	<u>\$ 401,189</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 JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 3,210	\$ 1,312,510	\$ 1,357,204	97%
Special assessment: off-roll	-	71,154	71,154	100%
Assessment prepayments	-	210,622	-	N/A
Interest	3,612	36,105	-	N/A
Total revenues	<u>6,822</u>	<u>1,630,391</u>	<u>1,428,358</u>	114%
EXPENDITURES				
Debt service				
Principal (A-1)	-	535,000	535,000	100%
Principal (A-2)	-	225,000	450,000	50%
Interest (A-1)	-	226,800	226,800	100%
Interest (A-2)	-	198,300	200,550	99%
Total expenditures	<u>-</u>	<u>1,185,100</u>	<u>1,412,350</u>	84%
Excess/(deficiency) of revenues over/(under) expenditures	6,822	445,291	16,008	
Fund balances - beginning	<u>1,309,408</u>	<u>870,939</u>	<u>803,949</u>	
Fund balances - ending	<u><u>\$ 1,316,230</u></u>	<u><u>\$ 1,316,230</u></u>	<u><u>\$ 819,957</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 JUNE 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 1,352	\$ 552,275	\$ 527,205	105%
Special assessment: off-roll	-	34,634	76,964	45%
Interest	2,651	26,567	-	N/A
Total revenues	<u>4,003</u>	<u>613,476</u>	<u>604,169</u>	102%
EXPENDITURES				
Debt service				
Principal (A-2)	-	95,000	95,000	100%
Interest (A-1)	-	507,256	507,256	100%
Total debt service	<u>-</u>	<u>602,256</u>	<u>602,256</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	4,003	11,220	1,913	
Fund balances - beginning	893,599	886,382	857,847	
Fund balances - ending	<u>\$ 897,602</u>	<u>\$ 897,602</u>	<u>\$ 859,760</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023A
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Special assessment: off-roll	\$ -	\$ 188,273
Interest	1,578	11,325
Total revenues	<u>1,578</u>	<u>199,598</u>
EXPENDITURES		
Debt service		
Interest	-	174,675
Total debt service	<u>-</u>	<u>174,675</u>
Other fees & charges		
Underwriter's discount	-	138,800
Cost of issuance	-	203,541
Total other fees and charges	<u>-</u>	<u>342,341</u>
Total expenditures	<u>-</u>	<u>517,016</u>
Excess/(deficiency) of revenues over/(under) expenditures	1,578	(317,418)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	755,583
Total other financing sources	<u>-</u>	<u>755,583</u>
Fund balances - beginning	436,587	-
Fund balances - ending	<u>\$ 438,165</u>	<u>\$ 438,165</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2020A
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,453
Interest	1	167
Total revenues	<u>1</u>	<u>1,620</u>
EXPENDITURES		
Construction in progress	-	1,453
Total expenditures	<u>-</u>	<u>1,453</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	167
OTHER FINANCING SOURCES/(USES)		
Transfer Out	-	(166)
Total other financing sources/(uses)	<u>-</u>	<u>(166)</u>
Fund balances - beginning	-	-
Fund balances - ending	<u>\$ 1</u>	<u>\$ 1</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023A
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 10,273
Interest income	22	163
Total revenues	<u>22</u>	<u>10,436</u>
EXPENDITURES		
Construction in progress	-	11,806
Total expenditures	<u>-</u>	<u>11,806</u>
Excess/(deficiency) of revenues over/(under) expenditures	22	(1,370)
Fund balances - beginning	(87,294)	(85,902)
Fund balances - ending	<u>\$ (87,272)</u>	<u>\$ (87,272)</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JUNE 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest income	\$ 3,945	\$ 74,904
Total revenues	<u>3,945</u>	<u>74,904</u>
EXPENDITURES		
Construction in progress	<u>-</u>	<u>5,903,773</u>
Total expenditures	<u>-</u>	<u>5,903,773</u>
Excess/(deficiency) of revenues over/(under) expenditures	3,945	(5,828,869)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	<u>-</u>	<u>6,184,417</u>
Total other financing sources/(uses)	<u>-</u>	<u>6,184,417</u>
Fund balances - beginning	351,603	-
Fund balances - ending	<u>\$ 355,548</u>	<u>\$ 355,548</u>

River Hall Community Development District

Check Detail

June 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	3098	06/09/2025	COLEMAN, YOVA...	101.001 · Suntrust-...		-3,625.75
Bill	16581-001M 60	05/29/2025		514.100 · Legal Fee...	-3,625.75	3,625.75
TOTAL					-3,625.75	3,625.75
Bill Pmt -Check	3099	06/09/2025	FEDEX	101.001 · Suntrust-...		-182.10
Bill	8-852-17398	05/29/2025		519.410 · Postage	-172.61	172.61
Bill	8-859-99814	05/29/2025		519.410 · Postage	-9.49	9.49
TOTAL					-182.10	182.10
Bill Pmt -Check	3100	06/09/2025	GULFSCAPES LA...	101.001 · Suntrust-...		-14,542.25
Bill	347868	05/29/2025		539.464 · Landscap...	-256.25	256.25
Bill	347782	05/29/2025		539.464 · Landscap...	-14,286.00	14,286.00
TOTAL					-14,542.25	14,542.25
Bill Pmt -Check	3101	06/09/2025	HOLE MONTES	101.001 · Suntrust-...		-6,170.25
Bill	490883	05/29/2025		519.320 · Engineeri...	-6,170.25	6,170.25
TOTAL					-6,170.25	6,170.25
Bill Pmt -Check	3102	06/09/2025	LEE COUNTY SHE...	101.001 · Suntrust-...		-1,228.00
Bill	36271	05/29/2025		541.466 · Off-duty s...	-1,228.00	1,228.00
TOTAL					-1,228.00	1,228.00
Bill Pmt -Check	3103	06/09/2025	P & T LAWN & TR...	101.001 · Suntrust-...		-5,825.00
Bill	25-545	05/29/2025		539.464 · Landscap...	-5,825.00	5,825.00
TOTAL					-5,825.00	5,825.00
Bill Pmt -Check	3104	06/09/2025	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,900.00
Bill	602	05/29/2025		538.465 · Hog Rem...	-1,900.00	1,900.00
TOTAL					-1,900.00	1,900.00

River Hall Community Development District
Check Detail
 June 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	3105	06/09/2025	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2025-3199	05/29/2025		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
Check	3106	06/09/2025	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3107	06/09/2025	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3108	06/09/2025	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3109	06/09/2025	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3110	06/09/2025	RIVER HALL CDD	101.001 · Suntrust-...		-3,084.23
				207.203 · Due to D...	-3,084.23	3,084.23
TOTAL					-3,084.23	3,084.23
Check	3111	06/09/2025	RIVER HALL CDD	101.001 · Suntrust-...		-5,611.90
				207.204 · Due to Se...	-5,611.90	5,611.90
TOTAL					-5,611.90	5,611.90

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River Hall Community Development District

Check Detail

June 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	3112	06/09/2025	RIVER HALL CDD	101.001 · Suntrust-...		-4,454.21
				207.205 · Due to Se...	-4,454.21	4,454.21
TOTAL					-4,454.21	4,454.21
Check	3113	06/09/2025	RIVER HALL CDD	101.001 · Suntrust-...		-4,235.59
				207.206 · Due to Se...	-4,235.59	4,235.59
TOTAL					-4,235.59	4,235.59
Check	3114	06/09/2025	US BANK	101.001 · Suntrust-...		-12,093.75
				513.313 · Trustee F...	-12,093.75	12,093.75
TOTAL					-12,093.75	12,093.75
Check	3115	06/13/2025	RIVER HALL CDD	101.001 · Suntrust-...		-200,000.00
				1299 · Undeposited...	-200,000.00	200,000.00
TOTAL					-200,000.00	200,000.00

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

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

Attn: Debbie Tudor

Gen Rep

Page: 1
May 16, 2025
File No: 16581-001M
Statement No: 60

Previous Balance \$3,822.17

Fees

			Hours	
04/03/2025	GLU	Review multiple email correspondence regarding school zone; Continue review of issues; Draft email correspondence to Cleo Adams on same.	0.70	276.50
	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	1.25	493.75
04/04/2025	GLU	Review and respond to email correspondence from Charlie Krebs on project completion of various series of bonds; review files on same.	0.30	118.50
04/24/2025	GLU	Review and work on rules relating to school zone	2.00	790.00
	MEM	Begin work on drafting rules relating to school zone; research issues relating to school zone matters; prepare draft resolution relating to school zone	4.10	1,127.50
04/25/2025	GLU	Continue work on school zone rules; Draft email correspondence to WHA on draft; Review and respond to email correspondence from Daphne Gillyard on draft agenda	0.60	237.00
	MEM	Finalize school zone rules	1.40	385.00
04/28/2025	GLU	Review email correspondence from Cleo Adams on school zone; update rules; Exchange email correspondence with Daphne Gillyard on agenda; Review and respond to email correspondence from Charlie Krebs on exhibit	0.40	158.00
04/29/2025	GLU	Review and respond to email correspondence from Charlie Krebs on exhibit for rules	0.10	39.50
		Professional Fees through 05/16/2025	10.85	3,625.75

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	5.35	\$395.00	\$2,113.25
Meagan E. Magaldi	5.50	275.00	1,512.50

Total Current Work 3,625.75

River Hall CDD

Gen Rep

Page: 2

May 16, 2025

File No: 16581-001M
Statement No: 60

Payments

04/28/2025	Fee payment received ck # 3062 Rive Hall CDD	-869.00
	Balance Due (includes previous balance, if any)	<u>\$6,578.92</u>



Invoice Number	Invoice Date	Account Number	Page
8-852-17398	May 06, 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**

Please email:

govt@fedex.com

Internet:

fedex.com/en-us/government-shipping.html

Invoice Summary**FedEx Express Services**

Total Charges USD \$172.61

TOTAL THIS INVOICE USD \$172.61

Other discounts may apply.

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

**Important Service Message:**

Fraudsters are using fake QR codes in texts, emails, and printed materials to trick customers into visiting fraudulent websites that can steal personal or payment information. How to Stay Safe:- Only scan QR codes from official FedEx materials or our website/app.- Never trust QR codes sent in unexpected messages or on suspicious invoices.- When in doubt, go directly to fedex.com to track shipments or view invoices. To learn more about fraud prevention or to report suspicious activity, visit: www.fedex.com/report-fraud.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-852-17398	May 06, 2025	XXXX-X251-5	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	9	18.0	83.20	89.41			172.61
Total FedEx Express	9	18.0	\$83.20	\$89.41			\$172.61

TOTAL THIS INVOICE

USD

\$172.61

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 28, 2025	Cust. Ref.: RIVER HALL CDD 05.01.25	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	880871829049	Kelly Sadlier	Gregory Urbancic, Esq.
Service Type	FedEx Priority Overnight	WHA	Goodlette, Coleman & Johnson
Package Type	FedEx Pak	BOCATON FL 33431 US	NAPLES FL 34103 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 29, 2025 09:35		
Svc Area	A4	Transportation Charge	8.77
Signed by	K.Stevenson	Fuel Surcharge	0.61
FedEx Use	000000000/377048/_	Total Charge	USD \$9.38

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

**Invoice Number**

8-852-17398

Invoice Date

May 06, 2025

Account Number

XXXX-X251-5

Page

3 of 5

Ship Date: Apr 28, 2025**Cust. Ref.:** RIVER HALL CDD 05.01.25**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	880871829288	Kelly Sadlier	Shane Willis
Service Type	FedEx Priority Overnight	WHA	MARCO ISLAND FL 34145 US
Package Type	FedEx Pak	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Apr 29, 2025 11:37	Transportation Charge	8.77
Svc Area	A5	Fuel Surcharge	1.04
Signed by	see above	Residential Delivery	6.15
FedEx Use	000000000/377048/02	Total Charge	USD \$15.96

Ship Date: Apr 28, 2025**Cust. Ref.:** RIVER HALL CDD 05.01.25**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	880871829759	Kelly Sadlier	DANIEL J BLOCK
Service Type	FedEx Priority Overnight	WHA	ALVA FL 33920 US
Package Type	FedEx Pak	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.77
Delivered	Apr 29, 2025 11:52	Fuel Surcharge	1.45
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/377048/02	Total Charge	USD \$22.22

Ship Date: Apr 28, 2025**Cust. Ref.:** RIVER HALL CDD 05.01.25**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	880871830010	Kelly Sadlier	Paul D. Asfour
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	BOCA RATON FL 33431 US	ALVA FL 33920 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.77
Delivered	Apr 29, 2025 12:27	Fuel Surcharge	1.45
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/377048/02	Total Charge	USD \$22.22

Ship Date: Apr 28, 2025**Cust. Ref.:** RIVER HALL CDD 05.01.25**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.

Distance Based Pricing, Zone 2

Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	880871830189	Kelly Sadlier	Bob Cunningham
Service Type	FedEx Priority Overnight	WHA	ALVA FL 33920 US
Package Type	FedEx Pak	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.77
Delivered	Apr 29, 2025 12:32	Fuel Surcharge	1.45

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
8-852-17398	May 06, 2025	XXXX-X251-5	4 of 5

Tracking ID: 880871830189 continued

Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/377048/02	Total Charge	USD \$22.22

Ship Date: Apr 28, 2025	Cust. Ref.: RIVER HALL CDD 05.01.25	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	880871830590	Kelly Sadlier	Robert Stark
Service Type	FedEx Priority Overnight	WHA	River Hall CDD
Package Type	FedEx Pak	BOCA RATON FL 33431 US	ALVA FL 33920 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.77
Delivered	Apr 29, 2025 12:03	Fuel Surcharge	1.45
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/377048/02	Total Charge	USD \$22.22

Ship Date: Apr 28, 2025	Cust. Ref.: RIVER HALL CDD 05.01.25	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	880871830970	Kelly Sadlier	KENNETH MITCHELL
Service Type	FedEx Priority Overnight	WHA	ALVA FL 33920 US
Package Type	FedEx Pak	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.77
Delivered	Apr 29, 2025 12:33	Fuel Surcharge	1.45
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/377048/02	Total Charge	USD \$22.22

Ship Date: Apr 28, 2025	Cust. Ref.: RIVER HALL CDD 05.01.25	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	880871831141	Kelly Sadlier	Charlie Krebs
Service Type	FedEx Priority Overnight	WHA	Hole Montes & Associates, Inc.
Package Type	FedEx Pak	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.77
Delivered	Apr 29, 2025 09:39	Fuel Surcharge	0.61
Svc Area	A1		
Signed by	J.Jou		
FedEx Use	000000000/377048/_	Total Charge	USD \$9.38



Invoice Number	Invoice Date	Account Number	Page
8-852-17398	May 06, 2025	XXXX-X251-5	5 of 5

Ship Date: Apr 28, 2025	Cust. Ref.: RIVER HALL CDD 05.01.25	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	880871871340	Kelly Sadlier	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	NORTH FORT MYERS FL 33917 US
Package Type	FedEx Box	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	10.0 lbs, 4.5 kgs	Transportation Charge	13.04
Delivered	Apr 29, 2025 10:53	Fuel Surcharge	1.75
Svc Area	A3	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/377078/02	Total Charge	USD \$26.79
		Third Party Subtotal	USD \$172.61
		Total FedEx Express	USD \$172.61



Invoice Number	Invoice Date	Account Number	Page
8-859-99814	May 13, 2025	XXXX-X251-5	1 of 3

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**

Please email:

govt@fedex.com

Internet:

fedex.com/en-us/government-shipping.html

Invoice Summary**FedEx Express Services**

Total Charges USD \$9.49

TOTAL THIS INVOICE USD \$9.49

Other discounts may apply.

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

**Important Service Message:**

Fraudsters are using fake QR codes in texts, emails, and printed materials to trick customers into visiting fraudulent websites that can steal personal or payment information. How to Stay Safe:- Only scan QR codes from official FedEx materials or our website/app.- Never trust QR codes sent in unexpected messages or on suspicious invoices.- When in doubt, go directly to fedex.com to track shipments or view invoices. To learn more about fraud prevention or to report suspicious activity, visit: www.fedex.com/report-fraud.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-859-99814	May 13, 2025	XXXX-X251-5	2 of 3

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	4.0	8.87	0.62			9.49
Total FedEx Express	1	4.0	\$8.87	\$0.62			\$9.49

TOTAL THIS INVOICE

USD

\$9.49

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: May 02, 2025	Cust. Ref.: River Hall Meeting File	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% 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	880948098497	Cleo Adms	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	4.0 lbs, 1.8 kgs		
Delivered	May 05, 2025 09:19		
Continued on next page			

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Invoice Number	Invoice Date	Account Number	Page
8-859-99814	May 13, 2025	XXXX-X251-5	3 of 3

Tracking ID: 880948098497 continued

Svc Area	A1	Transportation Charge	8.87
Signed by	S.Stephanie	Fuel Surcharge	0.62
FedEx Use	000000000/183071/_	Total Charge	USD \$9.49
		Third Party Subtotal	USD \$9.49
		Total FedEx Express	USD \$9.49

Gulfscapes Landscape Management Services
PO Box 366757
Bonita Springs, FL 34135 US
239-455-4911



INVOICE

BILL TO

River Hall CDD

9220 Bonita Beach Rd., #214
Bonita Springs FL 34135

SHIP TO

2401 River Hall Pkwy
Alva FL 33920

INVOICE # 347868

DATE 4/14/2025

DUE DATE 5/14/2025

TERMS 30 Days

Description**Amount**

Enhancement

Provide labor and materials to complete the following:

Trimming pepper bushes along the fence line in the back of 16400 Windsor Way.

\$256.25

Dump Landscape Material

ea 0.25

Labor Regular

ea 4

SUBTOTAL

\$256.25

TAX

\$0.00

TOTAL

\$256.25

PAID

\$0.00

BALANCE DUE

\$256.25

GF
Other Physical
Landscape Maint

5/21/25

INVOICE

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

brook@gulfscapeslandscape.com
+1 (239) 913-7179
www.gulfscapeslandscape.com

Bill to

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

Invoice details

Invoice no.: 347782
Invoice date: 04/30/2025
Due date: 05/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/30/2025	Monthly Maintenance	(Item #1) Monthly Maintenance for April 2025	1	\$14,286.00	\$14,286.00

Total

\$14,286.00

Other GF
Physical
Landscape Maint.

5/5/25



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

April 30, 2025

Project No: 340039-01-001
Invoice No: 490883

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	4/1/2025	.50	238.00	119.00
cor with paul a on school zone update exhibit				
Krebs, Charles	4/3/2025	2.50	238.00	595.00
Attend board meeting respond to emails from paul a				
Krebs, Charles	4/4/2025	.50	238.00	119.00
cor with grady on land that may be transfered cor with greg u on bond certifications cor with grady on liens for 2023 bonds				
Krebs, Charles	4/8/2025	.25	238.00	59.50
lee co app and affidavit to chuck to review and sign				
Krebs, Charles	4/10/2025	.50	238.00	119.00
school zone submittal package send chuck wavier cor with adam to amend plan, move signs				
Krebs, Charles	4/11/2025	1.00	238.00	238.00
school zone permitting review plans, wavier, roadway deed assemble submittal package				
Krebs, Charles	4/16/2025	3.00	238.00	714.00
developer req #4 email fdot on roadway aaprons at sr 80				
Krebs, Charles	4/17/2025	3.00	238.00	714.00
developer req #4 ldo fees to chuck				
Krebs, Charles	4/21/2025	.25	238.00	59.50
fdot update on pavement lee co fees for ldo				
Krebs, Charles	4/22/2025	.50	238.00	119.00
finalize req and send out				
Krebs, Charles	4/24/2025	.25	238.00	59.50
school zone - cor with chuck on fees email to karen L				

Project	340039-01-001	River Hall CDD			Invoice	490883
	Krebs, Charles	4/25/2025	1.00	238.00	238.00	
	set up jarrod for speed limit exhibit					
	Krebs, Charles	4/28/2025	1.00	238.00	238.00	
	Exhibit for school zone rules					
	permit summary for agenda					
	Krebs, Charles	4/29/2025	.50	238.00	119.00	
	send request to collier paving and lykins signs for proposals for					
	school zone signs and pavement markings, forward exhibit a to					
	greg for school zone,					
Engineer						
	Lewellyn, Alexander	4/1/2025	3.00	136.00	408.00	
	- Updating School Zone Sign Exhibit					
	Lewellyn, Alexander	4/10/2025	2.50	136.00	340.00	
	- Updating School zone sign exhibit					
	Lewellyn, Alexander	4/14/2025	3.50	136.00	476.00	
	- Updating School Zone Exhibit for submittal					
Designer						
	Harriott, Jarrod	4/25/2025	4.00	109.00	436.00	
	setup drawing with aerial basemap and signage for speed limit and					
	stop signs layout					
	Harriott, Jarrod	4/28/2025	8.00	109.00	872.00	
	Make an exhibit showing the signage from the entrance to the gate					
	house just past Hampton Lakes. Show speed limit, school and					
	stop signs at intersections. Place in border and add corresponding					
	details.					
Clerical						
	Lopez, Jackelyn	4/14/2025	.75	73.00	54.75	
	Lee County LDO Type D submittal- LDO2025-00231					
	Lopez, Jackelyn	4/24/2025	.50	73.00	36.50	
	Paid LDO2025-00231 fees					
	Lopez, Jackelyn	4/24/2025	.50	73.00	36.50	
	Paid LDO fees at Lee County- LDO2025-00231. Sent receipt to					
	PM					
	Totals		37.50		6,170.25	
						6,170.25
				Task Sub Total		\$6,170.25
				CURRENT INVOICE TOTAL.....		\$6,170.25

Project Manager: Charles Krebs

Office of the Sheriff, Lee County, Fort Myers, FL 33912 Invoice Date: 05/12/2025 Customer: RIVERHALL COMMUNITY DEVELOPMENT DIST #8991

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	DIST #8991 Amount Due
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Traffic w/vehicle - Jacob Zavacky from 4/30/2025 12:00:00 to 4/30/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Julian Chala from 5/2/2025 07:00:00 to 5/2/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Leonard Gould from 5/5/2025 08:00:00 to 5/5/2025 12:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Leonard Gould from 5/7/2025 07:00:00 to 5/7/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00

OFF-DUTY DETAIL

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

This account is due and payable to: Office of the Sheriff, Lee County upon receipt.

Invoice Total:

\$1,228.00

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Mail your remittance to:



Office of the Sheriff, Lee County

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

*GF
Roads & Streets
Off-Duty Sheriff*

Invoice Date	Invoice No.
05/12/2025	36271
Customer Number	
8991	
Invoice Total Due	
\$1,228.00	
Amount Paid	

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

5/14/25 Due Upon Receipt

P & T Lawn & Tractor Service, Inc.

Invoice

15980 Old Olga Road
Alva, FL 33920

Date	Invoice #
5/14/2025	25-545

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

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

P.O. No.	Terms	Project

Item	Description	Qty	Rate	Amount
Service	Labor to bush hog the FPL Easement on the West Side of River Hall Pkwy in Alva, Florida (9 acres)	1	1,950.00	1,950.00
Service	Labor to bush hog the East Side of River Hall Pkwy in Alva, Florida (35.3 acres)	1	3,875.00	3,875.00
Service	Completed on May 14, 2025		0.00	0.00

GF
Landscape Maint

5/27/25

Total \$5,825.00

Payments/Credits \$0.00

Balance Due \$5,825.00

Phone #

239-694-4848

Swine Solutions

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

INVOICE

BILL TO
9220 Bonita Beach Road
Suite 214
Bonita Springs
FL
34135

INVOICE 602
DATE 05/24/2025
DUE DATE 06/23/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month		1,900.00	1,900.00

BALANCE DUE

\$1,900.00

GF
Stormwater Control
Hog Removal

5/27/25

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

Date	Invoice #
5/1/2025	2025-3199

River Hall CDD
PO Box 810036
Boca Raton, FL 334811

[illegible]

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 Public Hearing and Regular Meeting on July 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 (via telephone)	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Bob Cunningham	

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Andy Nott	Superior Waterways Services, Inc.
James Russell	Resident
Oleg Krasilnikov	Resident

DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE

THE MINUTES WERE TRANSCRIBED FROM THE MEETING NOTES

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:31 p.m. Supervisors Asfour, Stark, Mitchell and Cunningham were present. Supervisor Block attended via telephone.

SECOND ORDER OF BUSINESS

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

Resident Oleg Krasilnikov asked who is responsible for the asphalt apron skirt at the corner of River Hall Parkway and Palm Beach Boulevard that is not yet completed. Per Mr. Krebs, the State owns that and is responsible for it and will be replacing it in the future. Mr. Krebs will obtain a schedule and email it.

THIRD ORDER OF BUSINESS

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

Mr. Nott presented the Monthly Report and noted the following:

➤ Excessive growth was noted and an additional crew was added to bring everything back into compliance.

➤ Littorals should be on Lakes 2-8F and 2-8E.

Discussion ensued regarding newly dug stormwater lakes and if they were properly turned over to the District.

Mr. Krebs will research and report his findings to the Board to include any needed littoral plantings. A Change Order is needed from Mr. Nott to add to the Contract.

FOURTH ORDER OF BUSINESS

Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway, Pursuant to Sections 120.54 and 190.035, Florida Statutes

A. Affidavits of Publication

B. Consideration of Resolution 2025-08, Adopting Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway; Providing for Severability, Conflicts and an Effective Date

The Public Hearing was opened.

No affected property owners or members of the public spoke.

Mr. Krebs discussed the school zone.

A resident asked about road markings and was informed that they are included in the project.

Discussion ensued about the Lykins-SignTek sign proposal wherein the original amount was incorrect as it included only two signs.

On MOTION by Mr. Stark and seconded by Mr. Cunningham, with all in favor, increasing the Lykins-SignTek not-to-exceed amount for signs to \$53,000, was approved.

The Public Hearing was closed.

On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor, Resolution 2025-08, Adopting Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway; Providing for Severability, Conflicts and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Update: West Fountain Repair: Insurance Claim

Mrs. Adams informed the Board that the information about the lightning strike was collected and forwarded to the District's insurance carrier.

On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, repairs in the amount of \$4,296 for the West Fountain repairs, was approved.

SIXTH ORDER OF BUSINESS

Ongoing Discussion: Perimeter Fencing of the Property

• Update: Cows Obtaining Access to the Community

Mr. Willis presented updated proposals for AV Tech & Carter Fence that totaled just under \$1 million.

Discussion ensued regarding what the District would gain by investing in this project.

Mr. Stark expressed concern about the total cost and asked if it would stop the hog problem. Mrs. Adams stated that it would not and noted that Staff experienced this problem in other Districts.

Mr. Mitchell, with the Board's consensus, instructed Staff to table this item and remove from future agendas.

This item will be removed from upcoming agendas.

SEVENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of May 31, 2025

Mr. Adams presented the Unaudited Financial Statements as of May 31, 2025.

On MOTION by Mr. Cunningham and seconded by Mr. Stark, with all in favor, the Unaudited Financial Statements as of May 31, 2025, were accepted.

EIGHTH ORDER OF BUSINESS

Approval of June 5, 2025 Regular Meeting Minutes

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the June 5, 2025 Regular Meeting Minutes, as presented, were approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

- Update: Signage Cloud Costs

A signage update occurred during the Fourth Order of Business.

B. District Counsel: Coleman, Yovanovich & Koester

There was no report.

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

- 3,093 registered Voters in District as of April 15, 2025

- UPCOMING MEETINGS

- August 7, 2025 at 3:30 PM [Adoption of FY2026 Budget]

- September 4, 2025 at 3:30 PM

- QUORUM CHECK

141 Supervisors Asfour, Stark and Block confirmed their in-person attendance at the August
142 7, 2025 meeting. Supervisors Cunningham and Mitchell will attend via telephone.

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

144 Mrs. Adams presented the July Field Operations Status Report.

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146 **TENTH ORDER OF BUSINESS**

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

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149 No members of the public spoke.

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151 **ELEVENTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

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153 Supervisor Asfour asked Staff to review the Windsor Way fence line for maintenance.

154 Mrs. Adams informed him that she already had that discussion with GulfScapes.

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156 **TWELFTH ORDER OF BUSINESS**

Adjournment

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158 **On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the**
159 **meeting adjourned at 4:25 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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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		
<i>River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
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	Public Hearing & Regular Meeting <i>Adoption of Rules Relating to School Zone Designation</i>	3:30 PM
August 7, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	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.*