

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

September 4, 2025

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

August 28, 2025

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on September 4, 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. Presentation of Draft Audited Annual Financial Report for Fiscal Year Ended September 30, 2024, Prepared by Berger, Toombs, Elam, Gaines & Frank
 - A. Consideration of Resolution 2025-12, Hereby Accepting the Annual Financial Report for the Fiscal Year Ended September 30, 2024
4. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott*
5. Consideration of Resolution 2025-13, Relating to the Acceptance of Responsibility for Ownership, Operation and Maintenance of District Infrastructure Within the Boundaries of the Plat of River Hall Townhomes; Providing an Effective Date
6. Discussion: River Hall Elementary New Traffic Pattern
7. Update: School Zone Signage
8. Ratification of Resolution 2025-11, Relating to the Acceptance of Responsibility for Ownership, Operation, and Maintenance of District Infrastructure Within the Boundaries of the Plat of River Hall Country Club, Parcel L; Providing an Effective Date
9. Continued Discussion/Consideration: Cost Obtained to Water Bougainvillea Utilizing Lake Water
 - Draft Letter to HOA Regarding Maintenance Responsibilities

10. Consideration of Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity
 - A. SFWMD Construction Completion Certification (CCC) Acceptance with Conditions
11. Acceptance of Unaudited Financial Statements as of July 31, 2025
12. Approval of August 7, 2025 Public Hearing and Regular Meeting Minutes
13. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: October 2, 2025 at 3:30 PM
 - QUORUM CHECK
 - D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
14. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
15. Supervisors' Comments/Requests
16. Adjournment

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

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
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To the Board of Supervisors
River Hall Community Development District
Lee County, Florida

We are pleased to present this report related to our audit of the basic financial statements of River Hall Community Development District for the year ended September 30, 2024. This report summarizes certain matters required by professional standards to be communicated to you in your oversight responsibility for the District's financial reporting process.

Auditing standards generally accepted in the United States of America require the auditor to promote effective two-way communication between the auditor and those charged with governance. Consistent with this requirement, the following summarizes our responsibilities regarding the basic financial statement audit as well as observations arising from our audit that are significant and relevant to your responsibility to oversee the financial and related compliance reporting process.

Our responsibility under auditing standards generally accepted in the United States of America and *Government Auditing Standards* issued by the Comptroller General of the United States have been described to you in our engagement letter dated October 14, 2024. Our audit of the basic financial statements does not relieve management or those charged with governance of their responsibilities, which are also described in that letter.

We have issued a separate communication dated June 13, 2025, regarding the planned scope and timing of our audit and identified significant risks.

Management has the ultimate responsibility for the appropriateness of accounting policies used by the District. During the year, other than GASB 100, no significant new accounting policies were adopted nor were there any changes in the existing accounting policies.

We did not identify any significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

We did not discuss with management any significant or unusual transactions, nor did we discuss any alternative treatments available under generally accepted accounting policies during the current audit period.

Any audit adjustments, other than those that are clearly trivial, provided by management or communicated to management have been reported to and agreed upon by management. If you would like a detailed listing of all audit adjustments for the current period, please contact us.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

Board of Supervisors
River Hall Community Development District

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We are not aware of any uncorrected misstatements other than misstatements that are clearly trivial.

We have separately communicated on internal control and compliance over financial reporting identified during our audit of the basic financial statements, as required by Government Auditing Standards. This communication is included as a separate report in the financial audit report.

We encountered no disagreements with management over the application of significant accounting principles, the basis for judgments made by Management on any significant matters, the scope of the audit or significant disclosures to be included in the financial statements.

We are not aware of any consultations management had with other accountants about accounting or auditing matters.

No significant issues arising from the audit were discussed or were the subject of correspondence with management.

We did not encounter any significant difficulties in dealing with management during the audit process.

We did not encounter any significant and difficult or contentious matters that required consultation outside the engagement team.

Independence is a joint responsibility and is managed most effectively when management, audit committees (or their equivalents), and audit firms work together in considering compliance with American Institute of Certified Public Accountants and Government Accountability Office independence rules. For us to fulfill our professional responsibility to maintain and monitor independence, management, the Board, and Berger, Toombs, Elam, Gaines, and Frank CPAs each play an important role.

Management has made certain written representations to us as part of the audit process. Please contact us if you would like a copy of those representations.

This letter is intended solely for the information and use of the Board and management and is not intended to be and should not be used by anyone other than the intended parties. Please contact Maritza Stonebraker should you have any questions concerning this letter. We greatly appreciate the opportunity to be of service to River Hall Community Development District.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 29, 2025

River Hall Community Development District
ANNUAL FINANCIAL REPORT
September 30, 2024

River Hall Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of River Hall Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of River Hall Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
River Hall Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
River Hall Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 29, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering River Hall Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 29, 2025

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

Management's discussion and analysis of River Hall Community Development District (the "District") financial performance provides an objective analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues and expenditures that are restricted for certain purposes or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental funds, outlays for long lived assets are reported as expenditures and long-term liabilities, such as special assessment bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets and deferred outflows of resources exceeded total liabilities by \$9,874,833 (net position). Unrestricted net position for Governmental Activities was \$748,711. Restricted net position was \$437,320. Net investment in capital assets was \$8,688,802.
- ◆ Governmental activities revenues totaled \$4,718,359 while governmental activities expenses totaled \$2,902,326.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 1,206,436	\$ 1,120,282
Restricted assets	1,975,485	1,437,139
Capital assets	36,635,918	29,913,977
Total Assets	39,817,839	32,471,398
Deferred outflows of resources	308,622	335,458
Current liabilities	2,008,254	1,650,442
Non-current liabilities	28,243,374	23,097,614
Total Liabilities	30,251,628	24,748,056
Net position - net investment in capital assets	8,688,802	6,845,936
Net position - restricted for debt service	437,320	192,695
Net position - unrestricted	748,711	1,020,169
Total Net Position	\$ 9,874,833	\$ 8,058,800

The increase in current assets is related to the increase in assessments receivable in the current year.

The increase in capital assets is related to the capital project activity in the current year.

The increase in current liabilities is primarily related to the increase in accounts payable and accrued interest resulting from the issuance of long-term debt.

The increase in restricted assets and non-current liabilities is related to the issuance of long-term debt in the current year.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	<u>2024</u>	<u>2023</u>
Program Revenues		
Charges for services	\$ 4,423,858	\$ 2,739,416
General Revenues		
Miscellaneous income	19,000	140,437
Investment earnings	275,501	63,243
Total Revenues	<u>4,718,359</u>	<u>2,943,096</u>
Expenses		
General government	184,377	148,407
Physical environment	1,233,536	978,750
Interest and other charges	1,484,413	791,602
Total Expenses	<u>2,902,326</u>	<u>1,918,759</u>
Change in Net Position	1,816,033	1,024,337
Net Position - Beginning of Year	<u>8,058,800</u>	<u>7,034,463</u>
Net Position - End of Year	<u><u>\$ 9,874,833</u></u>	<u><u>\$ 8,058,800</u></u>

The increase in charges for services is related to the increase in assessments levied in the current year.

The increase in physical environment is related to the increase in maintenance expenditures in the current year.

The increase in interest and other charges is related to the issuance costs associated with new long-term debt in the current year.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets activity as of September 30, 2024 and 2023:

Description	Governmental Activities	
	2024	2023
Capital assets not being depreciated:		
Land and improvements	\$ 9,299,800	\$ 9,299,800
Construction in progress	15,186,416	7,951,759
Capital assets being depreciated:		
Infrastructure	13,836,783	13,836,783
Improvements other than buildings	727,822	727,822
Less: accumulated depreciation	(2,414,903)	(1,902,187)
Total Capital Assets	<u>\$ 36,635,918</u>	<u>\$ 29,913,977</u>

Capital asset activity during the year was additions to construction in progress, \$7,234,657, and depreciation of \$512,716.

Debt Management

Governmental Activities debt includes the following:

- In September 2020, the District issued \$7,410,000 Series 2020A Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2020A Project. As of September 30, 2024, the balance outstanding was \$6,960,000.
- In September 2021, the District issued Capital Improvements Refunding Revenue Bonds, Series 2021A-1, \$9,065,000, and Series 2021A-2, \$9,930,000, to refund the remaining balance of the Series 2011A-1 and 2011A-2 Bonds. As of September 30, 2024, the outstanding balances for the Series 2021A-1 and Series 2021A-2 Bonds were \$7,560,000 and \$6,670,000, respectively.
- In November 2023, the District issued \$8,020,000 Series 2023A Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2023A Project. As of September 30, 2024, the balance outstanding was \$8,020,000.

**River Hall Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

General Fund Budgetary Highlights

Actual expenditures for the current fiscal year were less than final budgeted amounts primarily because contingency costs were less than expected.

The September 30, 2024 budget was amended to more closely align with actual expenditures for the current fiscal year that were higher than originally anticipated.

Economic Factors and Next Year's Budget

River Hall Community Development District will continue to develop in 2025. The District issued additional long-term debt during 2025 and anticipates beginning a new construction project. It is expected that revenues and expenses will increase in 2025 as the District continues to develop.

Request for Information

The financial report is designed to provide a general overview of River Hall Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the River Hall Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

River Hall Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets:	
Cash and cash equivalents	\$ 926,784
Investments	5,900
Accounts receivable	11,712
Assessments receivable	260,418
Deposits	1,622
Total Current Assets	<u>1,206,436</u>
Non-current Assets:	
Restricted assets:	
Investments	1,975,485
Capital assets, not being depreciated:	
Land and improvements	9,299,800
Construction in progress	15,186,416
Capital assets, being depreciated:	
Infrastructure	13,836,783
Improvements other than buildings	727,822
Less: accumulated depreciation	<u>(2,414,903)</u>
Total Non-current Assets	<u>38,611,403</u>
Total Assets	<u>39,817,839</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	<u>308,622</u>
LIABILITIES	
Current Liabilities:	
Accounts payable and accrued expenses	177,852
Due to developer	98,118
Due to others	1,297
Bonds payable	1,235,000
Accrued interest payable	495,987
Total Current Liabilities	<u>2,008,254</u>
Non-current liabilities:	
Bonds payable, net	<u>28,243,374</u>
Total Liabilities	<u>30,251,628</u>
NET POSITION	
Net investment in capital assets	8,688,802
Restricted for debt service	437,320
Unrestricted	748,711
Total Net Position	<u>\$ 9,874,833</u>

See accompanying notes.

River Hall Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (184,377)	\$ 121,846	\$ (62,531)
Physical environment	(1,233,536)	476,358	(757,178)
Interest and other charges	(1,484,413)	3,825,654	2,341,241
Total Governmental Activities	<u>\$ (2,902,326)</u>	<u>\$ 4,423,858</u>	<u>1,521,532</u>
General Revenues:			
Miscellaneous income			19,000
Investment earnings			<u>275,501</u>
Total General Revenues			<u>294,501</u>
Change in Net Position			1,816,033
Net Position - October 1, 2023			<u>8,058,800</u>
Net Position - September 30, 2024			<u>\$ 9,874,833</u>

See accompanying notes.

River Hall Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 926,784	\$ -	\$ -	\$ 926,784
Investments	5,900	-	-	5,900
Accounts receivable	11,712	-	-	11,712
Assessment receivables	2,246	258,172	-	260,418
Deposits	1,622	-	-	1,622
Restricted assets:				
Investments	-	1,973,968	1,517	1,975,485
Total Assets	<u>\$ 948,264</u>	<u>\$2,232,140</u>	<u>\$ 1,517</u>	<u>\$ 3,181,921</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	\$ 177,852	\$ -	\$ -	\$ 177,852
Due to others	1,297	-	-	1,297
Due to developer	20,404	77,714	-	98,118
Total Liabilities	<u>199,553</u>	<u>77,714</u>	<u>-</u>	<u>277,267</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenues	<u>11,712</u>	<u>-</u>	<u>-</u>	<u>11,712</u>
FUND BALANCES				
Nonspendable - deposits	1,622	-	-	1,622
Restricted for:				
Debt service	-	2,154,426	-	2,154,426
Capital projects	-	-	1,517	1,517
Assigned for:				
Operating capital	145,000	-	-	145,000
Disaster recovery	250,000	-	-	250,000
Unassigned	340,377	-	-	340,377
Total Fund Balances	<u>736,999</u>	<u>2,154,426</u>	<u>1,517</u>	<u>2,892,942</u>
 Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 948,264</u>	<u>\$2,232,140</u>	<u>\$ 1,517</u>	<u>\$ 3,181,921</u>

See accompanying notes.

River Hall Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 2,892,942
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, \$9,299,800, and construction in progress, \$15,186,416, used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	24,486,216
Capital assets being depreciated, infrastructure, \$13,836,783, and improvements other than buildings, \$727,822, net of accumulated depreciation, \$(2,414,903), used in governmental activities are not current financial resources and; therefore, are not reported at the fund level.	12,149,702
Deferred outflows of resources, deferred amount on refunding net, are not current financial resources and; therefore, are not reported at the fund level.	308,622
Long-term liabilities, bonds payable, \$(29,210,000), net of bond discount, net, \$18,622, and bond premium, net, \$(286,996), are not due and payable in the current period and; therefore, are not reported at the fund level.	(29,478,374)
Revenues that are unavailable are not recognized at the fund level; however, revenue is recognized when earned at the government-wide level.	11,712
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(495,987)</u>
Net Position of Governmental Activities	<u><u>\$ 9,874,833</u></u>

See accompanying notes.

River Hall Community Development District
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 722,965	\$ 3,825,654	\$ -	\$ 4,548,619
Investment earnings	16,535	127,235	131,731	275,501
Miscellaneous income	14,728	-	-	14,728
Total Revenues	<u>754,228</u>	<u>3,952,889</u>	<u>131,731</u>	<u>4,838,848</u>
Expenditures				
Current				
General government	184,377	-	-	184,377
Physical environment	720,820	-	-	720,820
Capital outlay	-	-	7,234,657	7,234,657
Debt service				
Principal	-	2,850,000	-	2,850,000
Interest	-	984,238	-	984,238
Other	-	321,686	-	321,686
Total Expenditures	<u>905,197</u>	<u>4,155,924</u>	<u>7,234,657</u>	<u>12,295,778</u>
Revenues over/(under) expenditures	(150,969)	(203,035)	(7,102,926)	(7,456,930)
Other Financings Sources/(Uses)				
Issuance of long-term debt	-	1,149,942	6,870,058	8,020,000
Transfers in	-	-	145	145
Transfers out	-	(145)	-	(145)
Total Other Financings Sources/(Uses)	<u>-</u>	<u>1,149,797</u>	<u>6,870,203</u>	<u>8,020,000</u>
Net change in fund balances	(150,969)	946,762	(232,723)	563,070
Fund Balances - October 1, 2023	<u>887,968</u>	<u>1,207,664</u>	<u>234,240</u>	<u>2,329,872</u>
Fund Balances - September 30, 2024	<u>\$ 736,999</u>	<u>\$ 2,154,426</u>	<u>\$ 1,517</u>	<u>\$ 2,892,942</u>

See accompanying notes.

River Hall Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Changes in Fund Balances - Total Governmental Funds	\$ 563,070
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures; however, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$7,234,657, exceeded depreciation, \$(512,716) in the current year.	6,721,941
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The issuance of long-term debt is recognized as an other financing source at the fund level, but increases long-term liabilities at the government-wide level.	(8,020,000)
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Repayment of long-term liabilities are reported as expenditures at the governmental fund level statement but such repayments reduce liabilities in the Statement of Net Position.	2,850,000
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The deferred amount on refunding of debt is recognized as an other financing source at the fund level, but at the government-wide level it increases liabilities. This is the amount of the current year interest.	(26,836)
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Bond discount and premium are recognized as an other financing source/use in the year the debt was issued at the fund level, however, at the government-wide level they are recognized as a contra liability and amortized over the life of the bond as interest. This is the amount of current year interest.	24,240
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Unavailable revenues are recognized as deferred inflows of resources at the fund level; however, revenue is recognized when earned at the government-wide level. This is the current year change.	(120,489)
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the governmental fund level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.	(175,893)
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Change in Net Position of Governmental Activities	<u><u>\$ 1,816,033</u></u>
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See accompanying notes.

**River Hall Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL –
GENERAL FUND**

For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 716,750	\$ 722,965	\$ 722,965	\$ -
Investment earnings	500	16,535	16,535	-
Miscellaneous income	16,500	13,778	14,728	950
Total Revenues	<u>733,750</u>	<u>753,278</u>	<u>754,228</u>	<u>950</u>
Expenditures				
Current				
General government	134,243	184,377	184,377	-
Physical environment	554,615	770,821	720,820	50,001
Total Expenditures	<u>688,858</u>	<u>955,198</u>	<u>905,197</u>	<u>50,001</u>
Net change in fund balances	44,892	(201,920)	(150,969)	50,951
Fund Balances - October 1, 2023	<u>909,237</u>	<u>887,968</u>	<u>887,968</u>	<u>-</u>
Fund Balances - September 30, 2024	<u>\$ 954,129</u>	<u>\$ 686,048</u>	<u>\$ 736,999</u>	<u>\$ 50,951</u>

See accompanying notes.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on April 21, 2005, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the River Hall Community Development District. The District is governed by a five-member Board of Supervisors who are elected on an at-large basis by qualified electors living within the boundaries of the District. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the River Hall Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance in accordance with Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 90 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest revenue associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as another financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. The General Fund is composed of General Fund and Reserve Fund balances.

Debt Service Fund – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements.

Capital Projects Fund – Accounts for the construction of improvements within the boundaries of the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as long-term debt, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash and cash equivalents includes time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (Continued)

b. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, infrastructure, improvements other than buildings and construction in progress, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives. Useful life for assets is estimated at 15 years for infrastructure and 15 – 30 years for improvements other than buildings.

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

e. Deferred Outflows of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reporting period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows/Inflows of Resources, Liabilities, and Net Position or Equity (Continued)

f. Deferred Inflows of Resources

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in the category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that amounts become available.

g. Unamortized Bond Discounts/Premiums

Bond discounts/premiums are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight-line method. For financial reporting, the unamortized bond discounts/premiums are netted against the applicable long-term debt.

h. Net Position

Net position represents the difference between assets and liabilities and is reported in three categories. Net position invested in capital assets, net of related debt, represents capital assets, net of accumulated depreciation and any outstanding debt related to those assets. Net position is reported as restricted when there are legal limitations imposed on their use by legislation, or external restrictions imposed by other governments, creditors, or grantors. Unrestricted net position is assets that do not meet definitions of the classifications previously described.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$930,284 and the carrying value was \$926,784. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
First American Government Obligations Fund	31 days*	\$ 1,975,485
Florida PRIME	39 days*	5,900
Total		<u>\$ 1,981,385</u>

*Maturity is a weighted average maturity.

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in the First American Government Obligations Fund are Level 1 assets.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2024, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates, however; the bond indenture limits the type of investments held using unspent proceeds.

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

As of September 30, 2024, the District's investments in the First American Government Obligations Fund and Florida PRIME were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investments in the First American Government Obligations Fund represents 99% of the District's total investments. The investment in Florida PRIME represents less than 1% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE C – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2023-2024 fiscal year were levied in October 2023. All assessments are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2024 was as follows:

	Balance 10/1/2023	Additions	Disposals	Balance 09/30/24
<u>Governmental Activities:</u>				
Capital assets, not depreciated:				
Land and improvements	\$ 9,299,800	\$ -	\$ -	\$ 9,299,800
Construction in progress	7,951,759	7,234,657	-	15,186,416
Total Capital Assets, Not Depreciated	<u>17,251,559</u>	<u>7,234,657</u>	<u>-</u>	<u>24,486,216</u>
Capital assets, being depreciated:				
Infrastructure	13,836,783	-	-	13,836,783
Improvements other than buildings	727,822	-	-	727,822
Less: accumulated depreciation	(1,902,187)	(512,716)	-	(2,414,903)
Total Capital Assets Being Depreciated, Net	<u>12,662,418</u>	<u>(512,716)</u>	<u>-</u>	<u>12,149,702</u>
Governmental Activities Capital Assets	<u>\$ 29,913,977</u>	<u>\$ 6,721,941</u>	<u>\$ -</u>	<u>\$ 36,635,918</u>

Depreciation of \$512,716 was charged to physical environment.

NOTE E – LONG-TERM DEBT

The following is a summary of debt activity for the District for the year ended September 30, 2024:

	Balance 10/1/2023	Additions	Reductions	Balance 9/30/2024
<u>Governmental Activities:</u>				
Long-term Debt:				
Series 2020A	\$ 7,115,000	\$ -	\$ (155,000)	\$ 6,960,000
Series 2020A Bond Discount	(19,338)	-	716	(18,622)
Series 2021A-1	8,075,000	-	(515,000)	7,560,000
Series 2021A-2	8,850,000	-	(2,180,000)	6,670,000
Series 2021 Bond Premium	311,952	-	(24,956)	286,996
Series 2023A	<u>-</u>	<u>8,020,000</u>	<u>-</u>	<u>8,020,000</u>
Long-term Debt, Net	<u>\$ 24,332,614</u>	<u>\$ 8,020,000</u>	<u>\$ (2,874,240)</u>	<u>\$ 29,478,374</u>

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – LONG-TERM DEBT (CONTINUED)

District debt is comprised of the following at September 30, 2024:

\$7,410,000 Series 2020A Capital Improvement Revenue Bonds maturing through 2051, at various interest rates between 2.75 and 3.875%, payable May 1 and November 1. Current portion is \$155,000. \$ 6,960,000

\$9,065,000 Series 2021A-1 and \$9,930,000 Series 2021A-2 Capital Improvement Refunding Revenue Bonds maturing through 2036, interest of 3%, payable May 1 and November 1. Current portions are \$535,000 and \$450,000, respectively. 14,230,000

\$8,020,000 Series 2023A Capital Improvement Revenue Bonds maturing through 2054, at various interest rates between 5.375 and 6.500%, payable May 1 and November 1. Current portion is \$95,000. 8,020,000

Bonds Payable at September 30, 2024 \$ 29,210,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 1,235,000	\$ 1,190,369	\$ 2,425,369
2026	1,265,000	1,151,450	2,416,450
2027	1,340,000	1,110,725	2,450,725
2028	1,385,000	1,067,500	2,452,500
2029	1,430,000	1,022,781	2,452,781
2030-2034	7,910,000	4,377,863	12,287,863
2035-2039	4,920,000	3,073,394	7,993,394
2040-2044	2,775,000	2,364,119	5,139,119
2045-2049	3,585,000	1,573,144	5,158,144
2050-2054	<u>3,365,000</u>	<u>569,425</u>	<u>3,934,425</u>
Totals	<u><u>\$ 29,210,000</u></u>	<u><u>\$ 17,500,770</u></u>	<u><u>\$ 46,710,770</u></u>

**River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024**

NOTE E – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants

Capital Improvement Revenue Bonds, Series 2020A

The Series 2020A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 a price equal to the par amount of the Series 2020A Bonds thereof, together with accrued interest to the date of redemption. The Series 2020A are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2020A Reserve Account was funded from the proceeds of the Series 2020A Bonds in an amount equal to 50 percent of the outstanding Series 2020A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2020A	\$ 206,925	\$ 206,925

Capital Improvement Revenue Bonds, Series 2021 A-1 and A-2

Significant Bond Provisions

The Series 2021A-1 and Series 2021A-2 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2031 a price equal to the par amount of the Series 2021A-1/2 Bonds thereof, together with accrued interest to the date of redemption. The Series 2021A-1 and Series 2021A-2 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Bonds, Series 2021 A-1 and A-2 (Continued)

Significant Bond Provisions (Continued)

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2021A-1 Reserve Account was funded from the proceeds of the Series 2021A-1 Bonds in an amount equal to 10 percent of the maximum outstanding debt related to the Series 2021A-1 Bonds. The Series 2021A-2 Reserve Account was funded from the proceeds of the Series 2021A-2 Bonds in an amount equal to 50 percent of the maximum outstanding debt related to the Series 2021A-2 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	Reserve Balance	Reserve Requirement
Capital Improvement Refunding Revenue Bonds, Series 2021A-1	\$ 75,400	\$ 75,400
Capital Improvement Refunding Revenue Bonds, Series 2021A-2	\$ 342,063	\$ 334,625

Capital Improvement Revenue Bonds, Series 2023A

Significant Bond Provisions

The Series 2023A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2034 a price equal to the par amount of the Series 2023A Bonds thereof, together with accrued interest to the date of redemption. The Series 2023A are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

River Hall Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE E – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Bonds, Series 2023A (Continued)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2023A Reserve Account was funded from the proceeds of the Series 2023A Bonds in an amount equal to the maximum annual debt service of the outstanding Series 2023A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2024:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2023A	\$ 627,729	\$ 604,169

NOTE F – ECONOMIC DEPENDENCY

The District's activity is dependent upon the continued involvement of the Developer, the loss of which would have a material adverse effect on the District's operations.

NOTE G – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There have been no claims filed for the past three years.

NOTE H – SUBSEQUENT EVENT

In October 2024, the District issued \$6,940,000 Capital Improvement Revenue Bonds, Series 2024 (Assessment Area 5), to fund a portion of the cost of acquisition, construction, installation, and equipping of the 2024 Project.

In November 2024, the District made prepayments of \$15,000 on the Capital Improvement Refunding Revenue Bonds, Series 2021 A-2.

In February 2025, the District made prepayments of \$210,000 on the Capital Improvement Refunding Revenue Bonds, Series 2021 A-2.



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of River Hall Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August 29, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered River Hall Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of River Hall Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of River Hall Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
River Hall Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether River Hall Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 29, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the River Hall Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated August 29, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August 29, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
River Hall Community Development District

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not River Hall Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the River Hall Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the River Hall Community Development District. It is management's responsibility to monitor the River Hall Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, River Hall Community Development District reported:

- 1) The total number of District elected officials receiving statutory compensation, reported as employees for the purposes of the audit: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 5
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$85,939
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: Series 2023A Project - \$6,988,596
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board amended the budget, see below.

To the Board of Supervisors
River Hall Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 716,750	\$ 722,965	\$ 6,215
Miscellaneous revenues	16,500	14,728	(1,772)
Investment earnings	500	16,535	16,035
Total Revenues	<u>733,750</u>	<u>754,228</u>	<u>20,478</u>
Expenditures			
Current			
General government	134,243	184,377	50,134
Physical environment	554,615	720,820	166,205
Total Expenditures	<u>688,858</u>	<u>905,197</u>	<u>216,339</u>
Net change in fund balances	44,892	(150,969)	(195,861)
Fund Balances - October 1, 2023	<u>909,237</u>	<u>887,968</u>	<u>(21,269)</u>
Fund Balances - September 30, 2024	<u>\$ 954,129</u>	<u>\$ 736,999</u>	<u>\$ (217,130)</u>

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the River Hall Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: \$192.86 – \$567.23 for the General Fund and \$233.75 – \$1,900.48 for the Debt Service Funds.
- 2) The amount of special assessments collected by or on behalf of the District was \$4,548,619.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds as: The District issued Capital Improvement Revenue Bonds, Series 2023A in the current year. See Note E for details on outstanding long-term debt.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
River Hall Community Development District

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 29, 2025



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

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

We have examined River Hall Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for River Hall Community Development District's compliance with those requirements. Our responsibility is to express an opinion on River Hall Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about River Hall Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on River Hall Community Development District's compliance with the specified requirements.

In our opinion, River Hall Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 29, 2025

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3A

RESOLUTION 2025-12

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE
ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

WHEREAS, the District's Auditor, Berger, Toombs, Elam, Gaines & Frank, has heretofore prepared and submitted to the Board, for accepting, the District's Annual Financial Report for Fiscal Year 2024;

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

1. The Annual Financial Report for Fiscal Year 2024, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2024, for the period ending September 30, 2024; and
2. A verified copy of said Annual Financial Report for Fiscal Year 2024 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 4th day of September, 2025.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4

River Hall CDD
Lake Treatment Report
Treatment for July 2025

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
1-1A	Treated	Grasses/Weeds		7/3	Treated shoreline grasses and weeds
1-1B	Treated	Grasses/Weeds		7/3	Treated shoreline grasses and weeds
1-2A	Treated	Grasses/Weeds		7/7	Treated shoreline grasses and weeds
1-2B	Treated	Grasses/Weeds		7/7	Treated shoreline grasses and weeds
1-3	Treated	Grasses/Weeds		7/3	Treated shoreline grasses and weeds
1-4	Treated	Grasses/Weeds		7/3	Treated shoreline grasses and weeds
1-6A	Treated	Grasses/Weeds		7/3	Treated shoreline grasses and weeds
1-6B	Treated	Grasses/Weeds		7/3	Treated shoreline grasses and weeds
2-1A	Treated	Water Lilies	Grasses/Weeds	7/12 and 7/16	Treated Water Lillies use contact herbicide
2-1B	Inspected			7/16	No problem noted during my inspection
2-2A	Treated	Grasses/Weeds		7/16 and 7/24	Crew treated shoreline grasses/weeds and littorals
2-2B	Treated	Grasses/Weeds		7/7 and 7/24	Crew treated shoreline grasses/weeds and littorals
2-2C	Treated	Grasses/Weeds		7/7 and 7/24	Crew treated shoreline grasses/weeds and littorals
2-2D	Treated	Grasses/Weeds		7/7 and 7/24	Crew treated shoreline grasses/weeds and littorals
2-2E	Inspected			7/16	No problem noted during my inspection

River Hall CDD
Lake Treatment Report
Treatment for July 2025

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
2-2F	Treated	Torpedograss	Vines	7/12	Treated Littorals for Torpedograss and weeds
2-2G	Inspected			7/16	No problem noted during my inspection
2-2H	Treated	Grasses/Weeds		7/24	Crew treated shoreline grasses/weeds and littorals
2-2I	Treated	Grasses/Weeds		7/7 and 7/24	Crew treated shoreline grasses/weeds and littorals
2-2J	Treated	Grasses/Weeds		7/7 and 7/24	Crew treated shoreline grasses/weeds and littorals
2-2K	Treated	Grasses/Weeds	Water Lilies	7/7, 7/12 and 7/16	Treated Water Lillies use contact herbicide
2-2L	Treated	Grasses/Weeds		7/24	Crew treated shoreline grasses/weeds and littorals
2-2M	Treated	Torpedograss		7/21	Treated Littorals for Torpedograss
2-3A	Treated	Torpedograss		7/30	Treated Littorals for Torpedograss
2-3B	Treated	Torpedograss		7/30	Treated Littorals for Torpedograss
2-4A	Treated	Grasses/Weeds		7/5	Crew treated shoreline grasses/weeds and littorals
2-4B	Treated	Grasses/Weeds	Torpedograss	7/5 and 7/16	Crew treated shoreline grasses/weeds and littorals
2-4C	Treated	Grasses/Weeds		7/5	Crew treated shoreline grasses/weeds and littorals
2-4D	Treated	Algae	Water Lilies	7/5, 7/7 and 7/16	Treated Water Lillies use contact Flurdone (Sonar)
2-4E	Treated	Grasses/Weeds		7/5	Crew treated shoreline grasses/weeds and littorals

River Hall CDD
Lake Treatment Report
Treatment for July 2025

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
2-5A/2-5B	Treated	Grasses/Weeds		7/16	Treated shoreline grasses and weeds
Flowway Lake 2	Treated	Grasses/Weeds		7/16	Treated shoreline grasses and weeds
2-5C	Treated	Algae		7/17	Spot treated shoreline for Algae
2-5D	Treated	Grasses/Weeds		7/25	Crew treated lake bank grasses and weeds
2-6A	Inspected			7/25	No problem noted during my inspection
2-6B	Inspected			7/25	No problem noted during my inspection
2-6C	Treated	Grasses/Weeds		7/21	Treated shoreline grasses and weeds
2.-7	Treated	Torpedograss		7/21	Treated Littorals for Torpedograss
2.-8A	Treated	Grasses/Weeds		7/28	Treated shoreline grasses and weeds
2-8B	Treated	Torpedograss		7/21	Treated Littorals for Torpedograss
2-8C	Treated	Grasses/Weeds		7/28	Treated shoreline grasses and weeds
2-8D	Treated	Grasses/Weeds		7/28	Treated shoreline grasses and weeds
2-8E	Treated	Grasses/Weeds		7/28	Treated shoreline grasses and weeds
2-8F	Treated	Torpedograss		7/21	Treated Littorals for Torpedograss
3-2	Treated	Grasses/Weeds		7/5 and 7/16	Treated shoreline grasses and weeds



River Hall CDD

Lake Treatment Report

Treatment for July 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
3-3	Treated	Grasses/Weeds		7/16	Treated shoreline grasses and weeds
3-3A	Treated	Grasses/Weeds		7/5 and 7/16	Crew treated shoreline grasses/weeds and littorals
3-4A	Treated	Grasses/Weeds		7/16	Treated shoreline grasses and weeds
3-4B	Inspected			7/5	No problem noted during my inspection
3-4C	Treated	Grasses/Weeds		7/5 and 7/16	Crew treated shoreline grasses/weeds and littorals
3-5A	Inspected			7/5	No problem noted during my inspection
3-5B	Inspected			7/5	No problem noted during my inspection
3-5C	Treated	Grasses/Weeds		7/5	Crew treated shoreline grasses/weeds and littorals
3-5D	Inspected			7/5	No problem noted during my inspection
3-5E	Treated	Grasses/Weeds		7/5	Crew treated shoreline grasses/weeds and littorals
4-1A	Treated	Grasses/Weeds		7/5 and 7/24	Crew treated shoreline grasses/weeds and littorals
4-1B	Treated	Grasses/Weeds		7/5 and 7/24	Crew treated shoreline grasses/weeds and littorals
4-1C	Treated	Grasses/Weeds		7/5	Crew treated shoreline grasses/weeds and littorals
4-1D	Treated	Grasses/Weeds		7/17 and 7/24	Crew treated shoreline grasses/weeds and littorals
4-1E	Treated	Grasses/Weeds		7/3 and 7/23	Crew treated shoreline grasses/weeds and littorals

[illegible][illegible]



River Hall CDD

Lake Treatment Report

Treatment for July 2025

Lake inspection was done on August 25th. Lake levels are high and most lakes were above high water line

Lakes 2-8E and 2-8F littoral plants are in

Lakes 2-1A, 2-2K, 2-2L, 2-4C, and 2-4D where treated for Water Lillies, all lake will ne monitored and retreated as needed

Water lilies were treated with a contact herbicide expect lake 2-4D do to being a smaller we we treated this one with

Sonar, which will give us a better kill but takes longer to get results, we will be doing flowup dose in two weeks

Lakes 2-3A and 2-2K minor Torpedograss was noted this wil be treated during one of th enext scheduled visits

River Hall CDD
Lake Treatment Report
Treatment for July 2025



Lake **2-8F**

Notes/Comments

Recently Planted Littorals

Action Needed



Lake **2-8E**

Notes/Comments

Recently Planted Littorals

Action Needed



Lake **2-2E**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment for July 2025



Lake **2-2K**

Notes/Comments

Moderate
Torpedograss

Action Needed

Will be treated on the next scheduled service



Lake **2-2L**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-3A**

Notes/Comments

Moderate
Tape Grass

Action Needed

Will be treated on the next scheduled service

River Hall CDD
Lake Treatment Report
Treatment for July 2025



Lake **2-4B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-5D**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-4D**

Notes/Comments

Heavy
Water Lettuce
Recently Treated

Action Needed

Follow up treatment needed

River Hall CDD
Lake Treatment Report
Treatment for July 2025



Lake 3-3

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 3-4B

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 3-5A

Notes/Comments

Minimal
Torpedograss

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment for July 2025



Lake **3-5B**

Notes/Comments

Minimal
Tape Grass

Action Needed

Routine maintenance



Lake **4-1A**

Notes/Comments

Minimal
Water Lettuce

Action Needed

Monitor and treat as needed



Lake **4-1E**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2025-13

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 4th day of September, 2025.

ATTEST:

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

Chesley Adams Jr., Secretary

Kenneth D. Mitchell, Chair

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2025, by Kenneth D. Mitchell, as Chair of **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, on behalf of the district. He is ☐ personally known to me or ☐ has produced _____, as identification.

(NOTARY SEAL)

NOTARY PUBLIC

Notary Public, State of Florida

Print Name: _____

My commission expires: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this __ day of _____, 2025, by Chesley Adams Jr., as Secretary of **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, on behalf of the district. He is ☐ personally known to me or ☐ has produced _____, as identification.

(NOTARY SEAL)

NOTARY PUBLIC

Notary Public, State of Florida

Print Name: _____

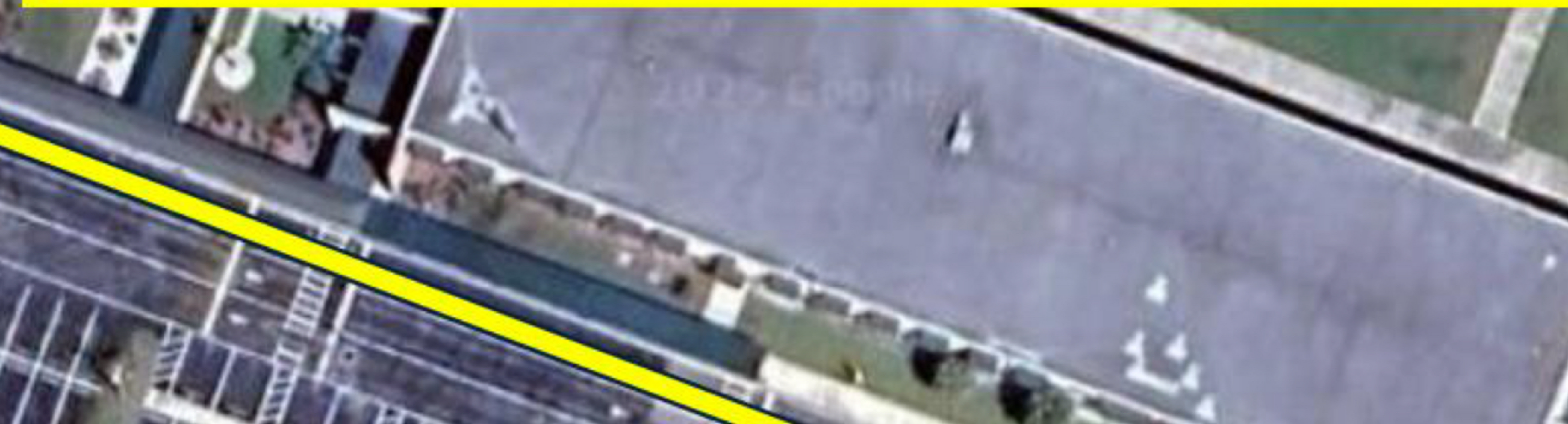
My commission expires: _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

6

For **MORNING Parent Drop-off**, we will only use the far-right hand lane. Students will get out of their car independently. If adult assistance is needed, parents will motion for a staff member to assist.

Para la **entrada matutina de padres**, solo utilizaremos el **carril de la derecha, el más alejado del edificio**. Los estudiantes deberán bajarse del automóvil de manera independiente. Si se necesita ayuda de un adulto, los padres deben hacer una señal para que un miembro del personal los asista.



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-11

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

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

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

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

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

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

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

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

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

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

ATTEST:

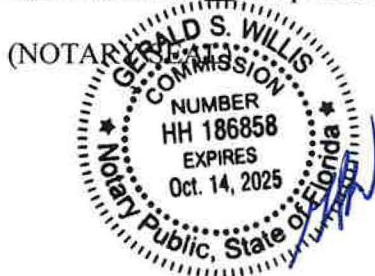
**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

Cop FAL:
Chesley Adams Jr., Secretary

Kenneth D. Mitchell
Kenneth D. Mitchell, Chair

STATE OF FLORIDA
COUNTY OF Lee

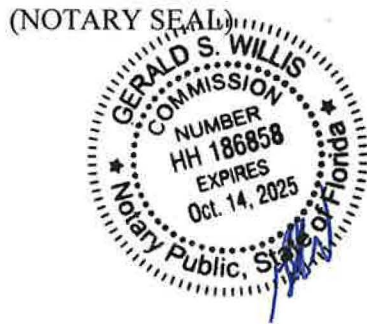
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2025, by Kenneth D. Mitchell, as Chair of **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, on behalf of the district. He is ☒ personally known to me or ☐ has produced _____, as identification.



Gerald S. Willis
NOTARY PUBLIC
Notary Public, State of Florida
Print Name: Gerald S. Willis
My commission expires: 10/14/25

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 20 day of August, 2025, by Chesley Adams Jr., as Secretary of **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, on behalf of the district. He is ☒ personally known to me or ☐ has produced _____, as identification.



Gerald S. Willis
NOTARY PUBLIC
Notary Public, State of Florida
Print Name: Gerald S. Willis
My commission expires: 10/14/25

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

DESCRIPTION

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 1,573.70 feet to the POINT OF BEGINNING.
From said Point of Beginning continue S00°51'17"E along said East line for 614.10 feet to an intersection with the Northerly line of Conservation Easement CE-5, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run along the Northerly and Westerly line of said Conservation Easement the following thirty-eight (38) courses: S89°08'43"W for 93.44 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 66.36 feet (delta 16°50'32") (chord bearing N84°55'21"W) (chord 19.44 feet) for 19.51 feet; N71°01'07"W along a non-tangent line for 89.50 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 70.00 feet (delta 23°16'07") (chord bearing N59°23'03"W) (chord 28.23 feet) for 28.43 feet to a point of tangency; N47°45'00"W for 184.10 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 30.00 feet (delta 72°55'14") (chord bearing N84°12'37"W) (chord 35.66 feet) for 38.18 feet; S55°56'06"W along a non-tangent line for 16.37 feet to a point on a non-tangent curve; Southwesterly along an arc of a curve to the right of radius 26.40 feet (delta 05°46'39") (chord bearing S56°05'54"W) (chord 2.66 feet) for 2.66 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 70.00 feet (delta 89°33'57") (chord bearing N76°34'03"W) (chord 98.62 feet) for 109.43 feet; S28°40'01"W along a non-tangent line for 168.43 feet; S49°55'00"W for 120.21 feet; S08°34'30"W for 59.47 feet; S16°25'18"E for 53.01 feet; S10°53'06"W for 52.02 feet; S21°20'30"E for 68.84 feet; N62°54'21"E for 119.90 feet; S66°05'27"E for 32.67 feet; S15°30'06"E for 72.37 feet; S40°08'04"E for 34.02 feet; S03°40'51"E for 25.26 feet; S70°07'12"W for 69.86 feet; S61°26'29"W for 17.36 feet; S72°08'48"W for 19.92 feet; N60°51'22"W for 30.42 feet; N77°06'37"W for 44.10 feet; S64°52'29"W for 38.94 feet; S20°52'27"W for 43.82 feet; S31°30'37"E for 59.12 feet; N86°41'36"E for 84.58 feet; S63°46'58"E for 10.50 feet; S40°41'16"E for 40.28 feet; S42°43'38"E for 45.16 feet; S67°36'20"E for 23.72 feet; S41°52'34"E for 38.96 feet; S63°15'06"E for 38.14 feet; S89°23'27"E for 35.43 feet; N63°29'28"E for 1.44 feet to a point on a non-tangent curve and Southeasterly along an arc of a curve to the right of radius 294.98 feet (delta 79°24'50") (chord bearing S37°32'25"E) (chord 376.91 feet) for 408.86 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2075, Lee County Records; thence run S89°59'57"W along said Northerly line for 290.94 feet to a point on a non-tangent curve and an intersection with the Northerly line of Conservation Easement CE-6, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run along the Northerly and Westerly line of said Conservation Easement the following nineteen (19) courses: Northerly along an arc of a curve to the right of radius 366.19 feet (delta 02°18'35") (chord bearing N06°14'13"E) (chord 14.76 feet) for 14.76 feet; N67°30'09"W along a non-tangent line for 128.15 feet; N22°29'51"E for 111.26 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the right of radius 284.50 feet (delta 15°17'25") (chord bearing N54°28'27"W) (chord 75.92 feet) for 75.92 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 215.00 feet (delta 48°01'46") (chord bearing N70°51'26"W) (chord 175.00 feet) for 180.23 feet to a point of tangency; S85°07'41"W for 47.77 feet; S04°52'19"E for 25.00 feet; S85°07'41"W for 40.00 feet; N04°52'19"W for 25.00 feet; S85°07'41"W for 99.33 feet; S04°52'19"E for 84.36 feet; S00°40'13"E for 44.90 feet; S09°23'27"W for 21.52 feet; S85°07'41"W for 214.14 feet; S04°52'19"E for 195.19 feet to a point of curvature; Southerly along an arc of a curve to the right of radius 645.00 feet (delta 24°05'35") (chord bearing S07°10'29"W) (chord 269.23 feet) for 271.23 feet; S56°46'33"E along a non-tangent line for 5.45 feet; S22°03'38"E for 26.30 feet and S44°22'17"E for 89.18 feet to an intersection with said Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2075, Lee County Records; thence run S84°07'47"W along said Northerly line for 35.31 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run along said Easterly right of way line the following five (5) courses: Northerly along an arc of a curve to the right of radius 700.00 feet (delta 35°18'45") (chord bearing N17°39'25"W) (chord 424.63 feet) for 431.42 feet to a point of tangency; N00°00'03"W for 514.62 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 300.00 feet (delta 58°24'51") (chord bearing N29°12'23"E) (chord 292.78 feet) for 305.86 feet to a point of tangency; N58°24'48"E for 260.56 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 430.00 feet (delta 113°16'07") (chord bearing N01°46'45"E) (chord 718.25 feet) for 850.07 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run along said Southerly line the following three (3) courses: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of curvature and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00"E) (chord 72.39 feet) for 76.48 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 also being an intersection with the Westerly line of Conservation Easement CE-3, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run along the Westerly and Southerly line of said Conservation Easement the following twelve (12) courses: S00°50'17"E for 60.93 feet; S34°56'26"E for 102.67 feet; S09°14'30"E for 48.67 feet; S67°52'13"E for 81.78 feet; S48°12'54"E for 71.57 feet; S01°01'22"W for 27.84 feet; S80°11'09"E for 57.75 feet; S87°52'40"E for 72.84 feet; N88°30'21"E for 65.61 feet; N87°58'32"E for 123.03 feet; N86°30'04"E for 86.75 feet and N89°08'44"E for 62.31 feet to the POINT OF BEGINNING.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of the West Half (W 1/2) of said Section 27 to bear S00°51'17"E.

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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVER HALL TOWNHOMES, A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES.
I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.
DONE THIS _____ DAY OF _____, 2025.

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

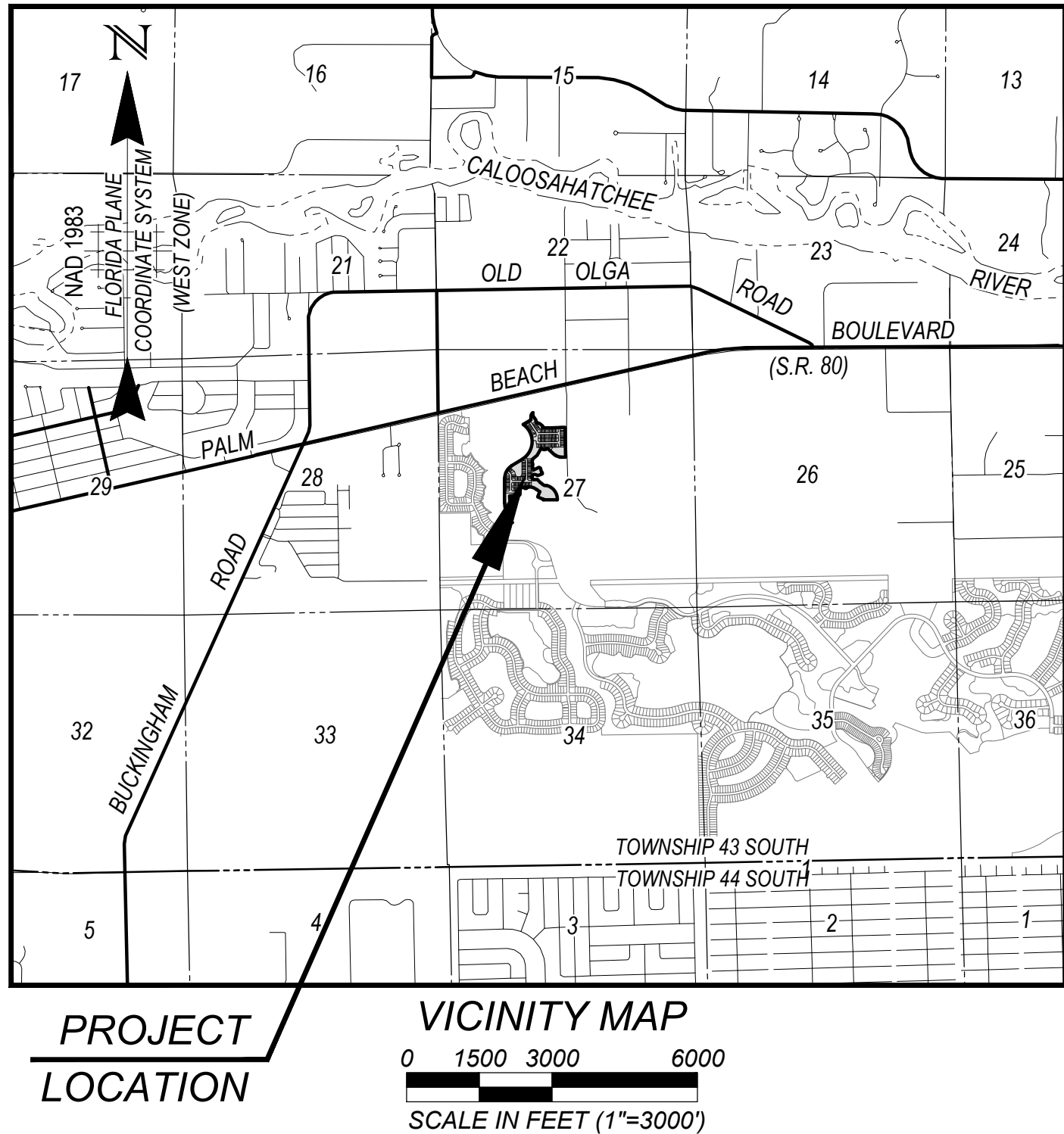
CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVER HALL TOWNHOMES, A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT _____ M., THIS _____ DAY OF _____, 2025 AND DULY RECORDED AS INSTRUMENT NUMBER _____ IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

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

RIVER HALL TOWNHOMES

A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS _____ DAY OF _____, 2025.

KEVIN RUANE
BOARD CHAIR

KEVIN C. KARNES
CLERK OF COURT

DAVID W. HALVERSON
ASSISTANT COUNTY ATTORNEY

BRIAN ROBERTS, P.E.
MANAGER, DEVELOPMENT SERVICES

MIKKI J. ROZDOLSKI
DIRECTOR, DEPARTMENT OF
COMMUNITY DEVELOPMENT

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

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

INSTRUMENT NUMBER _____

SHEET 1 OF 6

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND RH VENTURE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNERS"), THE OWNERS OF THE LAND HEREIN DESCRIBED, HAS CAUSED THIS PLAT OF RIVER HALL TOWNHOMES, A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE AND DO HEREBY :

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

- "R-1" AND "R-2".
 - DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND RIVER HALL CDD AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES.
 - A NON-EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND ACROSS TRACTS "R-1" AND "R-2".
 - ALL PUBLIC UTILITY EASEMENTS SHOWN ON PLAT.

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

- EASEMENTS COLLOCATED WITHIN PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.
- DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY):
 - THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND/OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION SERVICES AND SANITARY SEWER COLLECTION SERVICES.

IN WITNESS WHEREOF, GRAYDON E. MIARS, AS VICE PRESIDENT, ON BEHALF OF RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS _____ DAY OF _____, 2025.

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

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

IN WITNESS WHEREOF, GRAYDON E. MIARS, AS VICE PRESIDENT, ON BEHALF OF RH VENTURE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS _____ DAY OF _____, 2025.

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

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

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY GRAYDON E. MIARS, AS VICE PRESIDENT OF RH VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION # _____ MY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

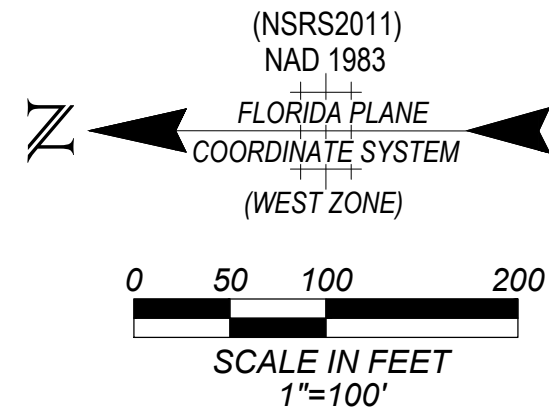
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY GRAYDON E. MIARS, AS VICE PRESIDENT OF RH VENTURE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO [] IS PERSONALLY KNOWN BY ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC - STATE OF FLORIDA

NAME - PRINTED

COMMISSION # _____ MY COMMISSION EXPIRES _____

DOS2023-00137/PLT2024-00038

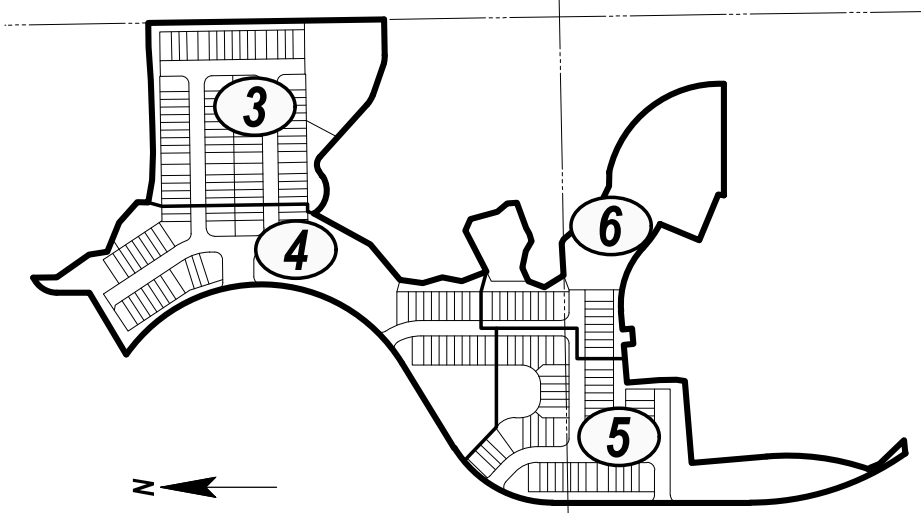


RIVER HALL TOWNHOMES

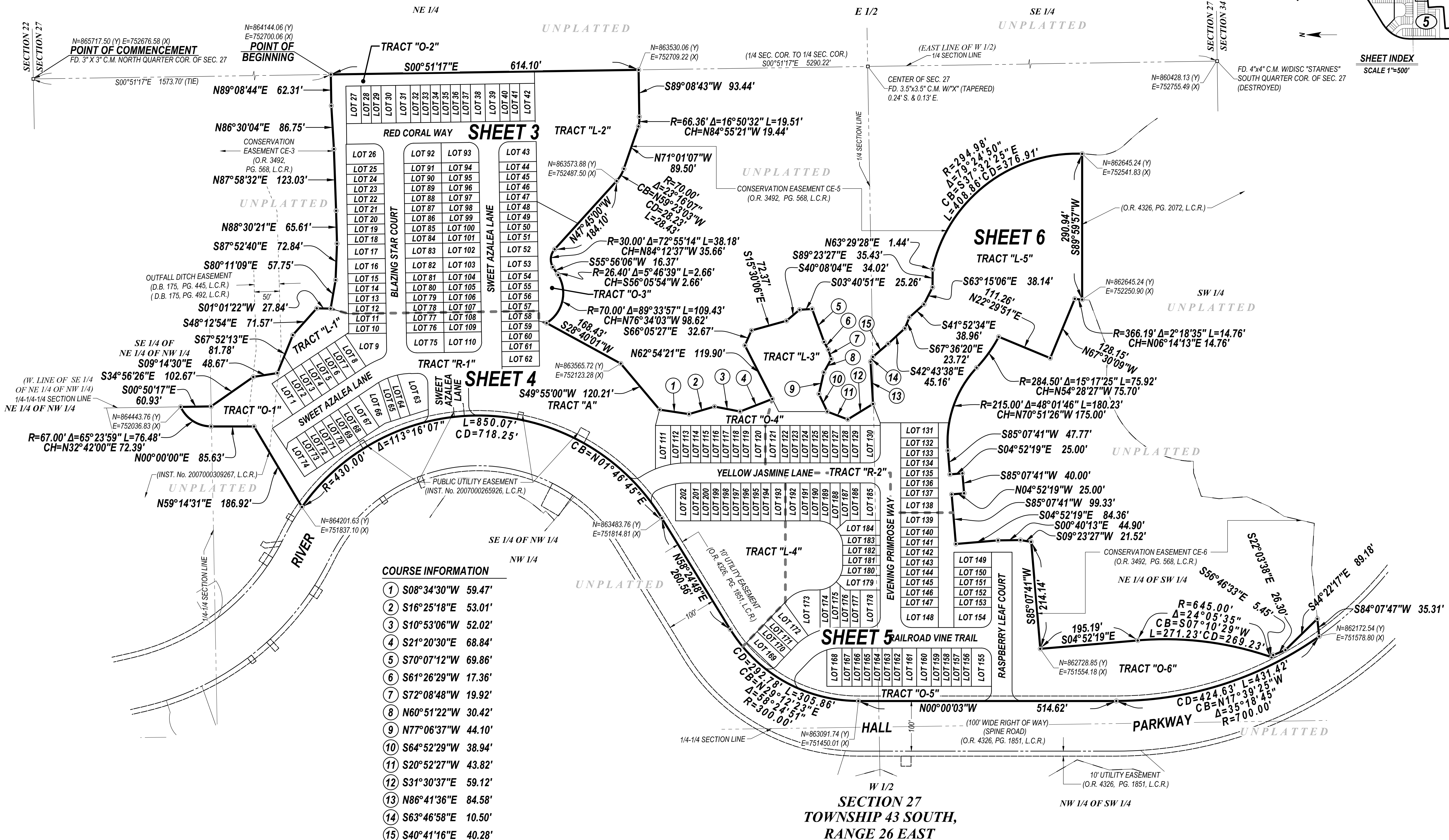
A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER _____

SHEET 2 OF 6



SHEET INDEX
SCALE 1"=500'



COURSE INFORMATION

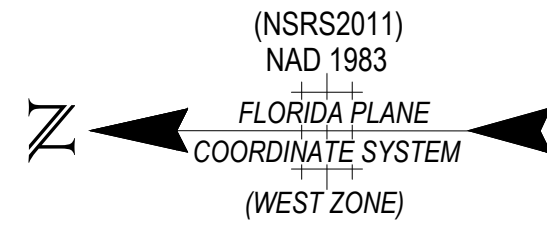
- 1 S08°34'30"W 59.47'
- 2 S16°25'18"E 53.01'
- 3 S10°53'06"W 52.02'
- 4 S21°20'30"E 68.84'
- 5 S70°07'12"W 69.86'
- 6 S61°26'29"W 17.36'
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- 12 S31°30'37"E 59.12'
- 13 N86°41'36"E 84.58'
- 14 S63°46'58"E 10.50'
- 15 S40°41'16"E 40.28'

NOTES

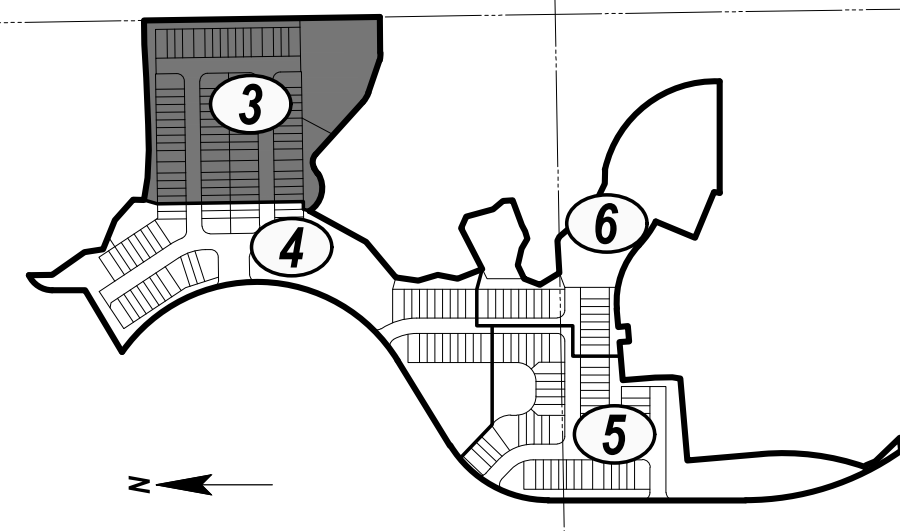
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE AND ARE BASED THE EAST LINE OF THE WEST HALF (W 1/2) OF SECTION 27 TO BEAR S00°51'17"E.
3. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.), 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
6. * = SET PERMANENT CONTROL POINT (P.C.P.), "MAG" NAIL WITH ALUMINUM DISK, STAMPED "LB 6940 P.C.P."
7. Δ = DELTA
8. Ac. = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. C/L = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E(X) = GRID EASTING
21. FD. = FOUND
22. FRAC. = FRACTION
23. INST. NO. = INSTRUMENT NUMBER
24. I.R. = IRON ROD
25. L. = LENGTH
26. L.A.E. = LAKE ACCESS EASEMENT
27. L.B. = LICENSED BUSINESS
28. L.C.R. = LEE COUNTY RECORDS
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30. L.M.E. = LAKE MAINTENANCE EASEMENT
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35. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
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40. P.U.E. = PUBLIC UTILITY EASEMENT
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42. R/W = RIGHT OF WAY
43. SEC. = SECTION
44. S.F. = SQUARE FEET
45. W/ = WITH

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PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940



0 20 40 80
SCALE IN FEET
1"=40'



SHEET INDEX
SCALE 1"=500'

RIVER HALL TOWNHOMES

A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER

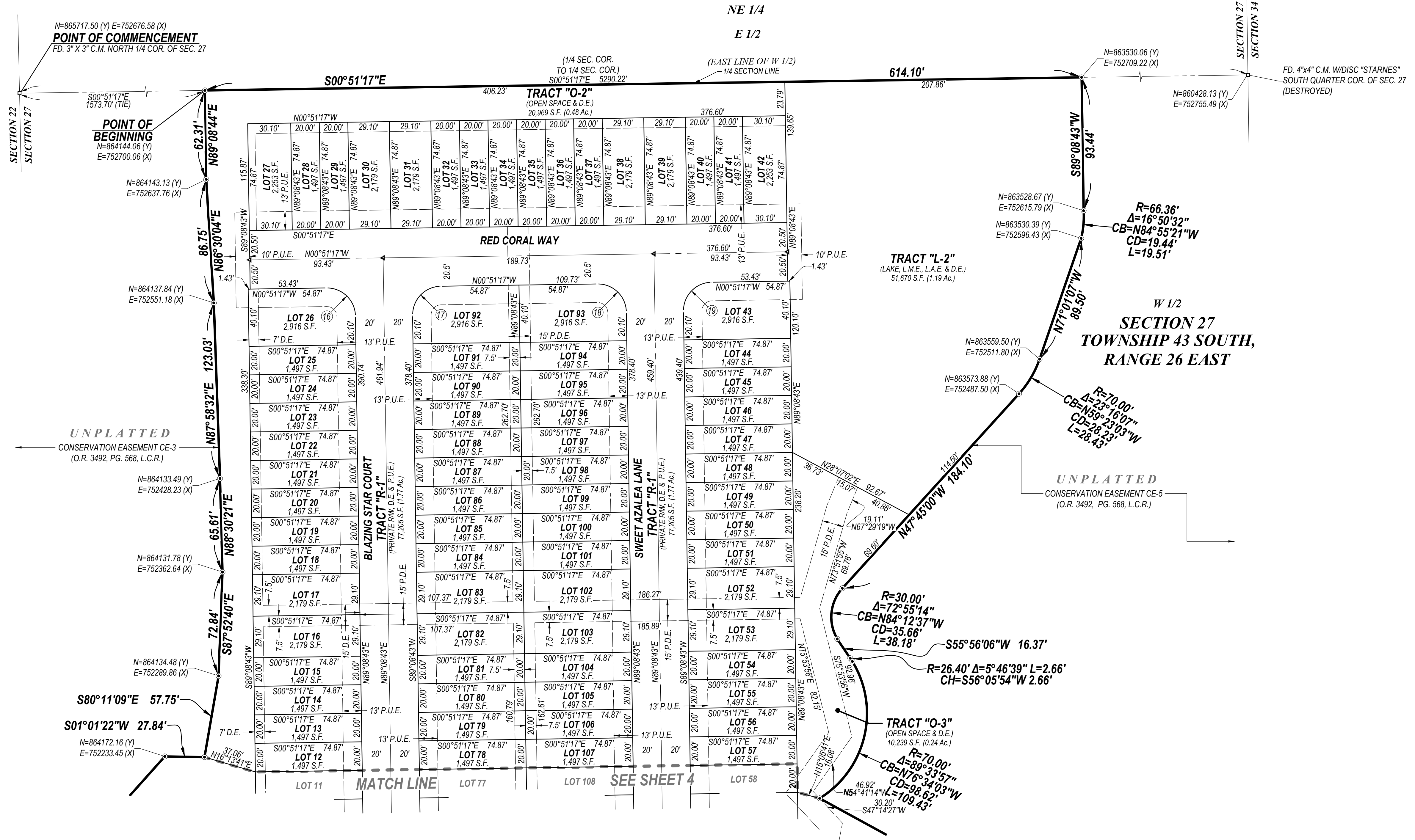
SHEET 3 OF 6

NOTES

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- W = WITH

COURSE INFORMATION

- (16) R=20.00' Δ=90°00'00" L=31.42' CH=N44°08'43"E 28.28'
(17) R=20.00' Δ=90°00'00" L=31.42' CH=N45°51'17"W 28.28'
(18) R=20.00' Δ=90°00'00" L=31.42' CH=N44°08'43"E 28.28'
(19) R=20.00' Δ=90°00'00" L=31.42' CH=N45°51'17"W 28.28'

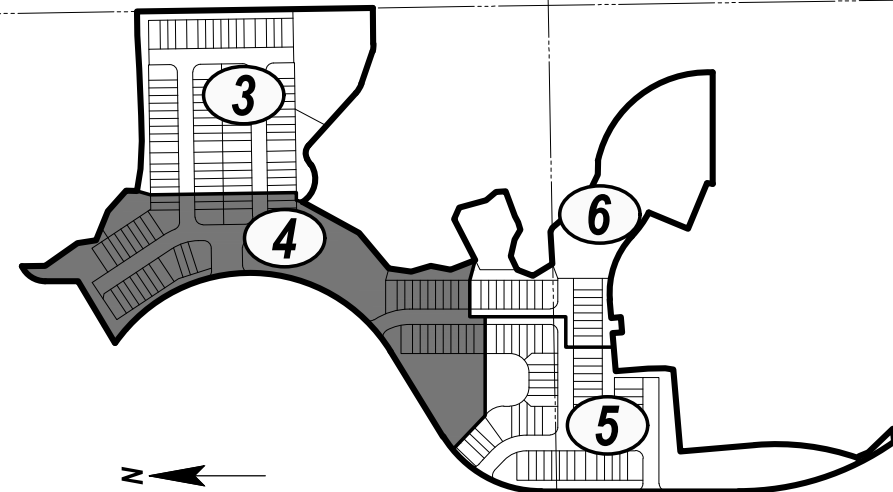


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0 20 40 80
SCALE IN FEET
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SHEET INDEX
SCALE 1"=500'

RIVER HALL TOWNHOMES

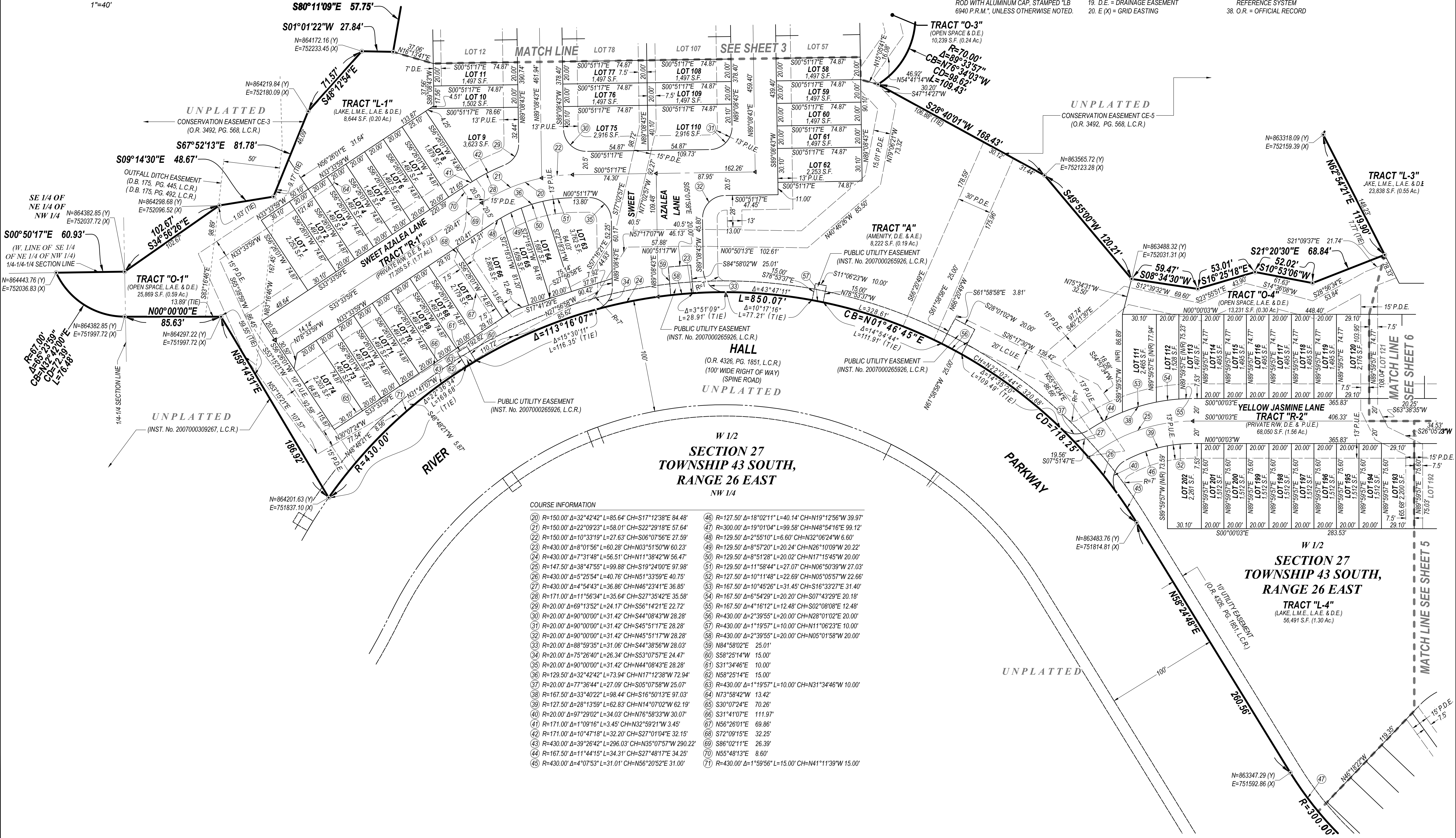
A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER

SHEET 4 OF 6

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COURSE INFORMATION

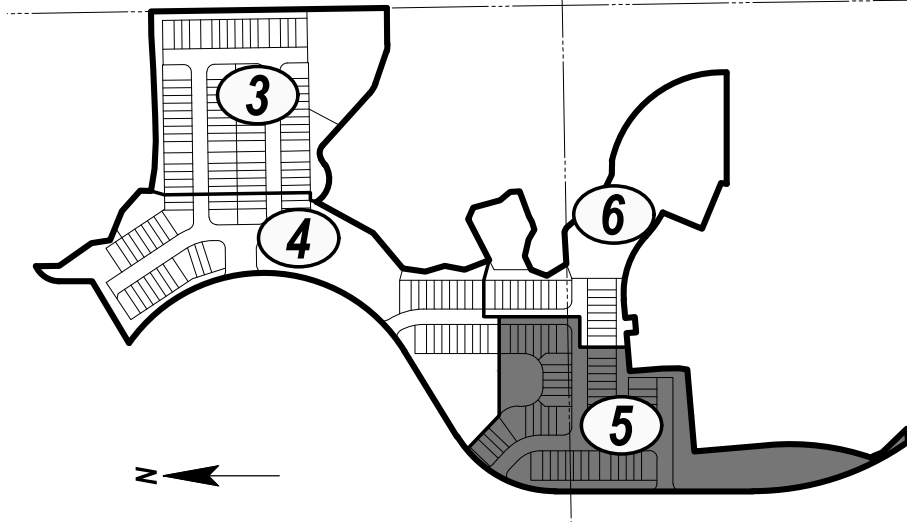
- | | |
|--|--|
| 20) R=150.00' Δ=32°42'42" L=85.64' CH=S17°12'38"E 84.48' | 46) R=127.50' Δ=18°02'11" L=40.14' CH=N19°12'56"W 39.97' |
| 21) R=150.00' Δ=22°09'23" L=58.01' CH=S22°29'18"E 57.64' | 47) R=300.00' Δ=19°01'04" L=99.58' CH=N48°54'16"E 99.12' |
| 22) R=150.00' Δ=10°33'19" L=27.63' CH=S06°07'56"E 27.59' | 48) R=129.50' Δ=2°55'10" L=6.60' CH=N32°06'24"W 6.60' |
| 23) R=430.00' Δ=8°01'56" L=60.28' CH=N03°51'50"W 60.23' | 49) R=129.50' Δ=8°57'20" L=20.24' CH=N26°10'09"W 20.22' |
| 24) R=430.00' Δ=7°31'48" L=56.51' CH=N11°38'42"W 56.47' | 50) R=129.50' Δ=8°51'28" L=20.02' CH=N17°15'45"W 20.00' |
| 25) R=147.50' Δ=38°47'55" L=99.88' CH=S19°24'00"E 97.98' | 51) R=129.50' Δ=11°58'44" L=27.07' CH=N06°50'39"W 27.03' |
| 26) R=430.00' Δ=5°25'54" L=40.76' CH=N51°33'59"E 40.75' | 52) R=127.50' Δ=10°11'48" L=22.69' CH=N05°05'57"W 22.66' |
| 27) R=430.00' Δ=4°54'43" L=36.88' CH=N46°23'41"E 36.85' | 53) R=167.50' Δ=10°45'26" L=31.45' CH=S16°33'27"E 31.40' |
| 28) R=171.00' Δ=11°56'34" L=35.64' CH=S27°35'42"E 35.58' | 54) R=167.50' Δ=6°54'29" L=20.20' CH=S07°43'29"E 20.18' |
| 29) R=20.00' Δ=69°13'52" L=24.17' CH=S56°14'21"E 22.72' | 55) R=167.50' Δ=4°16'12" L=12.48' CH=S02°08'08"E 12.48' |
| 30) R=20.00' Δ=90°00'00" L=31.42' CH=S44°08'43"W 28.28' | 56) R=430.00' Δ=2°39'55" L=20.00' CH=N28°01'02"E 20.00' |
| 31) R=20.00' Δ=90°00'00" L=31.42' CH=S45°51'17"E 28.28' | 57) R=430.00' Δ=1°19'57" L=10.00' CH=N11°06'23"E 10.00' |
| 32) R=20.00' Δ=90°00'00" L=31.42' CH=N45°51'17"W 28.28' | 58) R=430.00' Δ=2°39'55" L=20.00' CH=N05°01'58"W 20.00' |
| 33) R=20.00' Δ=88°59'35" L=31.06' CH=S44°38'56"W 28.03' | 59) N84°58'02"E 25.01' |
| 34) R=20.00' Δ=75°26'40" L=26.34' CH=S53°07'57"E 24.47' | 60) S58°25'14"W 15.00' |
| 35) R=20.00' Δ=90°00'00" L=31.42' CH=N44°08'43"E 28.28' | 61) S31°34'46"E 10.00' |
| 36) R=129.50' Δ=32°42'42" L=73.94' CH=N17°12'38"W 72.94' | 62) N58°25'14"E 15.00' |
| 37) R=20.00' Δ=77°36'44" L=27.09' CH=S05°07'58"W 25.07' | 63) R=430.00' Δ=1°19'57" L=10.00' CH=N31°34'46"W 10.00' |
| 38) R=167.50' Δ=33°40'22" L=98.44' CH=S16°50'13"E 97.03' | 64) N73°58'42"W 13.42' |
| 39) R=127.50' Δ=28°13'59" L=62.83' CH=N14°07'02"W 62.19' | 65) S30°07'24"E 70.26' |
| 40) R=20.00' Δ=97°29'02" L=34.03' CH=N76°58'33"W 30.07' | 66) S31°41'07"E 111.97' |
| 41) R=171.00' Δ=1°09'16" L=3.45' CH=N32°59'21"W 3.45' | 67) N56°26'01"E 69.86' |
| 42) R=171.00' Δ=10°47'18" L=32.20' CH=S27°01'04"E 32.15' | 68) S72°09'15"E 32.25' |
| 43) R=430.00' Δ=39°26'42" L=296.03' CH=N35°07'57"W 290.22' | 69) S86°02'11"E 26.39' |
| 44) R=167.50' Δ=11°44'15" L=34.31' CH=S27°48'17"E 34.25' | 70) N55°48'13"E 8.60' |
| 45) R=430.00' Δ=4°07'53" L=31.01' CH=N66°20'52"E 31.00' | 71) R=430.00' Δ=1°59'56" L=15.00' CH=N41°11'39"W 15.00' |

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0 20 40 80
SCALE IN FEET
1"=40'



SHEET INDEX
SCALE 1"=500'

RIVER HALL TOWNHOMES

A SUBDIVISION LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

INSTRUMENT NUMBER

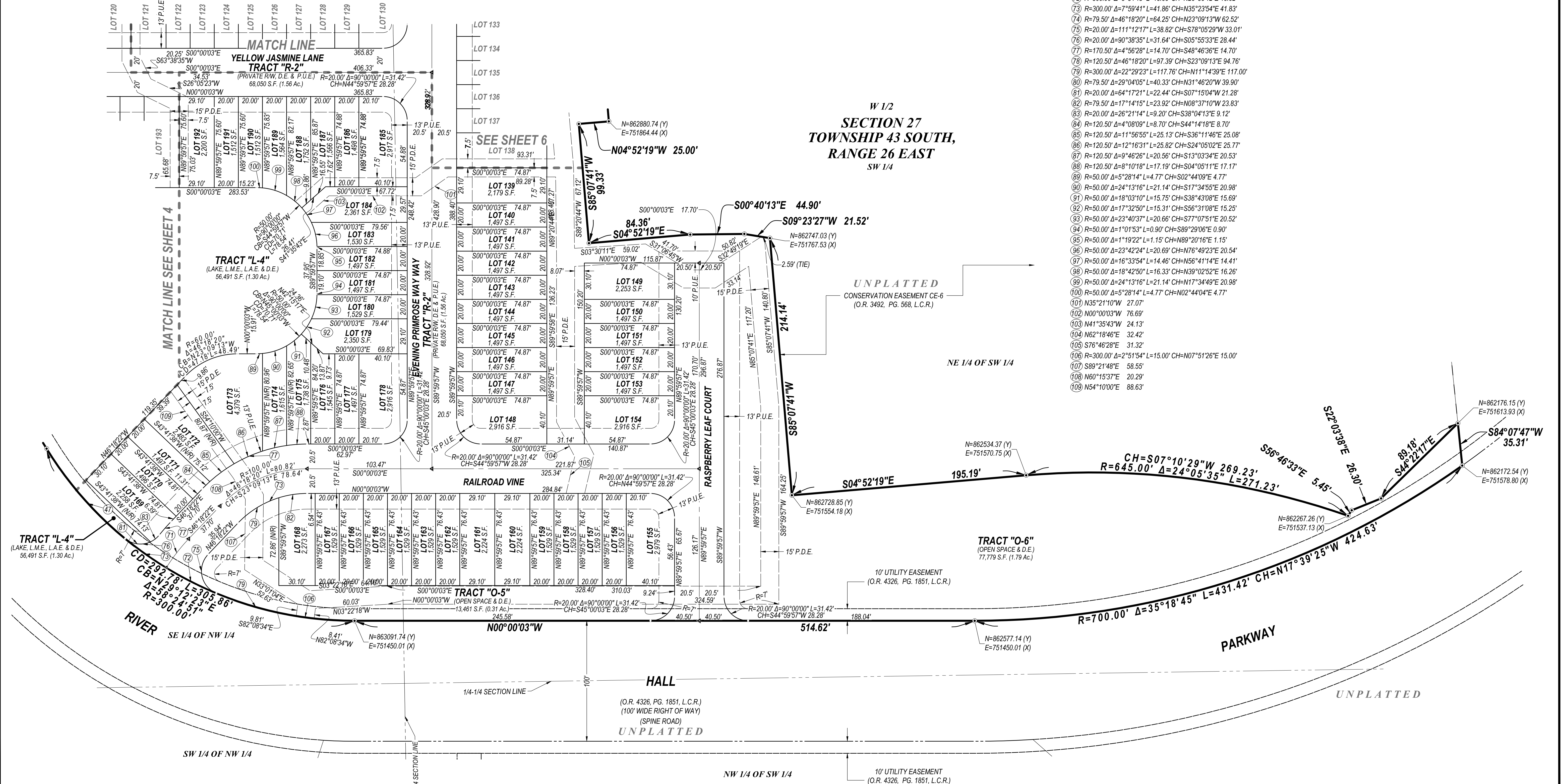
SHEET 5 OF 6

NOTES

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COURSE INFORMATION

- (47) R=300.00' Δ=19°01'04" L=99.58' CH=N48°54'16"E 99.12'
(71) R=150.00' Δ=11°39'38" L=30.53' CH=S52°08'12"E 30.47'
(72) R=300.00' Δ=8°54'43" L=46.66' CH=N26°56'42"E 46.62'
(73) R=300.00' Δ=7°59'41" L=41.86' CH=N35°23'54"E 41.83'
(74) R=79.50' Δ=46°18'20" L=64.25' CH=N23°09'13"W 62.52'
(75) R=20.00' Δ=111°12'17" L=38.82' CH=S78°05'29"W 33.01'
(76) R=20.00' Δ=90°38'35" L=31.64' CH=S05°55'33"E 28.44'
(77) R=170.50' Δ=4°56'28" L=14.70' CH=S48°46'36"E 14.70'
(78) R=120.50' Δ=46°18'20" L=97.39' CH=S23°09'13"E 94.76'
(79) R=300.00' Δ=22°29'23" L=117.76' CH=N11°14'39"E 117.00'
(80) R=79.50' Δ=29°04'05" L=40.33' CH=N31°46'20"W 39.90'
(81) R=20.00' Δ=64°17'21" L=22.44' CH=S07°15'04"W 21.28'
(82) R=79.50' Δ=17°14'15" L=23.92' CH=N08°37'10"W 23.83'
(83) R=20.00' Δ=26°21'14" L=9.20' CH=S38°04'13"E 9.12'
(84) R=120.50' Δ=4°08'09" L=8.70' CH=S44°14'18"E 8.70'
(85) R=120.50' Δ=11°56'55" L=25.13' CH=S36°11'46"E 25.08'
(86) R=120.50' Δ=12°16'31" L=25.82' CH=S24°05'02"E 25.77'
(87) R=120.50' Δ=9°46'26" L=20.56' CH=S13°03'34"E 20.53'
(88) R=120.50' Δ=8°10'18" L=17.19' CH=S04°05'11"E 17.17'
(89) R=50.00' Δ=5°28'14" L=4.77' CH=S02°44'09"E 4.77'
(90) R=50.00' Δ=24°13'16" L=21.14' CH=S17°34'55"E 20.98'
(91) R=50.00' Δ=18°03'10" L=15.75' CH=S38°43'08"E 15.69'
(92) R=50.00' Δ=17°32'50" L=15.31' CH=S56°31'08"E 15.25'
(93) R=50.00' Δ=23°40'37" L=20.66' CH=S77°07'51"E 20.52'
(94) R=50.00' Δ=1°01'53" L=0.90' CH=S89°29'06"E 0.90'
(95) R=50.00' Δ=1°19'22" L=1.15' CH=N89°20'16"E 1.15'
(96) R=50.00' Δ=23°42'24" L=20.69' CH=N76°49'23"E 20.54'
(97) R=50.00' Δ=16°33'54" L=14.46' CH=N66°41'14"E 14.41'
(98) R=50.00' Δ=18°42'50" L=16.33' CH=N39°02'52"E 16.26'
(99) R=50.00' Δ=24°13'16" L=21.14' CH=N17°34'49"E 20.98'
(100) R=50.00' Δ=5°28'14" L=4.77' CH=N02°44'04"E 4.77'
(101) N35°21'10"W 27.07'
(102) N00°00'03"W 76.69'
(103) N41°35'43"W 24.13'
(104) N62°18'46"E 32.42'
(105) S76°46'28"E 31.32'
(106) R=300.00' Δ=2°51'54" L=15.00' CH=N07°51'26"E 15.00'
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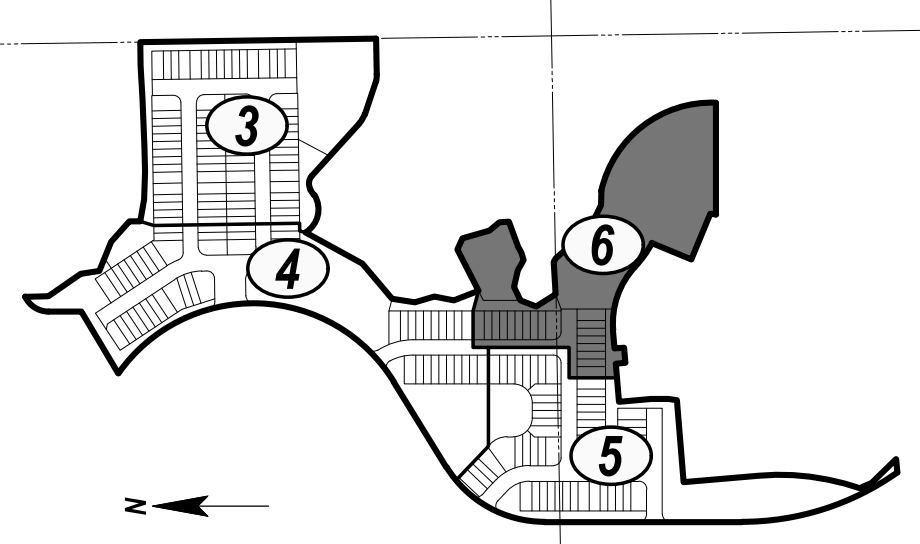


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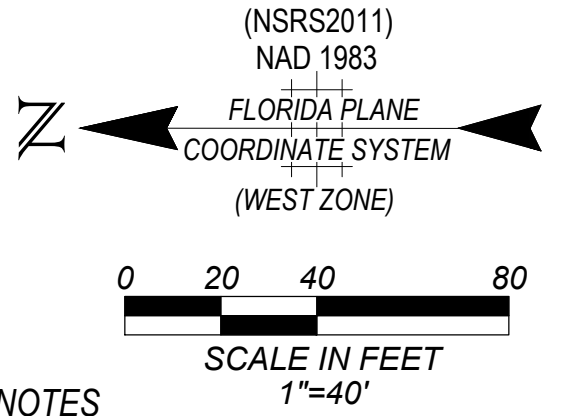
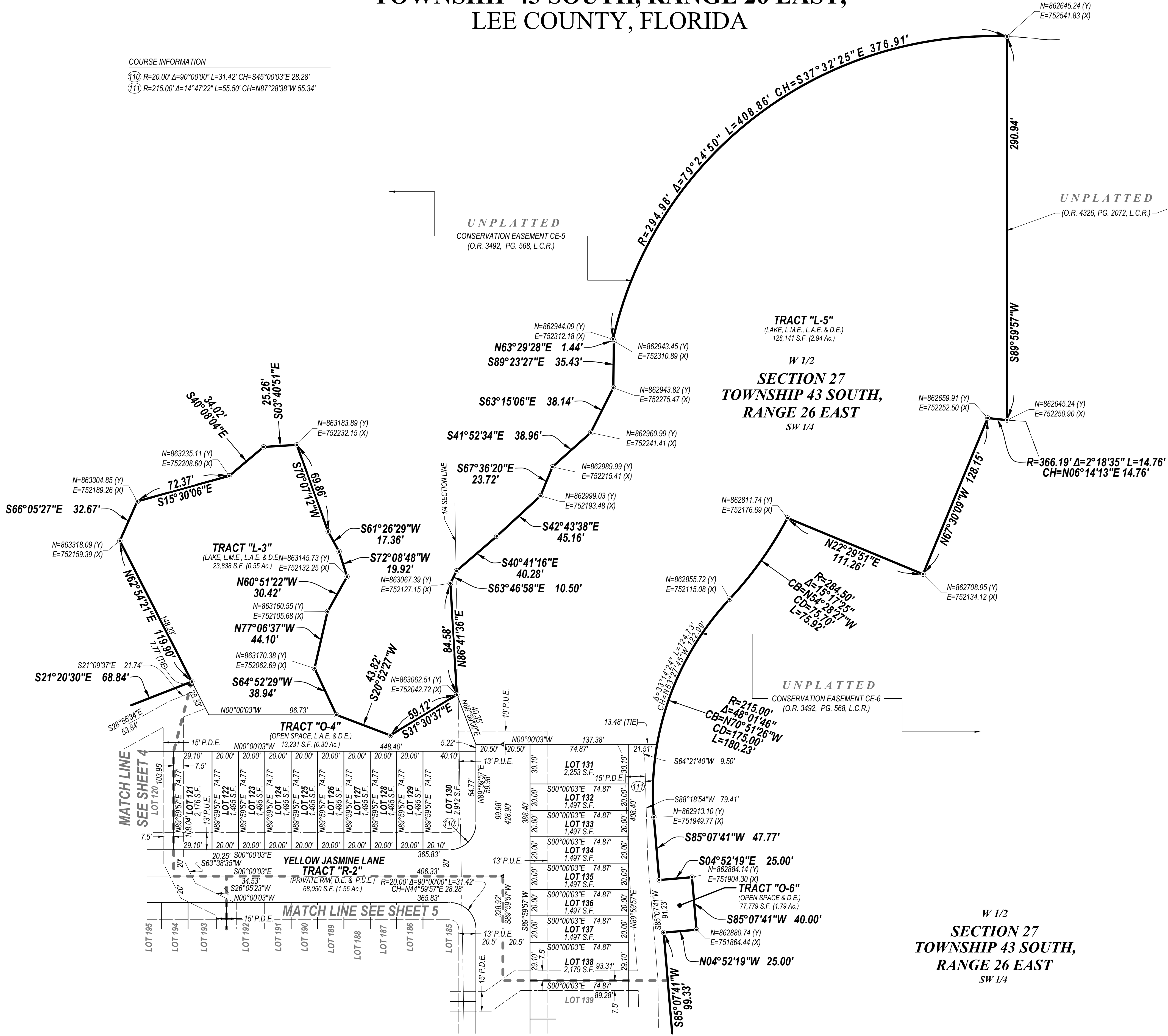
SHEET 6 OF 6



SHEET INDEX
SCALE 1"=500'

COURSE INFORMATION

(110) R=20.00' Δ=90°00'00" L=31.42' CH=S45°00'03"E 28.28'
(111) R=215.00' Δ=14°47'22" L=55.50' CH=N87°28'38"W 55.34'



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- I.R. = IRON ROD
- L = LENGTH
- L.A.E. = LAKE ACCESS EASEMENT
- L.B. = LICENSED BUSINESS
- L.C.R. = LEE COUNTY RECORDS
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- N (Y) = GRID NORTHING
- NAD = NORTH AMERICAN DATUM
- NR = NON-RADIAL
- NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- PROP. = PROPERTY
- P.D.E. = PRIMARY DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.F. = SQUARE FEET
- W/ = WITH

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

10

Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity

Instructions: Complete this form to transfer to the permit to the operation and maintenance entity. This form can be completed concurrently with, or within 30 days of approval of, the As-Built Certification and Request for Conversion to Operation Phase (Form 62-330.310(1)). Please include all documentation required under Section 12.2.1(b) of Applicant's Handbook Volume I (see checklist below). **Failure to submit the appropriate final documents will result in the permittee remaining liable for operation and maintenance of the permitted activities.**

Permit No.: 36-104646-P

Application No(s): 200914-4272

Project Name: River Hall (Sub-Basin 2-8)

Phase (if applicable):

A. **Request to Transfer:** The permittee requests that the permit be transferred to the legal entity responsible for operation and maintenance (O&M).

By:

Signature of Permittee

RH Venture II, LLC., RH Venture III, LLC., RH Golf, LLC.

Company Name

904-996-2485 - gmairs@greenpointellc.com

Phone/email address

Graydon Miars - Vice President

Name and Title

7807 Baymeadows Rd. East Suite 205

Company Address

Jacksonville, FL 32256

City, State, Zip

B. **Agreement for System Operation and Maintenance Responsibility:** The below-named legal entity agrees to operate and maintain the works or activities in compliance with all permit conditions and provisions of Chapter 62-330, Florida Administrative Code (F.A.C.) and Applicant's Handbook Volumes I and II.

The operation and maintenance entity does not need to sign this form if it is the same entity that was approved for operation and maintenance in the issued permit.

Authorization for any proposed modification to the permitted activities shall be applied for and obtained prior to conducting such modification.

By:

Signature of Representative of O&M Entity

Name and Title

Email Address

Phone

River Hall Community Development District
c/o Wrathell Hart Hunt & Associates LLC

Name of Entity for O&M

2300 Glades Road, Suite 410W

Address

Boca Raton, FL 33431

City, State, Zip

Date

Enclosed are the following documents, as applicable:

- ☐ Copy of recorded transfer of title to the operating entity for the common areas on which the stormwater management system is located (unless dedicated by plat)
- ☐ Copy of all recorded plats
- ☐ Copy of recorded declaration of covenants and restrictions, amendments, and associated exhibits
- ☐ Copy of filed articles of incorporation (if filed before 1995)



- ☐ A Completed documentation that the operating entity meets the requirements of Section 12.3 of Environmental Resource Permit Applicant's Handbook Volume I. (Note: this is optional, but aids in processing of this request)



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

10A



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

June 27, 2025

Graydon Miars
RH Venture II, LLC.
7807 Baymeadows Road East, Suite 205
Jacksonville, FL 32256

Delivered via email

Graydon Miars
RH Venture III, LLC.
7807 Baymeadows Rd. East, Suite 205
Jacksonville, FL 32256

Delivered via email

See Distribution List for Additional Recipients

**Subject: River Hall Hampton Lakes South
Construction Completion Certification (CCC) Acceptance with Conditions
Environmental Resource Permit (ERP) No. 36-104646-P
Lee County**

Dear Mr. Miars:

The South Florida Water Management District (District) is in receipt of your September 11, 2024 CCC for the above referenced ERP. Your CCC is accepted and the above referenced ERP is hereby converted from the construction phase to the operation and maintenance phase.

This acceptance is based on the District's review of the "As-built Certification and Request for Conversion to Operation Phase", Form 62-330.310(1), and a determination that construction is in substantial conformance with the plans and specifications approved by the District, in accordance with Section 62-330.310, Florida Administrative Code (FAC).

The following are conditions of acceptance:

1. Please ensure the complete removal and proper disposal of all Best Management Practices (Silt Fence, Inlet Protection, etc.) from the project site since construction is complete and the area is stabilized. Please ensure that runoff can freely enter the stormwater system for conveyance and treatment without causing flooding of the area.
2. Please ensure that all catch basins and conveyance pipes are free of sediment and debris to allow stormwater to be properly conveyed into the surface water management system (SWMS) to prevent roadway and property flooding.
3. Please ensure all lake banks slopes are less than 0.5:1 of permitted plans.

By accepting the Florida registered professional's certification, District staff considers the stormwater management (SWM) system authorized under the above referenced permit/application number(s) to be in compliance with ERP conditions pertaining to the CCC.

As stated in the ERP's conditions, a permit transfer from the Permittee to the operating entity is required in accordance with Section 62-330.310, FAC. The permittee is liable to comply with the plans, terms and conditions of the ERP for the life of the project or activity until issuance of the

permit transfer to the Operating Entity. This transfer should be pursued via Form 62-330.310(2), Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity, with supporting documentation. The form and filing instructions are enclosed.

If you have any questions or require additional assistance, please contact Gary Koltz, P.E. at 239-338-2929 x7765 or via email at gkoltz@sfwmd.gov.

Sincerely,



Gary Koltz, P.E.
District Staff Engineer, Environmental Resource Compliance

eEnclosures: Location Map ([240710-44680 Exhibit1.0 LocMap.pdf](#))
Notice of Rights ([Notice of Rights](#))
Form 62-330.310(2)_Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity ([Form 62-330.310\(2\)](#))

c: Carl Barraco, PE, Barraco and Associates Inc (E-Mail)
Carl Barraco, Jr. PE, Barraco and Associates (E-Mail)
Stephen Coleman, Barraco and Associates, Inc (E-Mail)

This document is filed in the RegPermitting system under Permit Number 36-104646-P via the Application/Permit Section on the Search Records home page

Distribution List

Graydon Miars
RH Golf, LLC.
7807 Baymeadows Rd East, Suite 205
Jacksonville, FL 32256

Delivered via email

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Debt Service Fund Series 2023A	Debt Service Fund Series 2024	Capital Projects Fund Series 2020A	Capital Projects Fund Series 2023A	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS									
SunTrust	\$ 253,057	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 253,057
Bank United MMA	90,000	-	-	-	-	-	-	-	90,000
Bank United ICS	754,913	-	-	-	-	-	-	-	754,913
Investments									
SBA	6,130	-	-	-	-	-	-	-	6,130
Reserve A-1	-	206,925	75,400	649,656	239,248	-	-	-	1,171,229
Reserve A-2	-	-	342,063	-	-	-	-	-	342,063
Capitalized interest	-	-	-	18	3,570	-	-	-	3,588
Revenue A-1	-	-	294,978	-	-	-	-	-	294,978
Revenue A-2	-	-	606,846	-	-	-	-	-	606,846
Revenue 23	-	-	-	250,793	194,603	-	-	-	445,396
Revenue 2020A	-	195,373	-	-	-	-	-	-	195,373
Prepayment A-1	-	169	74	-	-	-	-	-	243
Prepayment A-2	-	-	1,054	-	-	-	-	-	1,054
Construction	-	-	-	-	-	-	145	-	145
Due from general fund	-	15,912	51,933	21,852	-	-	-	-	89,697
Deposits	1,622	-	-	-	-	-	-	-	1,622
Hampton golf & country club	9,137	-	-	-	-	-	-	-	9,137
Total assets	<u>\$1,114,859</u>	<u>\$ 418,379</u>	<u>\$ 1,372,348</u>	<u>\$ 922,319</u>	<u>\$ 437,421</u>	<u>\$ -</u>	<u>\$ 145</u>	<u>\$ -</u>	<u>\$ 4,265,471</u>
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	\$ 71,107	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,107
Due to Developer	20,404	-	-	-	-	-	-	-	20,404
Due to Ashton Oaks HOA	1,297	-	-	-	-	-	-	-	1,297
Due to debt service fund 2020A	15,912	-	-	-	-	-	-	-	15,912
Due to debt service fund 2021A1	28,953	-	-	-	-	-	-	-	28,953
Due to debt service fund 2021A2	22,980	-	-	-	-	-	-	-	22,980
Due to debt service fund 2023	21,852	-	-	-	-	-	-	-	21,852
Total liabilities	<u>182,505</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>182,505</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	-	418,379	1,372,348	922,319	437,421	-	-	-	3,150,467
Capital projects	-	-	-	-	-	-	145	-	145
Assigned to:									
Operating capital	145,000	-	-	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	-	-	250,000
Unassigned	526,595	-	-	-	-	-	-	-	526,595
Total fund balances	<u>923,217</u>	<u>418,379</u>	<u>1,372,348</u>	<u>922,319</u>	<u>437,421</u>	<u>-</u>	<u>145</u>	<u>-</u>	<u>4,073,829</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,114,859</u>	<u>\$ 418,379</u>	<u>\$ 1,372,348</u>	<u>\$ 922,319</u>	<u>\$ 437,421</u>	<u>\$ -</u>	<u>\$ 145</u>	<u>\$ -</u>	<u>\$ 4,265,471</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 21,603	\$ 572,114	558,180	102%
Assessment levy: off-roll	-	159,754	159,754	100%
Miscellaneous hog program shared cost	2,850	5,425	12,000	45%
Interest and miscellaneous	2,349	23,893	7,500	319%
Total revenues	26,802	761,186	737,434	103%
EXPENDITURES				
Legislative				
Supervisor	800	8,400	12,000	70%
<i>Financial & administrative</i>				
District management	3,750	37,500	45,000	83%
District engineer	-	29,470	25,000	118%
Trustee	-	16,340	16,000	102%
Tax collector/property appraiser	-	7,009	6,165	114%
Assessment roll prep	375	3,750	4,500	83%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,977	14,000	100%
Legal advertising	377	1,005	1,100	91%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	373	2,029	1,500	135%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
EMMA software services	-	1,500	-	N/A
<i>Legal counsel</i>				
District counsel	810	8,089	14,000	58%
<i>Electric utility services</i>				
Utility services	-	8,935	11,000	81%
Street lights	-	-	2,000	0%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	3,917	3,917	7,500	52%
Aquatic maintenance	26,582	129,417	160,000	81%
Hog removal	1,900	19,000	15,000	127%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	2,400	2,960	40,000	7%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 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	1,972	21,845	13,750	159%
Landscape maintenance	28,572	165,203	195,000	85%
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	26,750	27,625	1,500	1842%
Off-duty sheriff patrol	-	11,512	15,000	77%
<i>Contingency</i>				
Miscellaneous contingency	195	823	50	1646%
Total expenditures	<u>98,773</u>	<u>574,968</u>	<u>722,605</u>	80%
Excess/(deficiency) of revenues over/(under) expenditures	(71,971)	186,218	14,829	
Fund balances - beginning	995,188	736,999	930,350	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	528,217	528,217	550,179	
Fund balances - ending	<u>\$ 923,217</u>	<u>\$ 923,217</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 15,912	\$ 418,062	\$ 414,720	101%
Interest	1,277	14,257	-	N/A
Total revenues	<u>17,189</u>	<u>432,319</u>	<u>414,720</u>	104%
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	-	(168)	-	N/A
Total other fees and charges	<u>-</u>	<u>(168)</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>411,045</u>	<u>411,213</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	17,189	21,274	3,507	
Fund balances - beginning	401,190	397,105	383,840	
Fund balances - ending	<u>\$ 418,379</u>	<u>\$ 418,379</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 51,933	\$ 1,364,443	\$ 1,357,204	101%
Special assessment: off-roll	-	71,154	71,154	100%
Assessment prepayments	-	210,622	-	N/A
Interest	4,186	40,290	-	N/A
Total revenues	<u>56,119</u>	<u>1,686,509</u>	<u>1,428,358</u>	118%
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	56,119	501,409	16,008	
Fund balances - beginning	<u>1,316,229</u>	<u>870,939</u>	<u>803,949</u>	
Fund balances - ending	<u><u>\$ 1,372,348</u></u>	<u><u>\$ 1,372,348</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 JULY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 21,852	\$ 574,127	\$ 527,205	109%
Special assessment: off-roll	-	34,634	76,964	45%
Interest	2,865	29,432	-	N/A
Total revenues	<u>24,717</u>	<u>638,193</u>	<u>604,169</u>	106%
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	24,717	35,937	1,913	
Fund balances - beginning	897,602	886,382	857,847	
Fund balances - ending	<u>\$ 922,319</u>	<u>\$ 922,319</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 JULY 31, 2025**

	Current Month	Year To Date
REVENUES		
Special assessment: off-roll	\$ -	\$ 188,273
Interest	1,510	11,708
Total revenues	<u>1,510</u>	<u>199,981</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	1,510	(317,035)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	755,583
Transfers out	-	(1,127)
Total other financing sources/(uses)	<u>-</u>	<u>754,456</u>
Fund balances - beginning	435,911	-
Fund balances - ending	<u>\$ 437,421</u>	<u>\$ 437,421</u>

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

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,453
Interest	-	166
Total revenues	-	1,619
EXPENDITURES		
Construction in progress	-	1,453
Total expenditures	-	1,453
Excess/(deficiency) of revenues over/(under) expenditures	-	166
OTHER FINANCING SOURCES/(USES)		
Transfer Out	-	(166)
Total other financing sources/(uses)	-	(166)
Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

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

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 10,273
Interest income	-	163
Total revenues	<u>-</u>	<u>10,436</u>
EXPENDITURES		
Construction in progress	<u>-</u>	<u>11,806</u>
Total expenditures	<u>-</u>	<u>11,806</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(1,370)
Fund balances - beginning	145	1,515
Fund balances - ending	<u>\$ 145</u>	<u>\$ 145</u>

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

	Current Month	Year To Date
REVENUES		
Interest income	\$ 1,235	\$ 76,139
Total revenues	<u>1,235</u>	<u>76,139</u>
EXPENDITURES		
Construction in progress	<u>357,909</u>	<u>6,261,683</u>
Total expenditures	<u>357,909</u>	<u>6,261,683</u>
Excess/(deficiency) of revenues over/(under) expenditures	(356,674)	(6,185,544)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,184,417
Transfer In	-	1,127
Total other financing sources/(uses)	<u>-</u>	<u>6,185,544</u>
Fund balances - beginning	<u>356,674</u>	<u>-</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

River Hall Community Development District

Check Detail

July 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	07/02/2025	FPL	101.001 · Suntrust-...		-1,841.62
Bill	02979-06091 062025	06/26/2025		531.431 · Utility Ser...	-297.59	297.59
Bill	82155-24268 062025	06/26/2025		531.431 · Utility Ser...	-1,544.03	1,544.03
TOTAL					-1,841.62	1,841.62
Bill Pmt -Check	3116	07/02/2025	BUSINESS OBSE...	101.001 · Suntrust-...		-164.06
Bill	25-01911L	06/26/2025		519.480 · Legal Adv...	-52.50	52.50
Bill	25-01936L	06/26/2025		519.480 · Legal Adv...	-111.56	111.56
TOTAL					-164.06	164.06
Bill Pmt -Check	3117	07/02/2025	FEDEX	101.001 · Suntrust-...		-185.36
Bill	8-888-49117	06/26/2025		519.410 · Postage	-175.87	175.87
Bill	8-895-66113	06/26/2025		519.410 · Postage	-9.49	9.49
TOTAL					-185.36	185.36
Bill Pmt -Check	3118	07/02/2025	GULFSCAPES LA...	101.001 · Suntrust-...		-15,350.00
Bill	347900	06/26/2025		539.464 · Landscap...	-15,350.00	15,350.00
TOTAL					-15,350.00	15,350.00
Bill Pmt -Check	3119	07/02/2025	HOLE MONTES	101.001 · Suntrust-...		-4,534.00
Bill	498173	06/26/2025		519.320 · Engineeri...	-4,534.00	4,534.00
TOTAL					-4,534.00	4,534.00
Bill Pmt -Check	3120	07/02/2025	LEE COUNTY SHE...	101.001 · Suntrust-...		-2,456.00
Bill	36345	06/26/2025		541.466 · Off-duty s...	-1,228.00	1,228.00
Bill	36474	06/26/2025		541.466 · Off-duty s...	-1,228.00	1,228.00
TOTAL					-2,456.00	2,456.00
Bill Pmt -Check	3121	07/02/2025	LYKINS SIGNTEK I...	101.001 · Suntrust-...		-130.00
Bill	23531	06/26/2025		541.464 · Street Sig...	-130.00	130.00

River Hall Community Development District
Check Detail
 July 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-130.00	130.00
Bill Pmt -Check	3122	07/02/2025	SUPERIOR WATE...	101.001 · Suntrust-...		-13,290.78
Bill	105548	06/26/2025		538.461 · Aquatic M...	-13,290.78	13,290.78
TOTAL					-13,290.78	13,290.78
Bill Pmt -Check	3123	07/02/2025	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,900.00
Bill	623	06/26/2025		538.465 · Hog Rem...	-1,900.00	1,900.00
TOTAL					-1,900.00	1,900.00
Bill Pmt -Check	3124	07/02/2025	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2025-3487	06/26/2025		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Check	3125	07/02/2025	RIVER HALL CDD	101.001 · Suntrust-...		-983.56
				207.203 · Due to D...	-983.56	983.56
TOTAL					-983.56	983.56
Check	3126	07/02/2025	RIVER HALL CDD	101.001 · Suntrust-...		-1,789.64
				207.204 · Due to Se...	-1,789.64	1,789.64
TOTAL					-1,789.64	1,789.64
Check	3127	07/02/2025	RIVER HALL CDD	101.001 · Suntrust-...		-1,420.45
				207.205 · Due to Se...	-1,420.45	1,420.45
TOTAL					-1,420.45	1,420.45
Check	3128	07/02/2025	RIVER HALL CDD	101.001 · Suntrust-...		-1,350.73
				207.206 · Due to Se...	-1,350.73	1,350.73

River Hall Community Development District

Check Detail

July 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-1,350.73	1,350.73
Bill Pmt -Check	3129	07/09/2025	LYKINS SIGNTEK I...	101.001 · Suntrust-...		-26,750.00
Bill	070325 dep	07/09/2025		541.464 · Street Sig...	-26,750.00	26,750.00
TOTAL					-26,750.00	26,750.00
Check	3130	07/23/2025	COLEMAN, YOVA...	101.001 · Suntrust-...		-665.00
				207.505 · Due to Ot...	-665.00	665.00
TOTAL					-665.00	665.00
Check	3131	07/23/2025	COLEMAN, YOVA...	101.001 · Suntrust-...		-7,720.50
				207.505 · Due to Ot...	-7,720.50	7,720.50
TOTAL					-7,720.50	7,720.50
Check	3132	07/30/2025	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3133	07/30/2025	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3134	07/30/2025	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3135	07/30/2025	ROBERT H. CUNNI...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

River Hall Community Development District
Check Detail
July 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	3136	07/30/2025	PASSARELLA & A...	101.001 · Suntrust-...		-7,576.25
				538.461 · Aquatic M...	-7,576.25	7,576.25
TOTAL					-7,576.25	7,576.25



Invoice Number	Invoice Date	Account Number	Page
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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 \$175.87

TOTAL THIS INVOICE USD \$175.87

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
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FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	10	13.0	86.21	89.66			175.87
Total FedEx Express	10	13.0	\$86.21	\$89.66			\$175.87

TOTAL THIS INVOICE

USD

\$175.87

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Jun 02, 2025	Cust. Ref.: RIVER HALL CDD 06.05.25	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	881716475850	Brendha Silva	DANIEL J BLOCK
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431 US	ALVA FL 33920 US
Package Type	FedEx Pak		
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.27
Delivered	Jun 03, 2025 16:42	Fuel Surcharge	1.42
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/183047/02	Total Charge	USD \$21.69

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**Invoice Number**

8-888-49117

Invoice Date

Jun 10, 2025

Account Number

XXXX-X251-5

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Ship Date: Jun 02, 2025**Cust. Ref.:** RIVER HALL CDD 06.05.25**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	881716475882	Brendha Silva	Charlie Krebs
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431 US	Hole Montes & Associates, Inc.
Package Type	FedEx Pak		FORT MYERS FL 33919 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Jun 03, 2025 14:15		
Svc Area	A1	Transportation Charge	8.27
Signed by	J.Lopez	Fuel Surcharge	0.58
FedEx Use	000000000/183047/_	Total Charge	USD \$8.85

Ship Date: Jun 02, 2025**Cust. Ref.:** RIVER HALL CDD 06.05.25**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	881716476466	Brendha Silva	KENNETH MITCHELL
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431 US	ALVA FL 33920 US
Package Type	FedEx Pak		
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.27
Delivered	Jun 03, 2025 17:13	Fuel Surcharge	1.42
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/183047/02	Total Charge	USD \$21.69

Ship Date: Jun 02, 2025**Cust. Ref.:** RIVER HALL CDD 06.05.25**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	881716477820	Brendha Silva	Shane Willis
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431 US	MARCO ISLAND FL 34145 US
Package Type	FedEx Pak		
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.27
Delivered	Jun 03, 2025 13:14	Fuel Surcharge	1.01
Svc Area	A5	Residential Delivery	6.15
Signed by	see above		
FedEx Use	000000000/183047/02	Total Charge	USD \$15.43

Ship Date: Jun 02, 2025**Cust. Ref.:** RIVER HALL CDD 06.05.25**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	881716477955	Brendha Silva	Gregory Urbancic, Esq.
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431 US	Goodlette, Coleman & Johnson
Package Type	FedEx Pak		NAPLES FL 34103 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.27
Delivered	Jun 03, 2025 09:47	Fuel Surcharge	0.58
Svc Area	A4		
Signed by	K.Stevenson		
FedEx Use	000000000/183047/_	Total Charge	USD \$8.85

**Invoice Number**

8-888-49117

Invoice Date

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Ship Date: Jun 02, 2025**Cust. Ref.:** RIVER HALL CDD 06.05.25**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	881716477977	Brendha Silva	Paul D. Asfour
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431 US	River Hall CDD
Package Type	FedEx Pak		ALVA FL 33920 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.27
Delivered	Jun 03, 2025 17:07	Fuel Surcharge	1.42
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/183047/02	Total Charge	USD \$21.69

Ship Date: Jun 02, 2025**Cust. Ref.:** RIVER HALL CDD 06.05.25**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	881716478138	Brendha Silva	Bob Cunningham
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431 US	ALVA FL 33920 US
Package Type	FedEx Pak		
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.27
Delivered	Jun 03, 2025 17:10	Fuel Surcharge	1.42
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/183047/02	Total Charge	USD \$21.69

Ship Date: Jun 02, 2025**Cust. Ref.:** RIVER HALL CDD 06.05.25**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	881716478150	Brendha Silva	Robert Stark
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431 US	River Hall CDD
Package Type	FedEx Pak		ALVA FL 33920 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.27
Delivered	Jun 03, 2025 16:38	Fuel Surcharge	1.42
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/183047/02	Total Charge	USD \$21.69

Ship Date: Jun 02, 2025**Cust. Ref.:** RIVER HALL CDD 06.05.25**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	881716564763	Brendha Silva	Chuck Adams-Cleo Adams
Service Type	FedEx Standard Overnight	BOCA RATON FL 33431 US	NORTH FORT MYERS FL 33917 US
Package Type	FedEx Box		
Zone	02		
Packages	1		
Rated Weight	5.0 lbs, 2.3 kgs	Transportation Charge	9.13
Delivered	Jun 03, 2025 10:58	Fuel Surcharge	1.48

Continued on next page



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Tracking ID: 881716564763 continued

Svc Area	A3	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/183071/02	Total Charge	USD \$22.61
Ship Date: Jun 02, 2025		Cust. Ref.: RH Check	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 7

Automation	INET	Sender	Recipient
Tracking ID	881717164059	Nicole Parisi	U.S Bank, N.A.-CDD
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657
Package Type	FedEx Envelope	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Zone	07		
Packages	1		
Rated Weight	N/A		
Delivered	Jun 03, 2025 10:02		
Svc Area	A1	Transportation Charge	10.92
Signed by	J.Williams	Fuel Surcharge	0.76
FedEx Use	000000000/66828/_	Total Charge	USD \$11.68

Third Party Subtotal	USD	\$175.87
Total FedEx Express	USD	\$175.87



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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.



Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
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FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	4.0	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: Jun 12, 2025	Cust. Ref.: NO REFERENCE INFORMATION	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 15.50% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33905 zip code
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	881713110936	Cleo Adams	Attn: Daphne Gillyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Assoc.	Wrathell, Hunt & Assoc., LLC
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	Jun 13, 2025 10:37		
Continued on next page			

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Invoice Number	Invoice Date	Account Number	Page
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Tracking ID: 881713110936 continued

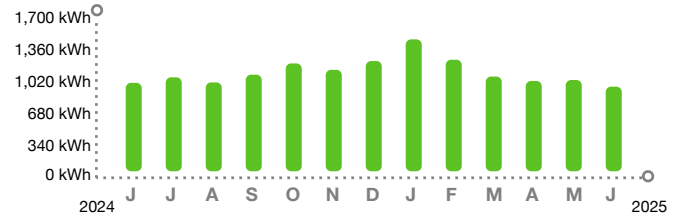
Svc Area	A1	Transportation Charge	8.87
Signed by	D.Gilliard	Fuel Surcharge	0.62
FedEx Use	000000000/183071/_	Total Charge	USD \$9.49
		Third Party Subtotal	USD \$9.49
		Total FedEx Express	USD \$9.49

**Electric Bill Statement****For:** May 20, 2025 to Jun 20, 2025 (31 days)**Statement Date:** Jun 20, 2025**Account Number:** 02979-06091**Service Address:**2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920**RIVER HALL COMMUNITY DEVELOPMENT,**
Here's what you owe for this billing period.**CURRENT BILL****\$297.59**

TOTAL AMOUNT YOU OWE

Jul 11, 2025

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	306.33
Payments received	-152.44
Balance before new charges	153.89
Total new charges	143.70
Total amount you owe	\$297.59

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 10, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

15389 5314029790609129579200000

RIVER HALL COMMUNITY
DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556The amount enclosed includes
the following donation:**FPL Care To Share:** _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

02979-06091

ACCOUNT NUMBER

\$297.59

TOTAL AMOUNT YOU OWE

Jul 11, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	306.33
Payment received - Thank you	-152.44
Balance before new charges	\$153.89

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$94.28

Fuel: (\$0.027180 per kWh) \$26.66

Electric service amount 133.81

Gross receipts tax (State tax) 3.43

Franchise fee (Reqd local fee) 6.34

Taxes and charges 9.77

Regulatory fee (State fee) 0.12

Total new charges \$143.70

Total amount you owe \$297.59

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Jul 21, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	49471		48490		981

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 20, 2025	May 20, 2025	Jun 20, 2024
kWh Used	981	1058	1025
Service days	31	32	30
kWh/day	31	33	34
Amount	\$143.70	\$153.89	\$136.93

KEEP IN MIND

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

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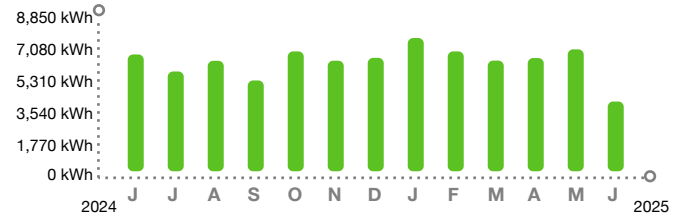
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**Electric Bill Statement****For:** May 20, 2025 to Jun 20, 2025 (31 days)**Statement Date:** Jun 20, 2025**Account Number:** 82155-24268**Service Address:**2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920**RIVER HALL COMMUNITY DEVELOPMENT,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,544.03**

TOTAL AMOUNT YOU OWE

Jul 11, 2025

NEW CHARGES DUE BY

**Scan to
Pay**
or visit
[FPL.com/
WaystoPay](https://FPL.com/WaystoPay)**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,716.04
Payments received	-840.80
Balance before new charges	875.24
Total new charges	668.79
Total amount you owe	\$1,544.03

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after September 10, 2025 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)**Ways to Pay**

/ 27

87524 5314821552426813044510000

RIVER HALL COMMUNITY
DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556The amount enclosed includes
the following donation:**FPL Care To Share:** _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

82155-24268

ACCOUNT NUMBER

\$1,544.03

TOTAL AMOUNT YOU OWE

Jul 11, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,716.04
Payment received - Thank you	-840.80
Balance before new charges	\$875.24

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract

Base charge: \$30.41

Non-fuel: (\$0.033890 per kWh) \$142.65

Fuel: (\$0.027180 per kWh) \$114.40

Demand: (\$13.41 per KW) \$335.25

Electric service amount 622.71

Gross receipts tax (State tax) 15.98

Franchise fee (Reqd local fee) 29.53

Taxes and charges 45.51

Regulatory fee (State fee) 0.57

Total new charges \$668.79

Total amount you owe \$1,544.03

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Jul 21, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	97667		93458		4209
	21.19				

Actual demand	21
Contract demand	25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 20, 2025	May 20, 2025	Jun 20, 2024
kWh Used	4209	7357	7049
Service days	31	32	30
kWh/day	135	229	234
Amount	\$668.79	\$875.24	\$820.37

KEEP IN MIND

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

Enhance your savings

Discover how you can reduce your business's energy use while increasing your savings.

[Get tips ›](#)

Download the app

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

[Download now ›](#)

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

INVOICE

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

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.: 347900
Invoice date: 05/30/2025
Due date: 06/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/30/2025	Monthly Maintenance	Monthly Maintenance for May 2025	1	\$15,350.00	\$15,350.00

Total

\$15,350.00

GF
Other Physical
Landscape Maint

MMW
6/4/25



INVOICE

River Hall C.D.D.
Attention: Hole Montes, Inc.
6200 Whiskey Creek Dr
FORT MYERS FL 33919

Invoice Date
May 29, 2025

Invoice Number
23531

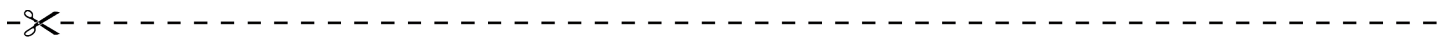
Reference
209288

Lykins Signtek, Inc.
5935 Taylor Rd
NAPLES FL 34109
Tax ID: 84-2486919

Description	Quantity	Unit Price	Tax	Amount USD
FS - Street Sign Reset -Reset stop sign in the median of River Hall Parkway -Check assets for photo	1.00	130.00	Tax Exempt	130.00
Subtotal				130.00
Road & Street Facilities Street Sign Repair & Replacement				TOTAL TAX 0.00
TOTAL USD				130.00

CA

Due Date: May 29, 2025



PAYMENT ADVICE

To: Lykins Signtek, Inc.
5935 Taylor Rd
NAPLES FL 34109
Tax ID: 84-2486919

Customer River Hall C.D.D.
Invoice Number 23531

Amount Due 130.00

Due Date May 29, 2025

Amount Enclosed

Enter the amount you are paying above

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 - Leonard Gould from 5/13/2025 07:00:00 to 5/13/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - David Gonzales from 5/14/2025 12:00:00 to 5/14/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Leonard Gould from 5/20/2025 07:00:00 to 5/20/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Julian Chala from 5/23/2025 07:00:00 to 5/23/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00

OFF-DUTY DETAIL

CF
Roads & Streets
OFF DUTY Sheriff

6/2/25

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

Invoice Date	Invoice No.
05/27/2025	36345
Customer Number	
8991	
Invoice Total Due	
\$1,228.00	
Amount Paid	

Due Upon Receipt

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

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 - Kenan Ural from 5/27/2025 12:00:00 to 5/27/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Jacob Zavacky from 5/28/2025 07:00:00 to 5/28/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Leonard Gould from 6/5/2025 06:00:00 to 6/5/2025 10:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - David Gonzales from 6/6/2025 12:00:00 to 6/6/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00

OFF-DUTY DETAIL

GF
Roads & Streets
OFF Duty Sheriff

6/10/25

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

Invoice Date	Invoice No.
06/09/2025	36474
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

Due Upon Receipt

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

Date	Invoice #
6/1/2025	2025-3487

River Hall CDD
PO Box 810036
Boca Raton, FL 334811

[illegible]

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01911L

Date 05/23/2025

Attn:
River Hall CDD Wrathell
2300 GLADES ROAD, STE 410W
BOCA RATON FL 33431

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01911L

\$52.50

Notice of Rule Development

RE: River Hall CDD Notice of Rule Development

Published: 5/23/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

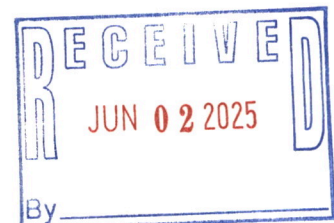
Paid

()

Total

\$52.50

Payment is expected within 30 days of the
first publication date of your notice.



Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street

3rd Floor

Sarasota, FL 34236

, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF RULE DEVELOPMENT BY

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, River Hall Community Development District (the "District") hereby gives notice of its intention to adopt its proposed Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway (the "Rules") to designate and establish a school zone on River Hall Parkway, a right-of-way owned and operated by the District.

The purpose and effect of the proposed Rules is to designate a school zone on River Hall Parkway near River Hall Elementary School and establish rules relating to the school zone. Specific legal authority for the proposed Rules and the adoption of the proposed Rules includes, without limitation, Sections 120.54, 120.69, 190.001, 190.011(5), 190.011(15), and 190.012, Florida Statutes. The specific laws implemented in the proposed Rules include, without limitation, Sections 190.011(5), 190.012(1)(d), 190.012(3), and Chapter 316, Florida Statutes.

A copy of the proposed Rules may be obtained by contacting the District Manager at Wrathell, Hunt and Associates, LLC, 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135, or by calling (239) 464-7114.

River Hall Community Development District

Chesley E. Adams, Jr.

District Manager

May 23, 2025

25-01911L

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01936L

Date 05/30/2025

Attn:
River Hall CDD Wrathell
2300 GLADES ROAD, STE 410W
BOCA RATON FL 33431

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01936L

\$111.56

Notice of Rulemaking

RE: River Hall CDD Notice of Rulemaking

Published: 5/30/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

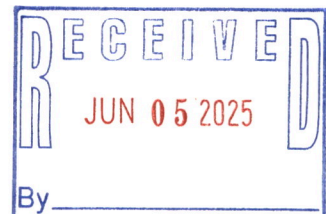
Paid

()

Total

\$111.56

Payment is expected within 30 days of the
first publication date of your notice.



Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF RULEMAKING REGARDING THE RULES RELATING TO DESIGNATION OF A SCHOOL ZONE ON A PORTION OF RIVER HALL PARKWAY

A public hearing will be conducted by the Board of Supervisors of RIVER HALL COMMUNITY DEVELOPMENT DISTRICT (the "District") on Thursday, July 3, 2025 at 3:30 p.m. at River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920. In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives notice of its intent to adopt proposed Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway (the "Rules"). The purpose of these Rules is to designate a school zone on River Hall Parkway near River Hall Elementary School and establish rules relating to the school zone. The Rules may address the following: (i) designation and establishment of a school zone on River Hall Parkway; (ii) signage and traffic control devices for the school zone; and (iii) providing for enforcement cooperation with the Lee County Sheriff's Office or other law enforcement agency. At the conclusion of the hearing, the Board shall, by resolution, adopt the proposed Rules as finally approved by the Board of Supervisors. Prior notice of rule development was published in *The Business Observer* on May 23, 2025.

Specific legal authority for the proposed Rules and the adoption of the proposed Rules includes, without limitation, Sections 120.54, 120.69, 190.001, 190.011(5), 190.011(15), and 190.012, Florida Statutes. The specific laws implemented in the proposed Rules include, without limitation, Sections 190.011(5), 190.012(1)(d), 190.012(3), and Chapter 316, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager at Wrathell, Hunt and Associates, LLC, 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing and meeting is advised that person will need a record of the 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.

At the public hearing, one or more Supervisors may participate in the public hearing by telephone or other electronic means. At the above location, if a public hearing is requested, there will be present a speaker so that any interested party can physically attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker device.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 464-7114 at least forty-eight (48) hours prior to the 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 Office.

A copy of the proposed Rules may be obtained by contacting the District Manager at Wrathell, Hunt and Associates, LLC, 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135.

Chesley E. Adams, Jr., District Manager
May 30, 2025

25-01936L

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

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

INVOICE

DATE
6/2/2025

INVOICE #
105548

BILL TO

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

P.O. No.	Terms
May 2025	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control for Sixty-Five (65) Lakes Quarterly Maintenance of Preserve areas Included. Service Performed in March, June, September, and December Monthly Littoral Maintenance Included Quarterly Maintenance of Two (2) Fountains Included. Service Performed in March, June, September, and December Month of Service: May 2025 Lee County Tax	13,290.78 7.00%	13,290.78 0.00
<i>GF Stormwater Aquatic Control Maint.</i>			<i>6/17/25</i>
		Subtotal	\$13,290.78
		Payments/Credits	\$0.00
		Balance Due	\$13,290.78

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

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

Swine Solutions

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

INVOICE

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

INVOICE 623
DATE 06/24/2025
TERMS Net 30
DUE DATE 07/24/2025

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

BALANCE DUE

\$1,900.00

GF
Stormwater Control
Hog Removal

6/26/25



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

May 31, 2025

Project No: 340039-01-001
Invoice No: 498173

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	5/1/2025	setup john to go to board meeting	.25	238.00	59.50
Krebs, Charles	5/5/2025	proposal from collier for school zone forward to cleo reachout to lykins for update go back through req. #3 billing to show justification to developer for reduction in retainage payout	2.50	238.00	595.00
Krebs, Charles	5/13/2025	send exhibit to shane for fpl easement on west side of parkway fence	.50	238.00	119.00
Krebs, Charles	5/14/2025	gen cor with lee werst at lee county on school zone, gen cor with district staff, need draft resolution or document on school zone maintenance	.50	238.00	119.00
Krebs, Charles	5/15/2025	update plan for requested notes forward resolution to lee in response to comments gen cor with lee on approval gen cor with lykins on sign proposal - should get next week	2.00	238.00	476.00
Krebs, Charles	5/16/2025	do approval from lee co review approval	.25	238.00	59.50
Krebs, Charles	5/19/2025	do approval from lee co	.25	238.00	59.50
Krebs, Charles	5/20/2025	developer's requisition - requeast proof of payment ask john b to look at 15732 angelica drive conservation area cor with paul on water use permit	1.00	238.00	238.00
Krebs, Charles	5/21/2025	developer requisiton respond to email from chuck a on roadway drainage request from resident to inspect storm drain grate - ask john b to check out	1.50	238.00	357.00

Project	340039-01-001	River Hall CDD	Invoice		498173
Krebs, Charles	5/22/2025	1.00	238.00	238.00	
developer requisition forward photo from john b on grate send request for cost to mri					
Krebs, Charles	5/27/2025	.25	238.00	59.50	
lykins invoice, send reminder to lykins for school sign proposal proposal for grate,					
Krebs, Charles	5/29/2025	.50	238.00	119.00	
invoice from lykins propoal from lykins unpaid invoice from passarella					
Krebs, Charles	5/30/2025	.50	238.00	119.00	
cor with lykins for proposal, update name and remove taxes invoice to pasarrella					
Engineer					
Baker, John	5/1/2025	3.00	136.00	408.00	
Review of agenda, printed exhibits and attended CDD meeting					
Baker, John	5/21/2025	1.50	136.00	204.00	
Site inspection of 15732 Angelica Drive - preserve game trail					
Baker, John	5/22/2025	1.50	136.00	204.00	
Site inspection of 3216 Birch Tree Lane - rear yard storm drain w/ corroded grate					
Totals		17.00		3,434.00	
					3,434.00
Reimbursable Expenses					
Reimbursable Permit and Fee Expense					
4/25/2025	Krebs, Charles	School Zone LDO Fee		1,100.00	
Total Reimbursables		1.0 times	1,100.00	1,100.00	
Task Sub Total				\$4,534.00	
CURRENT INVOICE TOTAL.....				\$4,534.00	

Project Manager: Charles Krebs

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (this "Agreement") is made and entered into as of the 13th day of June, 2025, by and between **RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and **LYKINS SIGNTEK, INC.** ("Contractor").

WITNESSETH:

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes, for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements, including surface water management systems, landscaping and other infrastructure within the River Hall community; and

WHEREAS, included within the maintenance responsibilities of the District is the responsibility to maintain the District's infrastructure; and

WHEREAS, the District desires to employ the Contractor to construct and install school zone signs services; and

WHEREAS, the Contractor, has submitted a bid proposal for the provision of services to complete such services as required by the District; and

WHEREAS, the District desires to employ the Contractor as an independent contractor to provide the services described herein for the compensation and upon the terms, conditions and provisions hereinafter set forth.

NOW, THEREFORE, the District and the Contractor agree as follows:

1. **RECITALS.** That the above recitals are true and correct and are incorporated herein.

2. **DESCRIPTION OF WORK AND SERVICES.**

A. The District desires that the Contractor provide professional services of the very highest quality. Following the execution of this Agreement by both parties, the Contractor shall provide the District with the specific services identified in this Agreement.

B. While providing the services identified in this Agreement, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the services. All work to be performed within the scope of these specifications contained herein shall be strictly managed, executed, and performed by the Contractor using experienced personnel.

C. The Contractor shall provide the specific professional services as shown in Paragraph 3 of this Agreement.

3. **SCOPE OF PROFESSIONAL SERVICES.** The duties, obligations, and responsibilities of the Contractor are those described in the Scope of Services attached hereto as Exhibit "A" and made a part hereof (the "Work") and those other obligations set forth herein. Contractor shall solely be responsible

for the means, manner and methods by which its duties, obligations and responsibilities under this Agreement are met to the satisfaction of the District.

- **The District selected option one only on quote 99403.**
- **Contract period shall be for June 13, 2025 thru August 1, 2025.**
- **Contractor shall follow the diagram for installation provided by the District's Engineer, Bowman Consulting Group, LLC.**
- **Contractor shall coordinate with Bowman Consulting Group, LLC for project review and completion, Charlie Krebs ckrebs@bowman.com .**

4. **MANNER OF CONTRACTOR'S PERFORMANCE.** The Contractor agrees, as an independent contractor, to undertake the Work and/or perform such services as specified in this Agreement (including any addendum or amendment subsequently executed by the parties or in any authorized written work order from the District issued in connection with this Agreement and accepted by the Contractor). All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards in Lee County, Florida. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary or reasonably inferred for the proper provision of the Work to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any other work or services unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager, or a representative of the District Manager, to act as its representative.

(2) The Contractor agrees to meet with the District's representative, and at the request of the District, to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. The Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. The Contractor, at the Contractor's sole cost and expense, agrees to repair any damage resulting from the Contractor's activities and work within twenty-four (24) hours of the damage occurring or receiving written notice, whichever is earlier.

E. If requested, a representative of Contractor shall attend regular or special meetings of the District's Board of Supervisors, if requested by the District.

F. Contractor shall keep, observe, and perform all requirements of applicable local,

State, and Federal laws, rules, regulations, or ordinances.

5. **COMPENSATION TERM.**

A. As compensation for the Work described in this Agreement, the District agrees to pay Contractor in current United States funds for the performance of the Work, ("Contract Price"), payable by the District upon the completion of the Work within 45 days for the following:

- **Total project cost not to exceed fifty-three thousand five hundred and 00/100 dollars (\$53,500.00), quote #99403.**

B. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an amendment, addendum, addenda, or change order(s) to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month following the completion of the Work. The invoice shall be due and payable **within forty-five (45) days** of receipt by the District. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide. All invoices shall clearly state the month of service and billing date, Contractor shall bill for the previous month's service.

6. **WARRANTIES.** Contractor warrants that the Work performed and all goods delivered under this Agreement, shall be free from any defects in workmanship and material, and shall conform strictly to these specifications. Contractor further warrants that all the Work shall be performed using Contractor's best efforts and shall be in conformance with industry standards for workmanship. By executing this Agreement, Contractor represents that it has examined carefully all of the contract documents, acquainted itself with the site, and all conditions relevant to the Work, and has made all evaluations and investigations necessary to a full understanding of any difficulties which may be encountered in performing the Work pursuant to the Agreement. Contractor acknowledges that the Agreement documents are sufficient for the proper and complete execution of the Work.

7. **SAFETY.** The Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. The Contractor shall comply with all applicable standards, rules, or regulations of the Occupational Safety and Health Administration (hereinafter "OSHA") and all applicable laws, statutes, rules, regulations and orders. The Contractor shall

take precautions at all times to protect any persons and property affected by the Contractor's work under this Agreement, utilizing safety equipment such as bright vests, traffic cones, etc.

8. INSURANCE.

A. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

(1) Workers' Compensation coverage, in full compliance with Florida statutory requirements, for all employees of the Contractor who are to provide a service under this Contract, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$1,000,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease.

(2) Commercial General Liability "occurrence" coverage in the minimum amount of \$1,000,000 combined single limit bodily injury and property damage each occurrence and \$2,000,000 aggregate, including personal injury, broad form property damage, products/completed operations, broad form blanket contractual and \$100,000 fire legal liability.

(3) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed. Said insurance shall also include insured/underinsured motorists' coverage in the minimum amount of \$100,000 when there are owned vehicles.

B. The District, its staff, consultants, agents and supervisors shall be named as an additional insured on all policies required (excluding worker's compensation). The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier acceptable to the District, who licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION/HOLD HARMLESS. The Contractor assumes liability for and shall indemnify, defend and save harmless the District as well as its supervisors, members, employees, officers, managers, agents, successors and assigns from any and all expenses, costs, claims, actions, damages, losses and liabilities of every kind (including, but not limited to, reasonable attorneys' fees of their attorneys) irrespective of the theory upon which based (including, but not limited to, negligence and strict liability) arising out of the Contractor's presence within Pelican Landing for any purpose (including, but not limited to, performing work under this Agreement) and arising out of the Work area and the condition, operation ownership, selection, transportation, loading, unloading, security, leasing or return of any equipment or individuals with respect to the above services regardless of where, how and by whom

used or operated and including, without limitation, injury to property or person (including death). This Agreement also obligates the Contractor to indemnify and save harmless the District for any and all expenses, costs, claims, actions, damages, losses, and liabilities of every kind arising out of any of the Contractor's or their subcontractors at the site. The Contractor understands and agrees that it is obligated and shall indemnify the District for damages and injury to persons and property caused in whole or in part by any act, omission, negligence or fault of the Contractor and its subcontractor, agents, employees, officers, directors, successors and assigns. The Contractor's obligation to indemnify and defend the District is absolute, including instances where the District are found potentially liable, responsible or at fault and in those instances where the District's own negligence or actions caused said damage or injury in part. Notwithstanding the above, the Contractor shall not be required to indemnify and defend the District for damages found by a Court to have been caused solely by the District gross negligence or the willful, wanton or intentional misconduct of the District or their employees, officers, directors, successors and assigns.

The Contractor hereby acknowledges that the first \$100.00, paid under this contract as sufficient and valuable consideration from the District to the Contractor as specific consideration for this indemnification. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes (and as later amended) and that said statutory provision does not govern, restrict or control this Agreement.

10. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

11. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any construction, materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

13. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the

District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

14. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

15. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with or without cause by providing ninety (90) days written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any breach under this Agreement by the District. The District may, in its sole and absolute discretion, whether or not reasonable, on thirty (30) days' written notice to Contractor, terminate this contract at its convenience, with or without cause, and without prejudice to any other remedy it may have. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

16. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

17. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other.

18. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. This Agreement does not create an employee/employer relationship between the parties. It is the intent of the parties that the Contractor is an independent contractor under this Agreement and not the District's employee for all purposes, including but not limited to, the application of the Fair Labor Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State Workers' Compensation Act, and the State unemployment insurance law. The Contractor shall retain sole and absolute discretion in the judgment of the manner and means of carrying out the Contractor's activities and responsibilities hereunder provided, further that administrative procedures applicable to services rendered under this Agreement shall be those of the Contractor, which policies of the Contractor shall not conflict with the District, or other government policies, rules or regulations relating to the use of the Contractor's funds provided for herein. The Contractor agrees that it is a separate and independent enterprise from the District, that it has full opportunity to find other business, that it has made its own investment in its business, and that it will utilize a high level of skill necessary to perform the work. This Agreement shall not be construed as creating any joint employment relationship between the Contractor and the District and the District will not be liable for any obligation incurred by the Contractor, including but not limited to unpaid minimum wages and/or overtime premiums. The Contractor shall not incur expenses on behalf of the District, enter into any contract on behalf of the District, either written or oral, or in any other way attempt to obligate or bind the District except upon the express prior written approval of the District.

19. **E-VERIFY.** Contractor shall comply with all applicable requirements of Section 448.095, Florida Statutes. Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. If Contractor enters into a contract with a subcontractor relating to the services under this Agreement, the subcontractor must register with and use the E-Verify system and provide Contractor with an affidavit stating the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy

of said affidavit for the duration of the contract with the subcontractor and provide a copy to the District upon request. For purposes of this section, the term "subcontractor" shall have such meaning as provided in Section 448.095(1)(j), Florida Statutes and the term "unauthorized alien" shall have such meaning as provided in Section 448.095(k), Florida Statutes.

If Contractor has a good faith belief that a subcontractor with which it is contracting has knowingly violated Section 448.095, Florida Statutes, then Contractor shall terminate the contract with such person or entity. Further, if District has a good faith belief that a subcontractor of Contractor knowingly violated Section 448.095, Florida Statutes, but Contractor otherwise complied with its obligations hereunder, District shall promptly notify the Contractor and upon said notification, Contractor shall immediately terminate its contract with the subcontractor.

Notwithstanding anything else in this Agreement to the contrary, District may immediately terminate this Agreement for cause if there is a good faith belief that Contractor knowingly violated the provisions of Section 448.095, Florida Statutes, and any termination thereunder shall in no event be considered a breach of contract by District.

By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement. District has materially relied on this representation in entering into this Agreement with Contractor.

20. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. The Contractor acknowledges that the designated public records custodian for the District is Daphne Gillyard ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the Oversight Services; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Failure of Contractor to comply with Section 119.0701, Florida Statutes may subject the Contractor to penalties under Section 119.10, Florida Statutes. Further, in the event the Contractor fails to comply with this Section or Section 119.0701, Florida Statutes, District shall be entitled to any and all remedies at law or in equity. The following statement is required to be included in this Agreement pursuant to Section 119.0701(2), Florida Statutes:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE

CUSTODIAN OF PUBLIC RECORDS AT DAPHNE
GILLYARD, TELEPHONE: (561) 571-0010, EMAIL:
GILLYARDD@WHHASSOCIATES.COM, AND MAILING
ADDRESS: 2300 GLADES ROAD, SUITE 410W, BOCA RATON,
FL 33431.

21. **SEVERABILITY.** In the event any term or provision of this Agreement be determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be given the nearest legal meaning or be construed as deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

22. **EXHIBITS.** All of the exhibits attached to this Agreement, if any, are incorporated in, and made a part of, this Agreement.

23. **COMPLETE AGREEMENT.** This Agreement (and any exhibits or proposals expressly incorporated herein) constitutes the entire and complete agreement between the parties hereto and supersedes all prior correspondence, discussions, agreements and understandings between the parties hereto relating to the matters herein contained.

24. **MODIFICATIONS.** This Agreement may not be amended or modified in any manner other than by an Agreement in writing signed by all of the parties hereto.

25. **WAIVER.** No waiver of any of the terms of this Agreement shall be valid, unless such is in writing and signed by the party against whom such waiver is asserted. In any event, no waiver shall operate or be constructed as a waiver of any future required action or of any subsequent breach.

26. **CONSTRUCTION OF THIS AGREEMENT.**

A. **TITLES.** The titles of paragraphs and sub-paragraphs are for reference purposes only, and shall not in any way limit the contents, application or effect thereof.

B. **ORDER OF PARAGRAPHS.** This Agreement shall be construed as a whole with no importance being placed upon the order of the paragraphs as they appear herein.

C. **PRONOUNS.** Pronouns used herein shall refer to every other and all genders and any word used herein shall refer to the singular or plural as required or appropriate to the context.

D. **FLORIDA LAWS.** This Agreement shall be construed, governed and interpreted in accordance with the laws of the State of Florida.

E. **NEGOTIATION OF AGREEMENT.** The parties hereto have participated fully in the negotiation and preparation hereof and accordingly, this Agreement shall not be more strictly construed against one or the other.

F. **INTERPRET TO BIND AND TO DO JUSTICE.** This Agreement shall be interpreted in a manner to uphold and enforce the binding effect of all provisions hereof and, at the same time, to do justice to all parties in the event of doubt or ambiguity as to any term, expression or meaning.

G. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the

benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

27. **NOTICES.** All notices, demands, requests or other communications made pursuant to, under or by virtue of this Agreement must be in writing and either emailed, hand-delivered, delivered by next business day commercial courier (such as FedEx or UPS), or mailed through the United States Postal Service, to the party to which the notice, demand, request or communication is made, as follows:

IF TO THE DISTRICT:

River Hall Community Development District
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135
adamsc@whhassociates.com and
willisS@whhassociates.com

WITH A COPY TO:

Coleman, Yovanovich & Koester, P.A.
Attention: Gregory L. Urbancic, Esq.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
gurbancic@cyklawfirm.com

IF TO THE CONTRACTOR:

Lykins Signtek
5935 Taylor Rd., Naples, FL 34109
239-594-8494
contact@lykins-signtek.com

Such addresses may be changed by written notice given to the address noted above. Any notice, demand, request or other communication shall be deemed to be given upon actual receipt in the case of email, hand-delivery or delivery by overnight courier, or two (2) business days after depositing the same in a letter box or by other means placed within the possession of the United States Postal Service, properly addressed to the party in accordance with the foregoing and with the proper amount of postage affixed thereto, if applicable. Legal counsel may deliver any notice on behalf of the party such counsel represents.

28. **COUNTERPARTS.** This Agreement may be executed simultaneously in two (2) or more counterparts, each of which shall be deemed to be original, but all of which together shall constitute one and the same instrument.

29. **VENUE, PREVAILING PARTY ATTORNEY'S FEES AND COSTS.** In the event of litigation arising out of either party's obligations under this Agreement, venue shall lie in Lee County, Florida and the prevailing party shall be entitled to recover its attorney's fees and costs from the non-prevailing party, including but not limited to trial level fees, bankruptcy fees and appellate fees.

30. ANTI-HUMAN TRAFFICKING AFFIDAVIT. In accordance with the requirements of Section 787.06(13), Florida Statutes, the affidavit attached hereto as **Exhibit "B"** shall be completed by Contractor at the time of execution of this Agreement.

REST OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties execute this Agreement and further agree that it shall take effect as of the date first written above.

DISTRICT:

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Cleo Adams

Cleo Adams, District Manager

7.9.25

By: 

Gerald Shane Willis, Operations Manager

7/3/2025

Dated: _____

CONTRACTOR:

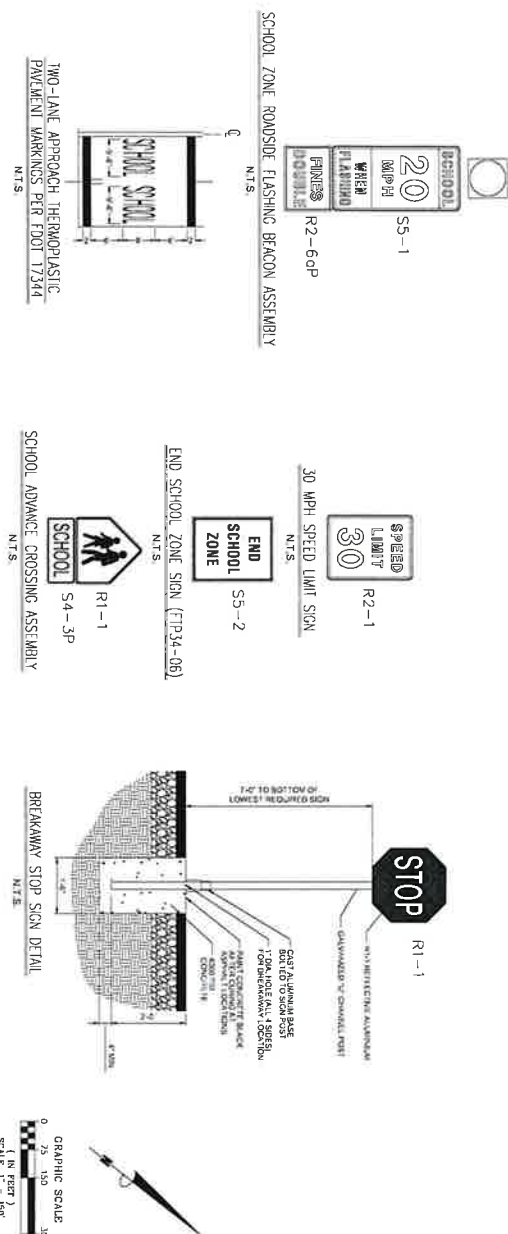
Lykins Signtek

By: 

Name: Ronald Zilkowski

Title: Pres

Dated: 7/8/2025



Lykins Signtek Inc.
5935 Taylor Rd Naples, FL 34109
contact@lykins-signtek.com
(239) 594-8494
EIN #: 84-2486919

License #: ES12002160
lykins-signtek.com



Quote 99403

School Zone Signs for Riverhall Parkway

SALES REP INFO
Jabari Fletcher
jabari@lykins-signtek.com
(239) 494-5534

QUOTE DATE
05/30/2025
QUOTE EXPIRY DATE
06/29/2025
TERMS
50/50

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

INSTALL ADDRESS
Walnut Run & Picnic Ct
Alva, FL 33920

CONTACT INFO
Charlie Krebs
charliekrebs@hmeng.com

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	Decorative Post for Pedestrian Crossing School Zone Sign -Fabrication and installation of 3" fluted post w/ ball finial and 1" aluminum tube frame with backer for 30" DOT spec "School zone Crosswalk Sign" and 1" tube frame with backer for a 12"x24" DOT Spec "School" rider. Assembly to be painted gloss black. Installation	2	Unit	\$1,370.00	\$2,740.00	Y
2	Decorative Post for Speed Limit End School Zone Sign -Fabrication and installation of 3" fluted post w/ ball finial and 1" tube frame with backer for 18"x24" DOT Spec "30 MPH Speed Limit" sign and 1" tube frame with backer for 18"x24" DOT Spec "End School Zone" sign rider. Assembly to be painted gloss black. Installation	2	Unit	\$1,495.00	\$2,990.00	Y
3	Provide and Install Solar Powered Flashing Speed Limit Sign for School Zone to be controlled Remotely - Provide and install a solar-powered flashing speed limit sign to flash during the hours requested by the client. - The time clock will be controlled remotely through a cloud-based system. *Cloud base Installation	4	Unit	\$11,780.00	\$47,120.00	Y
4	Right Of Way Permit Includes the local permit cost and our service to process the original permit. Any permit revisions or extensions due to customer changes are additional.	1	Each	\$350.00	\$350.00	N
5	Engineering Sign engineering by a registered Professional Engineer if required by Permitting	1	Each	\$300.00	\$300.00	N

Lykins Signtek Inc.
5935 Taylor Rd Naples, FL 34109
contact@lykins-signtek.com
(239) 594-8494
EIN #: 84-2486919

License #: ES12002160
lykins-signtek.com



Quote 99403

School Zone Signs for Riverhall Parkway

SALES REP INFO
Jabari Fletcher
jabari@lykins-signtek.com
(239) 494-5534

QUOTE DATE
05/30/2025
QUOTE EXPIRY DATE
06/29/2025
TERMS
50/50

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

INSTALL ADDRESS
Walnut Run & Picnic Ct
Alva, FL 33920

CONTACT INFO
Charlie Krebs
charliekrebs@hmceng.com

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	Decorative Post for Pedestrian Crossing School Zone Sign -Fabrication and installation of 3" fluted post w/ ball finial and 1" aluminum tube frame with backer for 30" DOT spec "School zone Crosswalk Sign" and 1" tube frame with backer for a 12"x24" DOT Spec "School" rider. Assembly to be painted gloss black. Installation	2	Unit	\$1,370.00	\$2,740.00	Y
2	Decorative Post for Speed Limit End School Zone Sign -Fabrication and installation of 3" fluted post w/ ball finial and 1" tube frame with backer for 18"x24" DOT Spec "30 MPH Speed Limit" sign and 1" tube frame with backer for 18"x24" DOT Spec "End School Zone" sign rider. Assembly to be painted gloss black. Installation	2	Unit	\$1,495.00	\$2,990.00	Y
3	Provide and Install Solar Powered Flashing Speed Limit Sign for School Zone to be controlled Remotely - Provide and install a solar-powered flashing speed limit sign to flash during the hours requested by the client. - The time clock will be controlled remotely through a cloud-based system. *Cloud base Installation	4	Unit	\$11,780.00	\$47,120.00	Y
4	Right Of Way Permit Includes the local permit cost and our service to process the original permit. Any permit revisions or extensions due to customer changes are additional.	1	Each	\$350.00	\$350.00	N
5	Engineering Sign engineering by a registered Professional Engineer if required by Permitting	1	Each	\$300.00	\$300.00	N

Standard Terms & Conditions

Design Approval

Customer approval of the design proof is a contractual agreement authorizing Lykins-Signtek to release the order for production and installation as approved. Any subsequent request to change product specifications, content, location, or method of installation may result in a Change Order and additional charges.

Quotes, Orders, Payments

Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

If you are tax exempt, you must submit your tax certificate to us with your order or deposit, or sales tax will be irrevocably due.

Orders are custom produced to your specifications. Unless other payment arrangements are in place, a down payment or advance payment is required to place an order, as follows:

- Advance payment is required for all orders ≤\$250
- Advance payment is required for all repair orders
- Advance payment of the standard fee is required for all permitting and engineering charges
- A deposit of 60% of order is required for all commercial mailbox systems
- A deposit of 50% of order is required for all other items

The balance is due upon completion. Past due invoices will be subject to a 1.5% monthly interest.

Goods sold remain the property of Lykins-Signtek until paid in full and we reserve the right to recover unpaid product without notice.

Cancellation

Should a custom order be cancelled by the customer, a cancellation fee equal to the greater of 10% of order total OR the actual completed portion of the order, plus any custom-ordered parts and any design, permitting, and engineering fees, will apply and will be due or deducted from any refunds. Standard product order cancellations may be subject to a 20% restocking fee.

Customer Responsibilities

Unless other contractual arrangements have been made, and where applicable, customer is responsible for the timely provision of:

- Special fonts, color specifications, and high-resolution images or vector files for artwork
- Landlord or property manager approval, supporting information and documents required for permitting
- Property survey and location marking for any ground signs
- Removal/disposal of old signs and patching/caulking/painting of walls prior to installation of new signs
- A dedicated electrical circuit with a junction box located directly at or behind an electrical sign, within max. 6 ft of the sign.
- Reasonable access to the sign and any junction box or wiring path of an electrical sign. Access must be possible by ladder, lift, or bucket truck for installation and servicing purposes (ceiling access panel size min. 22" x 30" per NEC).

Permits posted must remain on-site until all inspections are signed off by the inspector. We recommend keeping completed permits for your records.

Installation and Service

When installation is included with your order or service is provided, Lykins-Signtek is NOT liable for:

- Damage to unmarked irrigation systems or private underground lines.
- Hidden obstructions or unusual digging conditions such as buried concrete, cap rock, lime rock or high water tables
- Landscaping removal, restoration, or supply to satisfy sign code and permit requirements
- The preservation, condition or storage of prior signs or mailboxes removed at customer's request

Additional charges may apply.

Please note that our Installers are not authorized to modify the product or change installation locations in the field without formal client approval through a Change Order.

Warranty

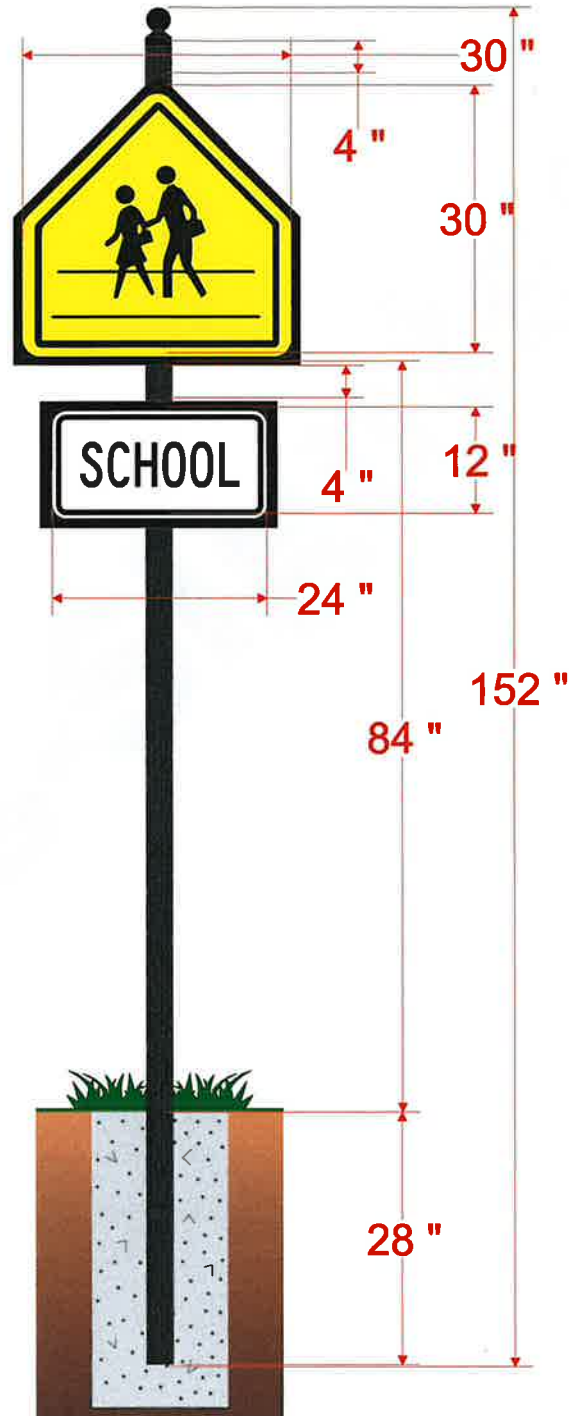
Our standard limited warranty covers parts and labor for one year from date of installation. Warranty coverage is contingent on full payment. Request our Warranty Form for details.

Subtotal:	\$53,500.00
Sales Tax (0%):	\$0.00
Total:	\$53,500.00

Downpayment (50.0 %)

\$26,750.00

(x2)



Description

-Fabrication and installation of 3" fluted post w/ ball finial and 1" aluminum tube frame with backer for 30" DOT spec "School zone Crosswalk Sign" and 1" tube frame with backer for a 12"x24" DOT Spec "School" rider. Assembly to be painted gloss black.



239.594.8494
 lykins-signtek.com

SV#: 99403 - LI#: 1

PROOF FOR: Charlie Krebs
CLIENT: Bowman
SALES REP: Jabari Fletcher
DESIGNER: Ernesto

WORK ORDERS:

- | | |
|--|--|
| <input checked="" type="checkbox"/> WEEDING/APPLYING | <input type="checkbox"/> OUTSOURCE |
| <input type="checkbox"/> ROTARY ENGRAVING | <input type="checkbox"/> BOOTH PAINT |
| <input type="checkbox"/> LASER ENGRAVING | <input type="checkbox"/> HAND PAINT |
| <input type="checkbox"/> ROUTING | <input type="checkbox"/> CARPENTRY |
| <input type="checkbox"/> SAND BLASTING | <input type="checkbox"/> FABRICATION |
| <input type="checkbox"/> PURCHASING | <input type="checkbox"/> Q1 <input type="checkbox"/> Q1 UL |
| <input type="checkbox"/> ASSEMBLY | <input type="checkbox"/> ASM |

REVISIONS:

1: / / / /
 2: / / / /
 3: / / / /

- | | |
|-----------------------------------|---------------------------------------|
| <input type="checkbox"/> DELIVER | <input type="checkbox"/> PICK-UP |
| <input type="checkbox"/> SHIPPING | <input type="checkbox"/> INSTALLATION |

APPROVED BY: X

RELEASED: --/--

Initial design plus up to 2 revisions are included in our estimates; additional design work will be billed at \$95/hr.

Color disclaimer: colors viewed on a screen or printed document will vary. Finished product colors may also vary slightly from specification due to materials and production processes.

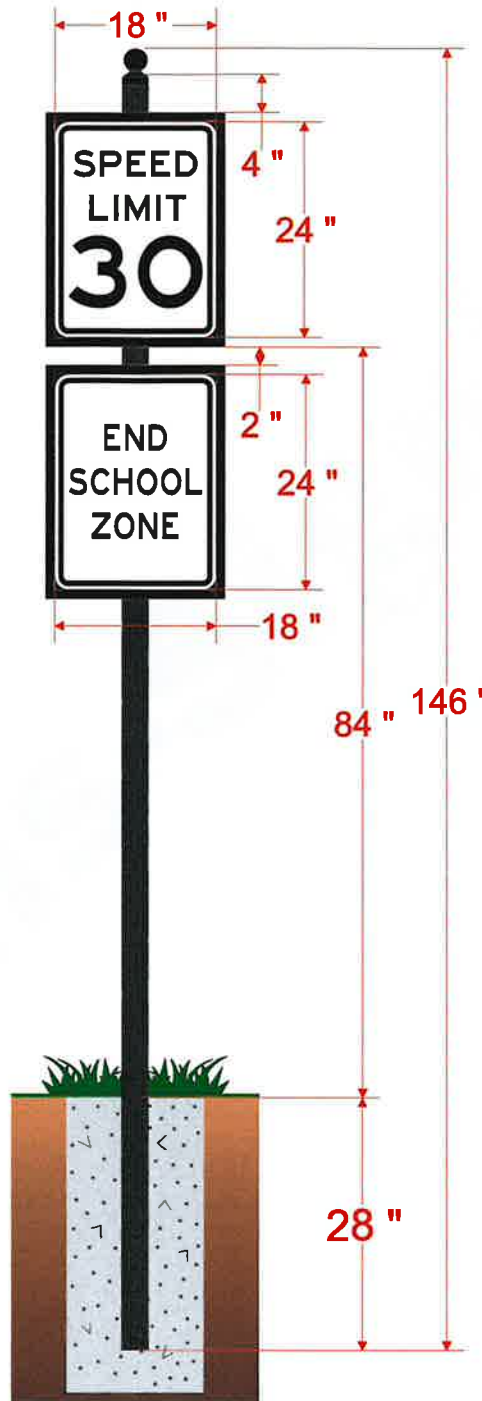


E161649



ES12002160

(x2)



Description

-Fabrication and installation of 3" fluted post w/ ball finial and 1" tube frame with backer for 18"x24" DOT Spec "30 MPH Speed Limit" sign and 1" tube frame with backer for 18"x24" DOT Spec "End School Zone" sign rider. Assembly to be painted gloss black.



239.594.8494
 lykins-signtek.com

SV#: 99403 - LI#: 3

PROOF FOR: Charlie Krebs
CLIENT: Bowman
SALES REP: Jabari Fletcher
DESIGNER: Ernesto

WORK ORDERS:

- | | |
|---|--|
| <input type="checkbox"/> WEEDING/APPLYING | <input type="checkbox"/> OUTSOURCE |
| <input type="checkbox"/> ROTARY ENGRAVING | <input type="checkbox"/> BOOTH PAINT |
| <input type="checkbox"/> LASER ENGRAVING | <input type="checkbox"/> HAND PAINT |
| <input type="checkbox"/> ROUTING | <input type="checkbox"/> CARPENTRY |
| <input type="checkbox"/> SAND BLASTING | <input type="checkbox"/> FABRICATION |
| <input type="checkbox"/> PURCHASING | <input type="checkbox"/> Q1 <input type="checkbox"/> Q1 UL |
| <input type="checkbox"/> ASSEMBLY | <input type="checkbox"/> ASM |

REVISIONS:

1: / / / /
 2: / / / /
 3: / / / /

- ☐ DELIVER ☐ PICK-UP
☐ SHIPPING ☐ INSTALLATION

APPROVED BY: X

--/--

RELEASED: --/--

Initial design plus up to 2 revisions are included in our estimates; additional design work will be billed at \$95/hr.

Color disclaimer: colors viewed on a screen or printed document will vary. Finished product colors may also vary slightly from specification due to materials and production processes.



E161649



ES12002160

(x2)

Description

-Fabrication and installation of 3" fluted post w/ round ball finial and 1" tube frame with aluminum backer for 12"x24" DOT Spec "School" rider and 1" tube frame w/ aluminum backer for 18"x24" DOT Spec "Speed Limit 20" rider and additional 1" tube frame w/aluminum backer for 12"x24" sign with school zone hours to read "7:30-8:30 am and 3:15-4:15 pm" and another 1" tube frame w/ aluminum backer for 12"x24" sign face to read "FINES HIGHER" with DOT Spec white reflective vinyl and black copy. Assembly to be painted gloss black.

-Check assets for inspo



239.594.8494
lykins-signtek.com

SV#: 99403 - LI#: 5

PROOF FOR: Charlie Krebs
CLIENT: Bowman
SALES REP: Jabari Fletcher
DESIGNER: Ernesto

WORK ORDERS:

- | | |
|--|--|
| <input checked="" type="checkbox"/> WEEDING/APPLYING | <input type="checkbox"/> OUTSOURCE |
| <input type="checkbox"/> ROTARY ENGRAVING | <input type="checkbox"/> BOOTH PAINT |
| <input type="checkbox"/> LASER ENGRAVING | <input type="checkbox"/> HAND PAINT |
| <input type="checkbox"/> ROUTING | <input type="checkbox"/> CARPENTRY |
| <input type="checkbox"/> SAND BLASTING | <input type="checkbox"/> FABRICATION |
| <input type="checkbox"/> PURCHASING | <input type="checkbox"/> QI <input type="checkbox"/> QI UL |
| <input type="checkbox"/> ASSEMBLY | <input type="checkbox"/> ASM |

REVISIONS:

1: / / / /
2: / / / /
3: / / / /

- ☐ DELIVER ☐ PICK-UP
☐ SHIPPING ☐ INSTALLATION

APPROVED BY: X

RELEASED: --/--/--

Initial design plus up to 2 revisions are included in our estimates; additional design work will be billed at \$95/hr.

Color disclaimer: colors viewed on a screen or printed document will vary. Finished product colors may also vary slightly from specification due to materials and production processes.



E161649



MEMBER
ES12002160

Standard Terms & Conditions

Subtotal:	\$53,500.00
Sales Tax (0%):	\$0.00
Total:	\$53,500.00

Design Approval

Customer approval of the design proof is a contractual agreement authorizing Lykins-Signtek to release the order for production and installation as approved. Any subsequent request to change product specifications, content, location, or method of installation may result in a Change Order and additional charges.

Quotes, Orders, Payments

Prices on our quotes are valid for 30 days. Prices are subject to change as a result of material changes in customs duties or tariffs.

If you are tax exempt, you must submit your tax certificate to us with your order or deposit, or sales tax will be irrevocably due.

Orders are custom produced to your specifications. Unless other payment arrangements are in place, a down payment or advance payment is required to place an order, as follows:

- Advance payment is required for all orders ≤\$250
- Advance payment is required for all repair orders
- Advance payment of the standard fee is required for all permitting and engineering charges
- A deposit of 60% of order is required for all commercial mailbox systems
- A deposit of 50% of order is required for all other items

The balance is due upon completion. Past due invoices will be subject to a 1.5% monthly interest.

Goods sold remain the property of Lykins-Signtek until paid in full and we reserve the right to recover unpaid product without notice.

Cancellation

Should a custom order be cancelled by the customer, a cancellation fee equal to the greater of 10% of order total OR the actual completed portion of the order, plus any custom-ordered parts and any design, permitting, and engineering fees, will apply and will be due or deducted from any refunds. Standard product order cancellations may be subject to a 20% restocking fee.

Customer Responsibilities

Unless other contractual arrangements have been made, and where applicable, customer is responsible for the timely provision of:

- Special fonts, color specifications, and high-resolution images or vector files for artwork
- Landlord or property manager approval, supporting information and documents required for permitting
- Property survey and location marking for any ground signs
- Removal/disposal of old signs and patching/caulking/painting of walls prior to installation of new signs
- A dedicated electrical circuit with a junction box located directly at or behind an electrical sign, within max. 6 ft of the sign.
- Reasonable access to the sign and any junction box or wiring path of an electrical sign. Access must be possible by ladder, lift, or bucket truck for installation and servicing purposes (ceiling access panel size min. 22" x 30" per NEC).

Permits posted must remain on-site until all inspections are signed off by the inspector. We recommend keeping completed permits for your records.

Installation and Service

When installation is included with your order or service is provided, Lykins-Signtek is NOT liable for:

- Damage to unmarked irrigation systems or private underground lines.
- Hidden obstructions or unusual digging conditions such as buried concrete, cap rock, lime rock or high water tables
- Landscaping removal, restoration, or supply to satisfy sign code and permit requirements
- The preservation, condition or storage of prior signs or mailboxes removed at customer's request

Additional charges may apply.

Please note that our Installers are not authorized to modify the product or change installation locations in the field without formal client approval through a Change Order.

Warranty

Our standard limited warranty covers parts and labor for one year from date of installation. Warranty coverage is contingent on full payment. Request our Warranty Form for details.

Downpayment (50.0 %)

\$26,750.00

Exhibit "B"

AFFIDAVIT OF COMPLIANCE WITH ANTI-HUMAN TRAFFICKING LAWS

State of Florida

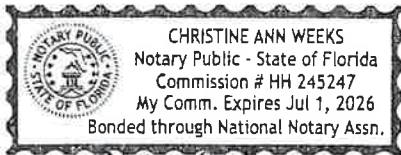
County of Collier

In accordance with Section 787.06 (13), Florida Statutes, the undersigned, on behalf of [REDACTED] (the "Contractor"), hereby attests under penalty of perjury that, the Contractor, to the best of my knowledge and reasonable belief, does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking."

The undersigned is authorized to execute this affidavit on behalf of the Contractor.

Ronald Zilkowski
Signature
Printed Name: Ronald Zilkowski
Title: Pres.
Contractor: Lykins Signtek Inc.
Date: 7/8/2025

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization, this 8th day of July, 2025, by Ronald Zilkowski, as President of Lykins Signtek Inc., who is ☒ personally known to me or who produced ☐ as identification.



(Notary Seal)

[Signature]
Notary Public

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

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

Page: 1
September 30, 2024
File No: 16581-003M
Statement No: 10

Attn: Debbie Tudor

Series 2020 Requisition

Previous Balance \$87.50

Fees

08/07/2024	MEM	Work on requisition 7 matters; email correspondence regarding same	140.00
08/21/2024	MEM	Review and respond to email correspondence regarding requisition 7	105.00
08/23/2024	MEM	Review and respond to email correspondence regarding requisition 7; phone call with C. Krebs; review requisition 7 backup documentation and engineer's report	<u>420.00</u>
		Professional Fees through 09/30/2024	665.00
		Total Current Work	665.00

Payments

Total Payments Through 09/30/2024 -87.50

Balance Due (includes previous balance, if any) \$665.00

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

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

Page: 1
September 30, 2024
File No: 16581-006M
Statement No: 9

Attn: Debbie Tudor

Series 2023 requisition

Previous Balance \$7,331.75

Fees

Hours

08/01/2024	GLU	Review and respond to email correspondence from Charlie Krebs regarding Requisition 7	0.10	38.50
08/06/2024	GLU	Conference to discuss status of bridge portion of requisition; Review multiple email correspondence regarding requisition 7; Draft email correspondence with updated documents	0.30	115.50
08/07/2024	GLU	Review and respond to email correspondence regarding requisition payment	0.25	96.25
08/08/2024	MEM	Review and respond to email correspondence from C. Krebs regarding requisition 7; work on finalizing requisition 7 documents	0.40	100.00
08/15/2024	GLU	Review multiple email correspondence regarding finalization and funding	0.10	38.50
		Professional Fees through 09/30/2024	1.15	388.75

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	0.75	\$385.00	\$288.75
Meagan E. Magaldi	0.40	250.00	100.00

Total Current Work 388.75

Balance Due (includes previous balance, if any) \$7,720.50

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

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

Page: 1
August 15, 2024
File No: 16581-006M
Statement No: 8

Attn: Debbie Tudor

Series 2023 requisition

Previous Balance \$7,928.00

Fees

Hours

07/11/2024	MEM	Review email correspondence and backup regarding requisition 7; begin drafting legal documents for requisition 7; email correspondence with C. Krebs regarding open items for requisition 7	1.80	450.00
07/25/2024	MEM	Review email correspondence regarding Requisition 7	0.20	50.00
		Professional Fees through 08/15/2024	2.00	500.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Meagan E. Magaldi	2.00	\$250.00	\$500.00

Total Current Work 500.00

Payments

07/02/2024	Fee payment received ck # 2898 River Hall CDD	-1,096.25
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Balance Due (includes previous balance, if any) \$7,331.75

River Hall Board Pay 7/3/25

ID 1696551816, created by Shane Willis on Jul 7 at 7:59 am

Location

Board Pay

Status

Active

Assignees

Chloe Hiteshew

Dates

Jul 7 (1d)

Description

Board Pay:

Stark

Mitchell

Asfour

Cunningham

Shane Willis Jul 7 7:59 am

Scheduled task for Jul 7 (1d)

Included task into Board Pay

Assigned task to Katherine Bradshaw, Chuck Adams, Cleo Adams

Cleo Adams Jul 7 9:00 am

Assigned task to Shane Willis

Cleo Adams Jul 7 9:00 am

Dan Block attended by phone

Katherine Bradshaw Jul 8 9:04 am

Reassigned task from Chuck Adams, Katherine Bradshaw, Cleo Adams, Shane Willis to Chloe Hiteshew

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 August 7, 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 (via telephone)	Chair
Robert Stark	Vice Chair
Daniel J. Block	Assistant Secretary
Paul D. Asfour	Assistant Secretary
Bob Cunningham (via telephone)	Assistant Secretary

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.
Patrick Infante	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m. Supervisors Asfour, Stark and Block were present. Supervisors Mitchell and Cunningham attended via telephone.

SECOND ORDER OF BUSINESS

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

Resident Patrick Infante will speak during the Fourth and Fifth Orders of Business.

THIRD ORDER OF BUSINESS

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

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

- Minor issues include Torpedograss, which is common when water levels rise.
- One of the main herbicides was discontinued. Staff is seeing results with a new herbicide and is testing to determine the best application levels. Follow-up treatments will be applied, as necessary.
- Algae was treated in a few lakes. Lakes will be monitored and retreated as needed.
- Water lilies in Lakes 2A and 2F were treated by boat with good result. Water lilies in Lake 24D were treated with Sonar® herbicide.

Discussion ensued regarding a lake behind the green on Hole #14.

Mr. Nott stated that is Lake 24B. It was treated for algae and will be monitored and retreated if necessary.

FOURTH ORDER OF BUSINESS

Consideration of Superior Waterway Services, Inc., Aquatic Management Agreement [Lakes 2-8E and 2-8F]

Mrs. Adams presented the Superior Waterway Services, Inc., (Superior) Aquatic Management Agreement to add Lakes 2-8E and 2-8F, which Mr. Nott has been treating at no charge since they were turned over by the Developer.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the Superior Waterway Services, Inc., Aquatic Management Agreement to add monthly maintenance of Lakes 2-8E and 2-8F, in the amount of \$448 per month, increasing the overall contract total to \$164,865.40, was approved.

FIFTH ORDER OF BUSINESS

Discussion: Littorals Lakes 2-8E and 2-8F

Mrs. Adams and Mr. Krebs stated, since the Lakes 2-8E and 2-8F were turned over to the CDD, it was noted that the littorals need to be replanted. Mr. Krebs stated littorals were present when the lakes were inspected and certified by the County but, since then, the littorals died. Littorals must be replanted to bring the lake back into code. It was noted that the County

is meticulous about certifying littorals, even counting the number of plants and holding off on permits until the proper quantities of plants are documented.

Discussion ensued regarding the dry conditions and likelihood that the littorals were planted during the drought and not maintained. It was noted that GreenPointe was responsible for maintaining the lakes until they were turned over to the CDD but, before turnover to the CDD, the lakes were not maintained as they needed to be following planting and inspection.

Pursuing GreenPointe for reimbursement of the expense was discussed.

Mrs. Adams stated the littorals need to be planted during rainy season. The total cost of the Superior proposal is \$7,302.50.

Mr. Infante presented photographs of holes in the lake bank that he believes have been present since at least January 2024 and asked if that is how it should look.

Mr. Adams identified the high-water mark and stated the water level still needs to rise. The CDD does not typically address aesthetics below the grass line and the water level will rise during the rainy season.

Discussion ensued regarding lake bank weed treatment, how to ensure that the littorals are properly established to survive through the rainy season, etc.

Mr. Asfour stated the HOA documents indicate that irrigation installed by the builder is intended to spray 10' into the lake, but he does not believe that has been done. He asked if that was a temporary feature during construction. Mr. Adams stated, in most cases, what is installed to maintain and irrigate the adjacent lot can reach into littoral shelves if adjusted properly.

The Board and Staff discussed how to approach the HOA regarding adjusting the nozzles. Mr. Asfour will forward the documentation to Mr. Adams.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the Superior Waterway Services, Inc., proposal for planting Littorals in Lakes 2-8E and 2-8F, in the amount of \$7,302.50, was approved.

SIXTH ORDER OF BUSINESS

Public Hearing on Adoption of Fiscal Year 2025/2026 Budget

A. Affidavit of Publication

The affidavit of publication was included for informational purposes.

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

Mr. Adams presented Resolution 2025-09. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes. It is generally unchanged since it was last presented, except for some minor adjustments to expenditures and fund balance; however, assessments are not projected to increase year-over-year.

The Public Hearing was opened.

No affected property owners or members of the public spoke.

The Public Hearing was closed.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, 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, was adopted.

SEVENTH ORDER OF BUSINESS

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

Mr. Adams presented Resolution 2025-10, which enables the CDD to utilize the services of the Property Appraiser and Tax Collector.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, 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, was adopted.

EIGHTH ORDER OF BUSINESS

Discussion/Consideration: Collier Paving & Concrete Proposal [Asphalt Patching]

Mr. Krebs recalled that, at the last meeting, there was an email regarding a pothole at the front entrance. Upon inspection of the Parkway, Staff discovered two additional potholes that need to be repaired.

Asked if the base foundation of the Parkway is holding up given the heavy construction traffic, Mr. Krebs stated he has not observed anything to indicate that the lime rock, which is the main structural part of the roadway, is cracking. He saw cracking, which allows water to get inside and expedites removal of aggregate. Pothole repair typically involves patching the weak points; this process will continue until sufficient funds are available to resurface everything. At that time, the Parkway will be milled down to the lime rock and the Parkway will be resurfaced.

Mr. Adams anticipates the ideal time to consider redoing the Parkway is in 2030, when he expects most of the construction work will be completed. He recalled that the Parkway was last redone in 2014, so it would be time to redo it again when it is 16 years old.

On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the Collier Paving & Concrete Proposal for Asphalt Patching, in the amount of \$5,487.50, was approved.

NINTH ORDER OF BUSINESS

Consideration of Gulfscapes Landscape Management Services Proposal # 5000 [Bougainvillea Install]

Mr. Willis stated that this proposal is for the area by the Portico fence. He noted that all “No Trespassing” signs were installed.

Mr. Willis presented GulfScapes Landscape Management Services Proposal #5000 for Bougainvillea Install, which was previously approved in the amount of \$4,000. The total proposal is \$9,125 for the installation of 250 3 gallon Bougainvillea to fill gaps along fence line at \$5,875, plus an additional \$300 to fertilize and an additional \$2,950 for installation of pine straw, which was recommended due to the lack of irrigation in the area.

Mr. Asfour expressed concern because the plants will not be under warranty.

Discussion ensued regarding the scope of work, issues with previous installations, protective measures and advising the HOAs of their clear responsibility for maintaining landscaping inside their communities.

Mr. Adams was asked to re-send the form letter to both HOAs now so that it is received in advance of the new Board Member appointments.

On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, GulfScapes Landscape Management Services Proposal #5000 for only the Bougainvillea Install, as discussed, was approved.

TENTH ORDER OF BUSINESS

Update: School Zone Signage

Mr. Krebs stated that he met with Lykins-SignTek (Lykins) earlier this week while markings were being made in the grass where signs would be installed. Lykins was going to call regarding a fiber line that runs between the sidewalk and the edge of the pavement; they must have gotten a good response because today one of the signs on the exit side of the road was being installed. They hope to have some of the signs installed by Friday; next week, they will install the temporary sign. He thinks the parts for the flashing sign have not been received. The “School Zone” time will be posted on a regular signpost before school begins, minus the flashing; as soon as the parts are received, the installation will be completed.

It was noted that the Gate 11 deadline was not met. The pavement markings are done and the signs are being installed now. The flashing lights will be the only incomplete item when school starts; that is out of their hands, as the part must be ordered.

Mr. Krebs believes that the temporary school zone signs are enforceable by the Lee County Sheriff's Office. The only missing element will be the flashing lights.

It was noted that the objectives of securing police enforcement and reducing the speed limit before school begins were achieved.

ELEVENTH ORDER OF BUSINESS

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**

Mr. Adams presented the Goals and Objectives Reporting and Performance Measures and Standards Reporting for Fiscal Year 2026. He noted that the Chair needs to be authorized to approve the Fiscal Year 2025 Goals and Objectives Report.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the Goals and Objectives Reporting and Performance Measures and Standards Reporting for Fiscal Year 2026 and authorizing the Chair to approve the findings related to the 2025 Goals and Objectives Reporting, were approved.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of June 30, 2025

Mr. Adams presented the Unaudited Financial Statements as of June 30, 2025.

The financials were accepted.

THIRTEENTH ORDER OF BUSINESS

Approval of July 3, 2025 Public Hearing and Regular Meeting Minutes

The following changes were made:

Line 15: Add "Assistant Secretary"

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the July 3, 2025 Public Hearing and Regular Meeting Minutes, as amended, were approved.

FOURTEENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

Mr. Krebs stated that Mr. Urbancic will prepare a Resolution to be presented at the next meeting regarding a Plat the Developer needs recorded.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic stated that GreenPointe asked for a re-platting of Tract L because they need two slivers of property from Tract B16 of the River Hall Country Club Phase 2 Plat, totaling 235 square feet and 166 square feet, that was originally conveyed to the CDD with different properties in 2011. These two properties would be conveyed back to GreenPointe via a Quit Claim Deed, if authorized by the Board.

On MOTION by Mr. Asfour and seconded by Mr. Block, with Mr. Stark, Mr. Asfour, Mr. Cunningham and Mr. Block in favor and Mr. Mitchell dissenting, the replat with the sketch and legal description of Parcel L, and authorizing Staff to draft Resolution 2025-11, was approved. [Motion passed 4-1]

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

- **NEXT MEETING DATE**

- **September 4, 2025 at 3:30 PM**

- **QUORUM CHECK**

All Supervisors confirmed their in-person attendance at the September 4, 2025 meeting.

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

Mr. Willis presented the July Field Operations Status Report.

Mrs. Adams noted that, after the \$2,500 deductible is met, Egis Insurance will reimburse \$1,796.50 for the repairs to the west side fountain repairs after the lightning strike.

Mr. Willis stated the cost for Swine Solutions to provide additional traps would be \$500 per additional trap, including the same remote operation via GPS. He has not received any additional calls since the last five juvenile hogs were trapped. The consensus was to take no additional action. He advised the contractor that would likely be the decision; the contractor indicated that the proposal will remain effective should his services be needed again.

FIFTEENTH ORDER OF BUSINESS**Public Comments: Non-Agenda Items (3 minutes per speaker)**

No members of the public spoke.

SIXTEENTH ORDER OF BUSINESS**Supervisors' Comments/Requests**

Mr. Stark noted that the Board of County Commissioners approved the development of the EMS and asked Mr. Krebs to monitor the progress. He expressed concern about a conflict with off-site improvements with EMS on one side of the street and the Fire Department on the other side.

Mrs. Adams stated she received a proposal for the R&R annual landscape project on the Parkway. She is still negotiating with GulfScapes, who proposed installing certain landscape material but, after inspection and considering line-of-sight issues, she decided to have sod installed on the end. When the revised quote is received, the project will proceed.

The Board agreed with Mrs. Adams' decision.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the meeting adjourned at 4:30 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

304
305
306
307

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 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 2, 2025	Regular Meeting	3:30 PM
November 6, 2025	Regular Meeting	3:30 PM
December 4, 2025	Regular Meeting	3:30 PM
January 8, 2026*	Regular Meeting	3:30 PM
February 5, 2026	Regular Meeting	3:30 PM
March 5, 2026	Regular Meeting	3:30 PM
April 2, 2026	Regular Meeting	3:30 PM
May 7, 2026	Regular Meeting	3:30 PM
June 4, 2026	Regular Meeting	3:30 PM
July 2, 2026	Regular Meeting	3:30 PM
August 6, 2026	Regular Meeting	3:30 PM
September 3, 2026	Regular Meeting	3:30 PM

Exception

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

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
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Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: September 7, 2025

SUBJECT: Status Report – Field Operations

Fountains:

Timers current schedule: 9am -10pm daily.

FPL Easement Mowing: Current contract with P&T Lawn & Tractor Service is \$11,650.00. Bush hogging of the East and West side of River Hall Parkway is twice per year during the dry season. (November & May, contract expires May 2026).

Lake & Wetland Contract: Superior Waterways is maintaining the District's stormwater system and is providing weekly service reports and monthly waterway inspection reports.

NOTE: Superior has identified at least 10 stormwater lakes that have recently been excavated and are not on the current contract, working with the District Engineer to identify for turnover. As approved during last month's meeting, Lakes 2-8F and Lakes 2-8E have been added to the contract bringing the total \$164,865.40.

Note: As approved during the July meeting, planting of Lakes 2-8F and 208E has been completed. Total Cost \$7,302.50. Additionally, the Board requested that Staff send an invoice to GreenPoint for reimbursement; with our Engineer providing backup documents. No updates at time of this report.

Landscape Maintenance Contract: As approved by the Board during the June meeting, a not to exceed cost of \$193,287.00 was approved.

Installation of replacement bougainvillea for a Board approved cost NTE 4K.

1. Pine straw installation for bougainvillea in Portico to begin first week of September. Total cost \$9,1250.00.
2. Landscape Enhancements on the Parkway: Proposal to be received and approved last week of August, installation to begin mid-September.

FPL Buffer Fence: Cost to replace chain link fence with decorative fence \$9,888.29. Contract signed, pending permit approval by the County.