

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

February 6, 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

January 30, 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 February 6, 2025 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments - Non-Agenda Items (*3 minutes per speaker*)
3. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott*
 - Discussion/Consideration of Midge Fly Treatments and Fish Stocking of Lake 4-1A and 3-3
4. Update/Consideration: Placing “School Zone” Signage on River Hall Parkway (*Supervisor Asfour*)
 - Discussion/Consideration: My AV-Tech LLC Estimate 25020 [Electrical: Pedestrian Crosswalk School Zone Installation]
5. Discussion: Renewal of LCSO Off-Duty Patrol Officer Agreement
6. Continued Discussion: Perimeter Fencing
7. Acceptance of Unaudited Financial Statements as of December 31, 2024
8. Approval of January 9, 2025 Regular Meeting Minutes
9. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: March 6, 2025 at 3:30 PM

○ QUORUM CHECK

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

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

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

11. Supervisors' Comments/Requests

12. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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River Hall CDD
Lake Treatment Report
Treatment Dates December 2024

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
1-1A	Treated	Torpedograss	12/9/24			Sprayed Littorals for Torpedograss
1-1B	Inspected		12/9/24			No Problems Noted
1-2A	Treated	Torpedograss	12/9/24			Sprayed Littorals for Torpedograss
1-2B	Treated	Torpedograss	12/9/24			Sprayed Littorals for Torpedograss
1-3	Treated	Torpedograss	12/9/24			Sprayed Littorals for Torpedograss
1-4	Treated	Torpedograss	12/9/24			Sprayed Littorals for Torpedograss
1-6A	Treated	Torpedograss	12/9/24			Sprayed Littorals for Torpedograss
1-6B	Treated	Torpedograss	12/9/24			Sprayed Littorals for Torpedograss
2-1A	Treated	Torpedograss	12/5/24			Sprayed Littorals for Torpedograss
2-1B	Inspected		12/24/24			No Problems Noted
2-2A	Treated	Torpedograss	12/5/24			Sprayed Littorals for Torpedograss
2-2B	Treated	Torpedograss	12/5/24			Sprayed Littorals for Torpedograss
2-2C	Inspected		12/13/24			No Problems Noted
2-2D	Treated	Torpedograss	12/5/24			Sprayed Littorals for Torpedograss
2-2E	Treated	Torpedograss	12/13/24			Sprayed Littorals for Torpedograss

River Hall CDD
Lake Treatment Report
Treatment Dates December 2024

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
2-2F	Inspected		12/13/24			No Problems Noted
2-2G	Inspected		12/13/24			No Problems Noted
2-2H	Treated	Torpedograss	12/13/24			Sprayed Littorals for Torpedograss
2-2I	Treated	Torpedograss	12/5/24			Sprayed Littorals for Torpedograss
2-2J	Treated	Torpedograss	12/13/24	Water Lilies	12/13/24	Treated Water Lilies with Fluridone
2-2K	Treated	Torpedograss				Sprayed Littorals for Torpedograss
2-2L	Treated	Torpedograss	12/13/24	Water Lilies	12/13/24	Treated Water Lilies with Fluridone
2-2M	Treated	Torpedograss	12/5/24			Sprayed Littorals for Torpedograss
2-3A	Inspected		12/24/24			No Problems Noted
2-3B	Inspected		12/24/24			No Problems Noted
2-4A	Inspected		12/24/24			No Problems Noted
2-4B	Inspected		12/24/24			No Problems Noted
2-4C	Inspected		12/24/24			No Problems Noted
2-4D	Inspected		12/24/24			No Problems Noted
2-4E	Inspected		12/24/24			No Problems Noted

River Hall CDD
Lake Treatment Report
Treatment Dates December 2024

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
2-5A/2-5B	Inspected		12/24/24			No Problems Noted
Flowway Lake 1	Inspected		12/19/24	Cattails	12/30/24	Removed Cattails
2-5C	Inspected		12/24/24			No Problems Noted
2-5D	Inspected		12/24/24			No Problems Noted
2-6A	Inspected		12/24/24			No Problems Noted
2-6B	Treated	Torpedograss	12/13/24			Sprayed Littorals for Torpedograss
2-6C	Inspected		12/13/24			No Problems Noted
2-7	Inspected		12/13/24			No Problems Noted
2-8A	Treated	Torpedograss	12/13/24			Sprayed Littorals for Torpedograss
2-8B	Treated	Grasses/Weeds	12/13/24			Sprayed shoreline grasses/weeds
2-8C	Treated	Torpedograss	12/13/24			Sprayed Littorals for Torpedograss
2-8D	Treated	Torpedograss	12/13/24			Sprayed Littorals for Torpedograss
2-8E	Treated	Torpedograss	12/13/24			Sprayed Littorals for Torpedograss
2-8F	Inspected		12/13/24			No Problems Noted
Flowway Lake 2	Treated		12/13/24			No Problems Noted

River Hall CDD
Lake Treatment Report
Treatment Dates December 2024

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
3-1	Treated	Chara	12/10/24	Torpedograss	12/19/24	Treated for Algae/Chara
3-2	Treated	Torpedograss	12/19/24			Sprayed Littorals for Torpedograss
3-3	Treated	Cattails	12/30/24	Torpedograss	12/30/24	Removed Cattails
3-3A	Treated	Torpedograss	12/19/24			Sprayed Littorals for Torpedograss
3-4A	Treated	Torpedograss	12/19/24			Sprayed Littorals for Torpedograss
3-4B	Inspected		12/19/24			No Problems Noted
3-4C	Treated	Torpedograss	12/19/24			Sprayed Littorals for Torpedograss
3-5A	Treated	Grasses/Weeds	12/6/24			Sprayed shoreline grasses/weeds
3-5B	Treated	Torpedograss	12/6/24			Sprayed shoreline grasses/weeds
3-5C	Inspected		12/24/24			
3-5D	Inspected		12/24/24			No Problems Noted
3-5E	Inspected		12/24/24			No Problems Noted
4-1A	Inspected		12/24/24			No Problems Noted
4-1B	Inspected		12/24/24			No Problems Noted
4-1C	Inspected		12/24/24			No Problems Noted

River Hall CDD
Lake Treatment Report
Treatment Dates December 2024

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
4-1D	Treated	Grasses/Weeds	12/6/24			Sprayed shoreline grasses/weeds
4-1E	Treated	Grasses/Weeds	12/6/24			Sprayed shoreline grasses/weeds
4-1F	Inspected		12/6/24			No Problems Noted
4-2B	Treated	Grasses/Weeds	12/6/24			Sprayed shoreline grasses/weeds
4-2H	Treated	Grasses/Weeds	12/6/24			Sprayed shoreline grasses/weeds
4-2I	Treated	Grasses/Weeds	12/6/24			Sprayed shoreline grasses/weeds
4-2J	Treated	Grasses/Weeds	12/6/24			Sprayed shoreline grasses/weeds
Ditch	Treated	Grasses/Weeds	12/30/24			Sprayed shoreline grasses/weeds



River Hall CDD
Lake Treatment Report
Treatment Dates December 2024

Lake survey was completed on January 21st there are no major problems to report. With water levels dropping we have more exposed banks with minor grasses and weeds, we will treat these lake during scheduled services

Lakes 4-1A and 4-1B needed some work, the crew was out on Jan 24th to spray lakes banks for grasses and weeds

I will follow-up next week to make sure these lakes were treated

I was not able to check all lakes due to weather, next lake survey is scheduled for February 19th all lakes will be checked

River Hall CDD

Lake Treatment Report

Treatment Dates December 2024



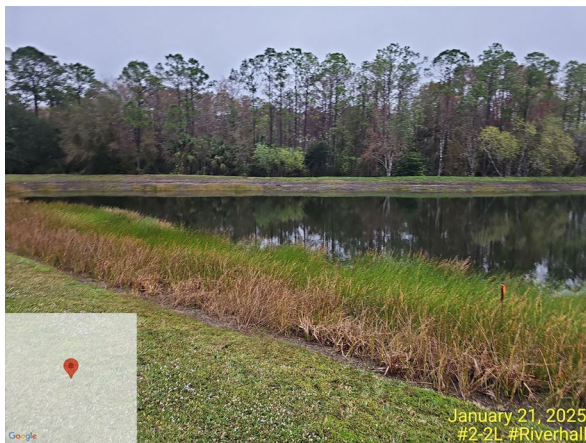
Lake **2-3A**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **2-2L**

Notes/Comments

No problems noted

Action Needed

Routine maintenance



Lake **2-2K**

Notes/Comments

Minor
Cattails

Action Needed

Will be treated on the next scheduled service

River Hall CDD

Lake Treatment Report

Treatment Dates December 2024



Lake **2-6C**

Notes/Comments

Minor
Torpedograss

Action Needed

Routine maintenance



Lake **2-8A**

Notes/Comments

Moderate
Grasses/Weeds

Action Needed

Will be treated on the next scheduled service



Lake **Ditch**

Notes/Comments

Minor
Grasses/Weeds

Action Needed

Will be treated on the next scheduled service

River Hall CDD

Lake Treatment Report

Treatment Dates December 2024



Lake 3-5C

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake 3-5E

Notes/Comments
Moderate
Grasses/Weeds

Action Needed
Routine maintenance



Lake 4-1B

Notes/Comments
No problems noted

Action Needed
Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates December 2024



Lake **4-1A**

Notes/Comments

Moderate

Action Needed

Will be treated this week



Lake **2-8E**

Notes/Comments

Moderate
Grasses/Weeds

Action Needed

Routine maintenance



Lake **3-2**

Notes/Comments

No problems noted

Action Needed

Routine maintenance

**SUPERIOR WATERWAY
SERVICES, INC.**



SERVICE AGREEMENT MIDGE FLY TREATMENT

January 30, 2025

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

Terms: Net 30 days

DESCRIPTION:

Midge Fly Treatment for lakes 3-3 and 4-1A

Lake 3-3 7.64 acres

\$1,795.40 per treatment

Total for three treatments two to three weeks apart

Total: \$5,386.20

Lake 4-1A 5.16 acres

\$1,212.60 per treatment

Total for three treatments two to three weeks apart

Total: \$3,637.80

Grand Total for both lakes, three treatments each: \$9,024.00

***This offer is good for ninety (90) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above
prices, specifications, and conditions are
satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

**SUPERIOR WATERWAY
SERVICES, INC.**



SERVICE AGREEMENT FISH STOCKING

January 30, 2025

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

Terms: Net 30 days

DESCRIPTION:

Fish stocking for lakes 3-3 and 4-1A

Gambusia (mosquitofish)

Fish will be stocked at 2,500 per acre at \$0.10 per fish

Lake 3-3 7.64 acres 19,100 total fish

\$1,910.00

Lake 4-1A 5.16 acres 12,900 total fish

\$1,290.00

Delivery charge \$300.00

Total: \$3,500.00

***This offer is good for ninety (90) days from date of quotation**

SUPERIOR WATERWAY SERVICES, INC.

CUSTOMER ACCEPTANCE - The above
prices, specifications, and conditions are
satisfactory and are hereby accepted.

By: _____

By: _____

Dated: _____

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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My AV-Tech LLC
 9828 Venezia Cir Unit 1114
 Naples, FL 34113 US
 844-692-8832
 office@myav-tech.com
 www.myav-tech.com



ADDRESS

Shane Willis
 River Hall CDD
 9220 Bonita Beach Rd, Suite 214
 Bonita Springs, FL 34135

SHIP TO

Shane Willis
 River Hall CDD
 9220 Bonita Beach Rd, Suite 214
 Bonita Springs, FL 34135

Estimate 25020

DATE 01/23/2025

SCOPE

School Zone

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Electrical:Pedestrian Crosswalk SCHOOL ZONE INSTALLATION Includes: - (2) INBOUND Concrete Pads - (2) INBOUND Alum pole w/ threads, sched 40, 4" x 15' - (2) INBOUND Sq alum base, Alum door, grounding lug - (1) INBOUND School Zone Beacon Time Switch - (1) INBOUND SpeedCheck-15, Solar Powered, Specify Yellow Sign Face Slow Down Message - (1) INBOUND 80W/100ah Solar Package - (6) INBOUND In Ground Lights - (2) INBOUND SCHOOL ZONE Signs - (2) OUTBOUND Concrete Pads - (2) OUTBOUND Alum pole w/ threads, sched 40, 4" x 15' - (2) OUTBOUND Sq alum base, Alum door, grounding lug - (1) OUTBOUND School Zone Beacon Time Switch - (1) OUTBOUND SpeedCheck-15, Solar Powered, Specify Yellow Sign Face Slow Down Message - (1) OUTBOUND 80W/100ah Solar Package - (6) OUTBOUND In Ground Lights - (2) OUTBOUND SCHOOL ZONE Signs	2	15,655.00	31,310.00

TOTAL

\$31,310.00

Accepted By

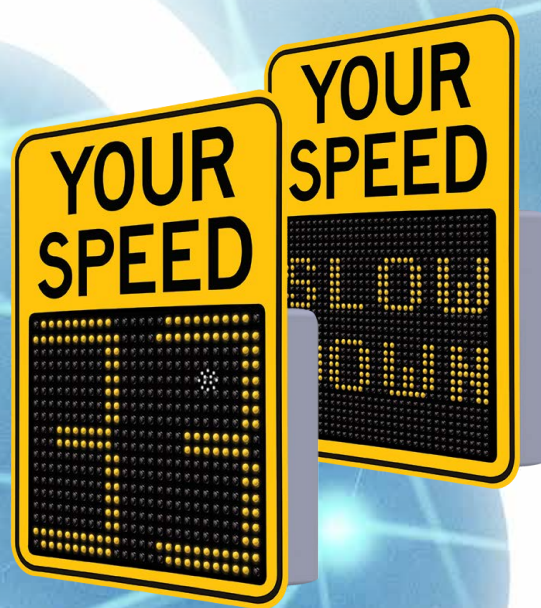
Accepted Date



SafePace® Evolution 12FM

The SafePace Evolution 12FM variable message sign is a compact, portable solution offering adjustable driver-responsive messages.

The compact yet robust Traffic Logix SafePace Evolution 12FM offers the flexible, customizable messaging options you'd expect from a larger sign. The sign includes a full matrix for text, graphics, or 12" speed display, including speed activated digit color changes and choice of messaging color. The Evolution 12FM sign is the sign with a small footprint yet wide range of messaging options.



EV 12FM Specifications

Digit Size	12"
Height	29"
Weight	20 lbs
24/7, 365 Scheduling	✓
Data Collection	✓
Solar Compatibility	✓
Battery Operated	✓
Universal Mounting	✓
Cloud Compatibility	✓
Trailer Compatibility	✓
Dolly Compatibility	✓
Hitch Compatibility	✓
Warranty	2 Years

Features

Compact design offers **all the features** and visibility you'd expect from a full size variable message sign.

Allows for **animated text or graphics** such as moving arrows or a scrolling message.

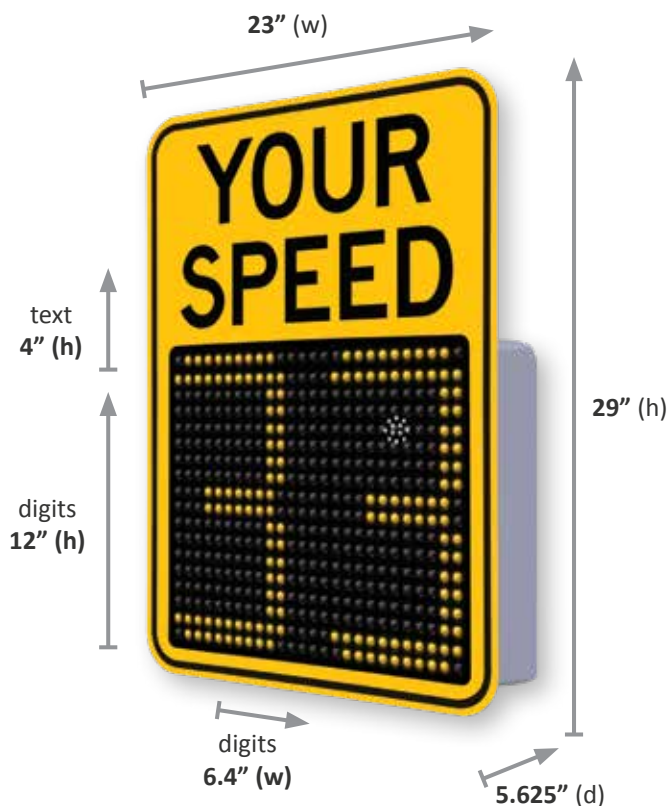
Universal Mounting: Optional mounting brackets let you use one sign at multiple locations with the turn of a key.

Dual-Color Display: Display color can be programmed to change based on driver speed.

Ultra-low power consumption including the most power-efficient radar technology available and optional solar power.

Includes **integrated flashing speed violator strobe** to alert speeding drivers.

Stealth Mode allows the sign to collect baseline traffic data while speed display appears blank to motorists.



Feature	Specifications
Dimensions	
Digits	12"(h) x 6.4"(w), 936 LEDs
Variable Message Matrix mode	13"(h) x 18.25"(w), 936 LEDs
Unit with "YOUR SPEED" sign mounted	Full size sign: 29.0"(h) x 23.0"(w) x 5.625"(d)
Sign Weight (includes "YOUR SPEED" sign (2 lbs) mounted)	
AC Powered	20 lbs
Battery Powered Model	20 lbs (not including batteries)
Solar powered model	20 lbs (does not include batteries, solar panel or bracket)
General Specifications	
Operating Temperatures F (C):	-40° (-40°) to 185° (85°)
3-Digit Speed Display	Miles Per Hour (mph): 3-99 mph Kilometers Per Hour (km/h): 5-160 km/h
Faceplate	High-Intensity prismatic reflective sheeting on "YOUR SPEED" signs with black colored text. MUTCD approved colors and format
Communications	Bluetooth, GSM/GPRS
Programming	SafePace® Pro management software SafePace® Cloud remote management 24/7 365 day unlimited programming and scheduling
Power Options (Electrical Specifications)	
AC power input	100~240 V AC

Feature	Specifications
DC power input	12 V DC
Solar panel options	50W or 90W solar panel
Radar	
Internal Radar:	Doppler (FCC approved)
Model	DF 600
Radar RF out	5 mW maximum
Radar f-center	24.125 GHz or 24.200 GHz
Pickup distance	Up to 400 feet
Beam angle	24° (vertical) x 12° (horizontal)
Beam polarization	Linear
CE Mark (Radar)	Yes
Display	
LEDs	948
Digits	468 LEDs: Color: Yellow (590 nm) Viewing angle at 50% IV: 30° Partial Flux (Brightness): 9000 – 22400 Ev,[lux]/LED 468 LEDs: Color: Red (633 nm) Viewing angle at 50% IV: 30° Partial Flux (Brightness): 7100 – 18000 Ev,[lux]/LED
Speed Violator Strobe	12 LEDs: Color: White (2700 K – 6500 K) Viewing angle at 50% IV: 150° Luminous Flux: typically 33lm @ 4000 K Luminous Efficacy: typically 176 lm/W @4000 K
Ambient light sensor	1 sensor and automatic brightness adjustment
Characters	Max Lines of text = 2 Max height of text = 5" Max characters/line= 4
Enclosure	
Construction	Vandal resistant, lightweight polymer. Matte black front for reduced glare and maximum contrast. Light gray body to minimize heat absorption
Weatherproof Rating	Weatherproof, NEMA 4X-12, IP65 level compliant. Non-sealed and ventilated
Warranty	
Sign	2 years
Batteries	1 year

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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Brendha Silva

From: shane willis
Sent: Wednesday, December 18, 2024 4:43 PM
To: Daphne Gillyard; Madison Tappa; Gianna Denofrio
Cc: Cleo Adams
Subject: River Hall
Attachments: 533 Agreement.pdf; 2025 Detail Request.pdf

Please add the attached and email chain to the next agenda as a topic of discussion, thank you!

Respectfully,
Shane Willis
Operations Manager
Wrathell, Hunt, & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Greg Urbancic <gurbancic@cyklawfirm.com>
Sent: Wednesday, December 18, 2024 3:00 PM
To: shane willis <williss@whhassociates.com>
Subject: RE: River Hall

Shane-

In a sense, yes, I do. Although, it may be more of a caution. Their form is seemingly directed at a special event, which this is not, and security for such event. So, I wonder if this is the correct form. Section 4 does not really apply, or so it would seem.

Perhaps more importantly, I think we need to make sure the board is fully on board and our insurance carrier is as well. This agreement form that Lee uses is concerning. We are being asked to specifically indemnify them for their actions and inactions and the amount is unlimited. I do not believe this is not an insurable risk and is not limited by sovereign immunity. (Note that there is also a reference to 30.2905, Florida Statutes, which gives us some responsibility as well. But, it is not as broad as Section 18 of the agreement) Also, see the last sentence of Section 18. I think you definitely need to see if our insurance carrier's thoughts on Sections 18 and 20. I have had this Section 18 language kill the use of LCSO in other communities. I cannot recommend the District assume such broad liability, although the Board may be comfortable with the risk (presuming it is okay from an insurance carrier standpoint).

18. Indemnification.

The Entity agrees to indemnify and hold harmless LCSO, and its employees, volunteers, and agents for and from any and all claims (direct or derivative), damages, costs, expenses, demands of whatsoever kind or nature, and causes of action, arising from or related to the Entity's performance, nonperformance, action(s), omission(s), failure to act related to any duty or obligation imposed upon LCSO pursuant to the Agreement. This indemnification obligation shall not be subject to any limitation as to the amount or type of recovery sought, or, on the amount or type of insurance coverage secured by the Entity. Further, the Entity shall require all their insurance carriers, with respect to all insurance policies to which they are a party, to waive all rights of subrogation against LCSO incidental to the extra-duty detail service described herein.

20. Extra-Duty Detail Indemnification.

Nothing contained in this Agreement shall in any way limit or impeded application of indemnification language in Florida Statute 30.2905.

30.2905 Program to contract for employment of off-duty deputies for security services. —

(1) A sheriff may operate or administer a program to contract for the employment of sheriff's deputies, during off-duty hours, for public or private security services.

(2)(a) Any such public or private employer of a deputy sheriff shall be responsible for the acts or omissions of the deputy sheriff while performing services for that employer while off duty, including workers' compensation benefits.

(b) However, for the workers' compensation purposes of this section:

1. A deputy sheriff so employed who sustains an injury while enforcing the criminal, traffic, or penal laws of this state shall be regarded as working on duty.

2. The term "enforcing the criminal, traffic, or penal laws of this state" shall be interpreted to include, but is not limited to, providing security, patrol, or traffic direction for a private or public employer.

3. A sheriff may include the sheriff's proportionate costs of workers' compensation premiums for the off-duty deputy sheriffs providing such services.

(3) Deputy sheriffs employed during off-duty hours pursuant to the provisions of this section are exempt from the licensure requirements of chapter 493 for persons who watch or guard, patrol services, or private investigators.

History.—s. 5, ch. 91-174; s. 184, ch. 95-147; s. 1, ch. 2010-175.

Let me know if you want to discuss.

Greg

Gregory L. Urbancic

Attorney at Law

Coleman, Yovanovich & Koester, P.A.
The Northern Trust Building

4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
P: 239.435.3535 | F: 239.435.1218
gurbancic@cyklawfirm.com



Visit cyklawfirm.com to learn more about us.

Both Gregory L. Urbancic and Coleman, Yovanovich & Koester, P.A. intend that this message be used exclusively by the addressee(s). This message may contain information that is privileged, confidential and exempt from disclosure under applicable law. Unauthorized disclosure or use of this information is strictly prohibited. If you have received this communication in error, please permanently dispose of the original message and notify Gregory L. Urbancic immediately at gurbancic@cyklawfirm.com or (239) 435-3535. Thank you.

FRAUD ALERT ---- PLEASE DO NOT WIRE ANY FUNDS TO OUR FIRM UNLESS YOU OR THE SENDING BANK HAVE VERIFIED THE WIRING INSTRUCTIONS DIRECTLY WITH OUR FIRM VIA TELEPHONE.

From: shane willis <williss@whhassociates.com>

Sent: Wednesday, December 18, 2024 9:57 AM

To: Greg Urbancic <gurbancic@cyklawfirm.com>; Meagan Magaldi <mmagaldi@cyklawfirm.com>

Subject: River Hall

I was in the process of renewing the off-duty patrol officer agreement and was informed by LCSO that they are not signing outside contracts for this service any longer.

Do you have an objection to Staff signing this agreement? Thanks!

Respectfully,
Shane Willis
Operations Manager
Wrathell, Hunt, & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 259-4299 ©

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

AGREEMENT FOR EXTRA-DUTY DETAIL SERVICES

This Agreement for **Extra-Duty Detail Services** ("The Agreement" or "Agreement"), effective upon the date of LCSO's signature, is made by and between Sheriff Carmine Marceno, in his official capacity as Sheriff in and for Lee County, Florida and the Lee County Sheriff's Office (hereinafter "LCSO"), and River Hall Community Development District, (hereinafter "Entity"), and collectively as "the parties", hereby agree as follows:

WITNESSETH:

WHEREAS, Entity plans to engage in an event as set forth, and at a location set forth, in Exhibit A and desires, as a security measure, a law enforcement presence at said event; and

WHEREAS, the LCSO is willing to provide law enforcement personnel, acting in an extra-duty detail capacity, to provide services described herein and set forth in Exhibit A while wearing LCSO uniforms, utilizing LCSO vehicles, and other LCSO property; and

WHEREAS, Exhibit A attached hereto is a material part of the Agreement and is incorporated and merged as if fully set forth herein.

NOW THEREFORE, in consideration of the mutual covenants and obligations undertaken by the parties as contained herein, and for other good and valuable consideration, the parties hereto agree as follows:

1. Authority.

The Entity expressly represents it or they are legally authorized to bind the Entity. The Entity fully comprehends and acknowledges the LCSO is acting in reliance on this, as well as other representations the Entity has made to members of the LCSO. The Entity further expressly represents that it or they has/have acquired all necessary applicable permits to engage in the event for which they are requesting LCSO law enforcement personnel as set forth in **Exhibit A**.

2. Description and Schedule of Event.

The description of the event, including the time, place, and duration, are set forth in Exhibit A, which is attached hereto and incorporated as if full set forth herein.

3. Term of Agreement.

The term of this Agreement shall begin on the first day of the event and terminate on the last day of the event as set forth in Exhibit A.

4. **Assessment of Security Needs and Authority Retained by LCSO.**

The Entity understands and consents to the LCSO conducting an assessment of the security needs of the Entity for the event location set forth in Exhibit A. The Entity understands the assessment of the referenced security needs by the LCSO is conducted by the LCSO, at their sole and absolute discretion, to allow LCSO to determine the minimum number of extra-duty detail law enforcement personnel adequate for the event. The Entity acknowledges the assessment of security needs by LCSO as set out herein does not constitute a representation, promise, guarantee or warranty by LCSO that LCSO will be able to supply the minimum number of off-duty or extra-duty detail law enforcement personnel which LCSO determines are required.

The Entity understands the extra duty detail services provided to the Entity are intended to offer an immediate presence of uniformed, sworn law enforcement personnel and to, by their presence alone, serve to potentially deter unruly or unlawful behavior. The Entity fully understands and accepts that by LCSO providing extra duty detail services pursuant to this Agreement LCSO is not assuming any duties of protection or care to any persons who may or may not be present at the location of the event as set forth in Exhibit A. The Entity acknowledges the extra-duty detail services provided by LCSO are merely to serve as a supplement to other measures and/or care provided or taken by the Entity and the Entity specifically DOES NOT expect or rely on LCSO to exclusively assume any duties of care.

5. **Scheduling and Command.**

The primary duties and essential functions of law enforcement personnel providing extra-duty detail services shall be as assigned by LCSO command.

The selection and scheduling of the law enforcement personnel providing extra-duty detail services shall be in accordance with the practices and policies of LCSO.

6. **Termination of Agreement.**

As set forth in Exhibit A.

7. **Compensation.**

As set forth in Exhibit A.

8. **Independent Relationships.**

The parties to this Agreement are solely independent of each other and are contracting with each other for the sole purpose of the obligations set forth in the Agreement. Nothing in this Agreement shall create a partnership, joint venture, agency, or employer/employee relationship. Neither party may make, or undertake, any commitments or obligations on behalf of the other.

9. **Waiver of Terms and Conditions.**

The failure of LCSO to insist on any one or more instances of performance of any of the terms and conditions of this Agreement or to exercise any right or privilege contained in this Agreement, or the waiver of any breach of the terms and conditions of this Agreement, shall not be considered as having waived any such terms, conditions, rights or privileges of the Agreement, and the same shall continue and remain in force and effect.

10. **Severability.**

It is the intention of the parties that this Agreement is in compliance with all relevant state and federal statutes, regulations, and governmental agency guidelines governing the relationship between the parties at the time of execution. If any provision of this Agreement is subsequently rendered invalid or unenforceable by any local, state or federal statute or regulation, or declared null and void by any court of competent jurisdiction, the remaining provisions of this Agreement will remain in full force and effect.

11. **Third Party Beneficiaries.**

This Agreement is intended solely for the benefit of the parties hereto and shall not, directly or by implication, create any rights, claims, obligations, or duties to any third party not a signatory to this Agreement.

12. **Assignment.**

This Agreement shall not be assigned in whole or in part by either party without the express prior written consent of the other party.

13. **Binding Effect.**

This Agreement shall be binding upon the parties hereto and shall inure to the benefit of the Entity or the LCSO, as applicable.

14. **Governing Law.**

This Agreement shall be controlled, interpreted, construed, and enforced in accordance with the laws of the State of Florida without regard to conflict of laws. The exclusive venue for any dispute arising out of this Agreement shall be in a court of competent jurisdiction in Lee County, Florida.

15. **Titles or Captions.**

The paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend, modify, amplify, or describe the scope of this Agreement or the intent of any provision hereof.

16. **Draftsmanship.**

Any conflict in the terms of this Agreement shall be construed in favor of LCSO.

17. **Amendments.**

This Agreement may only be modified or amended by the mutual written agreement of the parties. Any such modification or amendment shall be signed by each party and shall be attached to and become a part of this Agreement.

18. **Indemnification.**

The Entity agrees to indemnify and hold harmless LCSO, and its employees, volunteers, and agents for and from any and all claims (direct or derivative), damages, costs, expenses, demands of whatsoever kind or nature, and causes of action, arising from or related to the Entity's performance, nonperformance, action(s), omission(s), or failure to act related to any duty or obligation imposed upon LCSO pursuant to the Agreement. This indemnification obligation shall not be subject to any limitation as to the amount or type of recovery sought, or, on the amount or type of insurance coverage secured by the Entity. Further, the Entity shall require all their insurance carriers, with respect to all insurance policies to which they are a party, to waive all rights of subrogation against LCSO incidental to the extra-duty detail service described herein.

19. **Sovereign Immunity.**

Nothing herein contained in this Agreement is intended, nor shall be construed, to waive any of the limitations of liability and other defenses provided by sovereign immunity and the strict financial limitations set forth in Florida Statute 768.28.

20. **Extra-Duty Detail Indemnification.**

Nothing contained in this Agreement shall in any way limit or impeded application of the indemnification language in Florida Statute 30.2905.

21. **Recitals/Entire Agreement.**

The recitals above are incorporated herein as if fully restated. This Agreement constitutes the entire agreement between the parties hereto and supersedes all prior oral or written agreements, representations, statements, negotiations, understandings, proposals, and undertakings with respect to the subject matter hereof.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first written above.

ENTITY

River Hall Community Development District

9220 Bonita Beach Rd Suite 214 Bonita Springs FL 34135

By: _____

Print Name: _____

Date: _____

CARMINE MARCENO, SHERIFF O/BO/
THE LEE COUNTY SHERIFF'S
OFFICE

By: _____
Sheriff/Designee

Print Name: _____

Date: _____

Carmine Marceno
Sheriff



State of Florida
County of Lee

"Proud to Serve"

Exhibit A
Detail Request Form

Please review all information on this request form for accuracy and as the vendor, sign at the bottom. All details are a minimum of four (4) hours with the exception of boat details which are a minimum of six (6) hours and a half hour drive time to and from the detail location. When five (5) or more deputies are assigned to an event, a supervisor with the rank of Sergeant or above may be required at an upgraded hourly charge. Depending on the type of event or crowd size, it will be at the discretion of the Sheriff's Office to determine the number of deputies needed.

The detail rates for 2025 will be:

Security/Funeral	\$63/hr	Traffic	\$73/hr
CSA/Dispatch Holiday	\$63/hr	Detail Supervisor	\$80/hr
CSA/Dispatcher	\$50/hr	Holiday Sup/IC	\$90/hr
Boat	\$70/hr	Civil/Prisoner Trans	\$80/hr
Holiday/Last Minute	\$88/hr	Bomb Sweep	\$70/hr

Details are charged a \$15 per deputy vehicle rate (when applicable).

All boat details are charged a \$20 per hour boat rate (when applicable).

Holidays: New Year's Day, Easter Sunday, Memorial Day, 4th of July, Labor Day, Thanksgiving Day, Christmas Eve, Christmas Day, New Year's Eve

Extra Duty Details will not be provided to any person, firm or organization whose members, business or operations are of questionable nature; or for any event that will discredit the assigned Deputy, Sheriff's Office or County. The Sheriff's Office reserves the right to cancel the detail without notice and to recall the deputy(s) when necessary for community safety without penalty. LCSO cannot guarantee detail coverage.

The Lee County Sheriff's Office will be the only armed personnel at any event where the detail is taking place. Any private security company that is hired to work alongside the Sheriff's Office will be a reputable, licensed and insured company whose employees are State D licensed unarmed security guards. Proof of the signed contract with private security company will be required.

In order to cancel a detail, notice must be given to the Detail Coordinator twenty-four (24) hours prior to the start of the detail either by phone or email. Weather related cancellations must be made within three (3) hours of the start of the detail. In the event of a cancellation after business hours, please call 239-477-1000 and ask to have the on-call Detail Coordinator call you. If cancellation notification is not made, and LCSO Detail Deputies show up to the detail, vendor will be billed the four-hour minimum for each deputy.

Unless otherwise specified, full payment of all details must be received one (1) week prior to the start of the event in the form of a cashier's check, money order, or business check made out to Lee County Sheriff's Office. Credit card payments can be made via telephone. The Lee County Sheriff's Office does not accept cash or personal checks.

Payments can be sent to: The Lee County Sheriff's Office 14750 Six Mile Cypress Pkwy., Fort Myers, FL 33912 ATTN: Finance Department.

Total Deputy(ies) <u>1</u>	Total Hours <u>4 hr min</u>	Rate per Hour <u>\$73</u>	Vehicle Rate <u>\$15</u>
Supervisory Deputy(ies) _____	Total Hours _____	Rate per Hour _____	Vehicle Rate _____
Entity _____			



"The Lee County Sheriff's Office is an Equal Opportunity Employer"
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000

Detail Request Form - continued

LCSO Details Main Phone Number: 239-477-1199																	
Vendor Information																	
Business Name: <u>River Hall Community Development District</u> Street: <u>9220 Bonita Beach Rd Suite 214</u> City: <u>Bonita Springs</u> State: <u>FL</u> Zip Code: <u>34135</u> Business Contact: <u>Shane Willis</u> Phone: <u>239-259-4299</u> Email Address: <u>williss@whhassociates.com</u>																	
Event Information																	
Detail Location: <u>River Hall Community</u> Street: <u>River Hall</u> City: <u>Alva</u> State: <u>FL</u> Zip Code: <u>33920</u> Contact During Event: <u>Shane Willis</u> Phone: <u>239-259-4299</u> Event Date: <u>All details through 12/31/25</u> Event Time: <u>Varied</u> Anticipated Crowd Size: _____ Type of Event: <u>Traffic Control</u> Additional Security Working Detail: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, how many? _____ Permits Attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Alcohol Served: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																	
Detail Information																	
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Security/Funeral <input type="checkbox"/></td> <td style="width: 33%;">Traffic/Boat <input checked="" type="checkbox"/></td> <td style="width: 33%;">Prisoner Trans/Civil <input type="checkbox"/></td> </tr> <tr> <td>CSA/Dispatcher <input type="checkbox"/></td> <td>Bomb Sweep <input type="checkbox"/></td> <td>CSA Holiday <input type="checkbox"/></td> </tr> <tr> <td>Last Minute/Holiday <input type="checkbox"/></td> <td>Supervisor <input type="checkbox"/></td> <td>Holiday Sup/IC <input type="checkbox"/></td> </tr> <tr> <td>Marked Vehicle <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Unmarked Vehicle <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td></td> </tr> <tr> <td>Uniformed Deputy <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</td> <td>Plain Clothes Deputy <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</td> <td></td> </tr> </table>			Security/Funeral <input type="checkbox"/>	Traffic/Boat <input checked="" type="checkbox"/>	Prisoner Trans/Civil <input type="checkbox"/>	CSA/Dispatcher <input type="checkbox"/>	Bomb Sweep <input type="checkbox"/>	CSA Holiday <input type="checkbox"/>	Last Minute/Holiday <input type="checkbox"/>	Supervisor <input type="checkbox"/>	Holiday Sup/IC <input type="checkbox"/>	Marked Vehicle <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Unmarked Vehicle <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Uniformed Deputy <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plain Clothes Deputy <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Security/Funeral <input type="checkbox"/>	Traffic/Boat <input checked="" type="checkbox"/>	Prisoner Trans/Civil <input type="checkbox"/>															
CSA/Dispatcher <input type="checkbox"/>	Bomb Sweep <input type="checkbox"/>	CSA Holiday <input type="checkbox"/>															
Last Minute/Holiday <input type="checkbox"/>	Supervisor <input type="checkbox"/>	Holiday Sup/IC <input type="checkbox"/>															
Marked Vehicle <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Unmarked Vehicle <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																
Uniformed Deputy <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plain Clothes Deputy <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																
Detail Description: Request deputy with marked vehicle or unmarked vehicle to provide traffic presence within the community due to ongoing issues with speeding and parking. Community is requesting 2 details per week alternating hours 7a-11a & 2p-6p. If additional details are needed or changes need made, an email will need sent to the Details Unit to do so. Total estimated cost per detail \$307.																	



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RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	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	\$ 1,982,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,982,227
Bank United MMA	90,000	-	-	-	-	-	-	-	90,000
Bank United ICS	542,476	-	-	-	-	-	-	-	542,476
Investments									
SBA	5,973	-	-	-	-	-	-	-	5,973
Reserve A-1	-	206,925	75,400	634,811	238,073	-	-	-	1,155,209
Reserve A-2	-	-	342,063	-	-	-	-	-	342,063
Capitalized interest	-	-	-	5,060	175,048	-	-	-	180,108
Interest A-2	-	-	49	-	-	-	-	-	49
Revenue A-1	-	-	221,292	-	-	-	-	-	221,292
Revenue A-2	-	-	177,730	-	-	-	-	-	177,730
Revenue 23	-	-	-	70,996	-	-	-	-	70,996
Revenue 2020A	-	116,705	-	-	-	-	-	-	116,705
Prepayment A-1	-	-	72	-	-	-	-	-	72
Prepayment A-2	-	-	211,096	-	-	-	-	-	211,096
Cost of issuance	-	-	-	-	6,940	-	-	-	6,940
Construction	-	-	-	-	-	164	1,534	3,348,599	3,350,297
Due from general fund	-	267,590	873,343	367,483	-	-	-	-	1,508,416
Deposits	1,622	-	-	-	-	-	-	-	1,622
Accounts receivable - RH Venture II	132,549	-	94,903	17,317	-	-	-	-	244,769
Accounts receivable - RH Venture III	12,763	-	-	-	-	-	-	-	12,763
Hampton golf & country club	9,137	-	-	-	-	-	-	-	9,137
Cascades at river hall	2,575	-	-	-	-	-	-	-	2,575
Total assets	<u>\$2,779,322</u>	<u>\$ 591,220</u>	<u>\$ 1,995,948</u>	<u>\$1,095,667</u>	<u>\$420,061</u>	<u>\$ 164</u>	<u>\$ 1,534</u>	<u>\$ 3,348,599</u>	<u>\$10,232,515</u>
LIABILITIES AND FUND BALANCES									
Liabilities:									
Due to Developer	98,117	-	-	-	-	-	-	-	98,117
Due to Ashton Oaks HOA	1,297	-	-	-	-	-	-	-	1,297
Due to debt service fund 2020A	267,590	-	-	-	-	-	-	-	267,590
Due to debt service fund 2021A1	486,892	-	-	-	-	-	-	-	486,892
Due to debt service fund 2021A2	386,451	-	-	-	-	-	-	-	386,451
Due to debt service fund 2023	367,483	-	-	-	-	-	-	-	367,483
Accrued contracts payable	-	-	-	-	-	-	87,418	-	87,418
Total liabilities	<u>1,607,830</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>87,418</u>	<u>-</u>	<u>1,695,248</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	318	-	-	-	-	-	-	-	318
Deferred receipts	157,657	-	94,903	17,317	-	-	-	-	269,877
Total deferred inflows of resources	<u>157,975</u>	<u>-</u>	<u>94,903</u>	<u>17,317</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>270,195</u>
Fund balances:									
Nonspendable									
Prepaid and deposits	1,622	-	-	-	-	-	-	-	1,622
Restricted for:									
Debt service	-	591,220	1,901,045	1,078,350	420,061	-	-	-	3,990,676
Capital projects	-	-	-	-	-	164	(85,884)	3,348,599	3,262,879
Assigned to:									
Operating capital	145,000	-	-	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	-	-	250,000
Unassigned	616,895	-	-	-	-	-	-	-	616,895
Total fund balances	<u>1,013,517</u>	<u>591,220</u>	<u>1,901,045</u>	<u>1,078,350</u>	<u>420,061</u>	<u>164</u>	<u>(85,884)</u>	<u>3,348,599</u>	<u>8,267,072</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,779,322</u>	<u>\$ 591,220</u>	<u>\$ 1,995,948</u>	<u>\$ 1,095,667</u>	<u>\$ 420,061</u>	<u>\$ 164</u>	<u>\$ 1,534</u>	<u>\$ 3,348,599</u>	<u>\$ 10,232,515</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 363,289	\$ 436,543	558,180	78%
Assessment levy: off-roll	-	-	159,754	0%
Miscellaneous hog program shared cost	-	-	12,000	0%
Interest and miscellaneous	1,680	6,426	7,500	86%
Total revenues	<u>364,969</u>	<u>442,969</u>	<u>737,434</u>	60%
EXPENDITURES				
Legislative				
Supervisor	2,000	2,000	12,000	17%
<i>Financial & administrative</i>				
District management	3,750	11,250	45,000	25%
District engineer	2,737	2,737	25,000	11%
Trustee	4,246	16,340	16,000	102%
Tax collector/property appraiser	-	7,009	6,165	114%
Assessment roll prep	375	1,125	4,500	25%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,977	14,000	100%
Legal advertising	-	252	1,100	23%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	61	293	1,500	20%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
EMMA software services	-	1,500	-	N/A
<i>Legal counsel</i>				
District counsel	381	381	14,000	3%
<i>Electric utility services</i>				
Utility services	-	996	11,000	9%
Street lights	-	-	2,000	0%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	7,500	0%
Aquatic maintenance	13,291	26,582	160,000	17%
Hog removal	1,900	3,800	15,000	25%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	825	40,000	2%

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

	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	-	-	13,750	0%
Landscape maintenance	40,036	40,036	195,000	21%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	10,500	0%
Holiday decorations	1,456	1,456	12,000	12%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	2,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	-	900	0%
Street light/decorative light maintenance	-	-	3,500	0%
Roadway repair & maintenance	-	13,750	25,000	55%
Sidewalk repair & maintenance	-	-	5,000	0%
Street sign repair & replacement	-	-	1,500	0%
Off-duty sheriff patrol	825	3,025	15,000	20%
<i>Contingency</i>				
Miscellaneous contingency	144	524	50	1048%
Total expenditures	<u>71,202</u>	<u>165,502</u>	<u>722,605</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	293,767	277,467	14,829	
Fund balances - beginning	719,750	736,050	930,350	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	618,517	618,517	550,179	
Fund balances - ending	<u>\$ 1,013,517</u>	<u>\$ 1,013,517</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 DECEMBER 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 267,590	\$ 318,203	\$ 414,720	77%
Interest	963	4,018	-	N/A
Total revenues	<u>268,553</u>	<u>322,221</u>	<u>414,720</u>	78%
EXPENDITURES				
Debt service				
Principal	-	-	155,000	0%
Interest	-	128,106	256,213	50%
Total debt service	<u>-</u>	<u>128,106</u>	<u>411,213</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	268,553	194,115	3,507	
Fund balances - beginning	322,667	397,105	383,840	
Fund balances - ending	<u>\$ 591,220</u>	<u>\$ 591,220</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 DECEMBER 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 873,343	\$ 1,038,529	\$ 1,357,204	77%
Special assessment: off-roll	-	-	71,154	0%
Assessment prepayments	-	210,622	-	N/A
Interest	2,714	9,405	-	N/A
Total revenues	<u>876,057</u>	<u>1,258,556</u>	<u>1,428,358</u>	88%
EXPENDITURES				
Debt service				
Principal (A-1)	-	15,000	535,000	3%
Principal (A-2)	-	-	450,000	0%
Interest (A-1)	-	113,400	226,800	50%
Interest (A-2)	-	100,050	200,550	50%
Total expenditures	<u>-</u>	<u>228,450</u>	<u>1,412,350</u>	16%
Excess/(deficiency) of revenues over/(under) expenditures	876,057	1,030,106	16,008	
Fund balances - beginning	<u>1,024,988</u>	<u>870,939</u>	<u>803,949</u>	
Fund balances - ending	<u><u>\$ 1,901,045</u></u>	<u><u>\$ 1,901,045</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 DECEMBER 31, 2024**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 367,483	\$ 436,989	\$ 527,205	83%
Special assessment: off-roll	-	-	76,964	0%
Interest	2,537	8,607	-	N/A
Total revenues	<u>370,020</u>	<u>445,596</u>	<u>604,169</u>	74%
EXPENDITURES				
Debt service				
Principal (A-2)	-	-	95,000	0%
Principal prepayment (A-1)	-	-	507,256	0%
Interest (A-1)	-	253,628	-	N/A
Total debt service	<u>-</u>	<u>253,628</u>	<u>602,256</u>	42%
Excess/(deficiency) of revenues over/(under) expenditures	370,020	191,968	1,913	
Fund balances - beginning	708,330	886,382	857,847	
Fund balances - ending	<u>\$ 1,078,350</u>	<u>\$ 1,078,350</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 DECEMBER 31, 2024**

	Current Month	Year To Date	% of Budget
REVENUES			
Interest	893	893	N/A
Total revenues	893	893	N/A
Other fees & charges			
Underwriter's discount	-	138,800	N/A
Cost of issuance	-	197,615	N/A
Total other fees and charges	-	336,415	N/A
Total expenditures	-	336,415	N/A
Excess/(deficiency) of revenues over/(under) expenditures	893	(335,522)	
OTHER FINANCING SOURCES/(USES)			
Bond proceeds	-	755,583	
Total other financing sources	-	755,583	
Net change in fund balances	893	420,061	
Fund balances - beginning	419,168	-	
Fund balances - ending	<u>\$ 420,061</u>	<u>\$ 420,061</u>	

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

	Current Month	Year To Date
REVENUES		
Interest	\$ 1	\$ 164
Total revenues	<u>1</u>	<u>164</u>
EXPENDITURES		
Construction in progress	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	1	164
Fund balances - beginning	163	-
Fund balances - ending	<u><u>\$ 164</u></u>	<u><u>\$ 164</u></u>

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

	Current Month	Year To Date
REVENUES		
Interest income	\$ 6	\$ 18
Total revenues	<u>6</u>	<u>18</u>
EXPENDITURES		
Construction in progress	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	6	18
Fund balances - beginning	(85,890)	(85,902)
Fund balances - ending	<u>\$ (85,884)</u>	<u>\$ (85,884)</u>

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

	Current Month	Year To Date
REVENUES		
Interest income	\$ 13,163	\$ 13,163
Total revenues	<u>13,163</u>	<u>13,163</u>
EXPENDITURES		
Construction in progress	-	2,848,981
Total expenditures	<u>-</u>	<u>2,848,981</u>
Excess/(deficiency) of revenues over/(under) expenditures	13,163	(2,835,818)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,184,417
Total other financing sources/(uses)	<u>-</u>	<u>6,184,417</u>
Net change in fund balances	13,163	3,348,599
Fund balances - beginning	3,335,436	-
Fund balances - ending	<u><u>\$ 3,348,599</u></u>	<u><u>\$ 3,348,599</u></u>

River Hall Community Development District
Check Detail
December 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2978	12/04/2024	FEDEX	101.001 · Suntrust-...		-17.75
Bill	8-687-25867	11/20/2024		519.410 · Postage	-17.75	17.75
TOTAL					-17.75	17.75
Bill Pmt -Check	2979	12/04/2024	FLORIDA PAINTERS	101.001 · Suntrust-...		-13,750.00
Bill	24-144 RIVER HALL	11/20/2024		541.000 · Road & S...	-13,750.00	13,750.00
TOTAL					-13,750.00	13,750.00
Bill Pmt -Check	2980	12/04/2024	GANNETT FLORID...	101.001 · Suntrust-...		-4,756.28
Bill	10461169	09/30/2024		519.480 · Legal Adv...	-4,504.16	4,504.16
Bill	10714542	11/20/2024		519.480 · Legal Adv...	-252.12	252.12
TOTAL					-4,756.28	4,756.28
Bill Pmt -Check	2981	12/04/2024	HOLE MONTES	101.001 · Suntrust-...		-18,132.00
Bill	429289	09/30/2024		519.320 · Engineeri...	-3,995.00	3,995.00
Bill	434691	09/30/2024		519.320 · Engineeri...	-3,374.50	3,374.50
Bill	439646	09/30/2024		519.320 · Engineeri...	-2,618.00	2,618.00
Bill	444695	09/30/2024		519.320 · Engineeri...	-952.00	952.00
Bill	450418	09/30/2024		519.320 · Engineeri...	-3,332.00	3,332.00
Bill	454225	09/30/2024		519.320 · Engineeri...	-3,860.50	3,860.50
TOTAL					-18,132.00	18,132.00
Bill Pmt -Check	2982	12/04/2024	LEE COUNTY PRO...	101.001 · Suntrust-...		-2,468.00
Bill	012661	11/20/2024		513.314 · Property ...	-2,468.00	2,468.00
TOTAL					-2,468.00	2,468.00
Bill Pmt -Check	2983	12/04/2024	LEE COUNTY SHE...	101.001 · Suntrust-...		-3,300.00
Bill	34670	09/30/2024		519.490 · Continge...	-1,100.00	1,100.00
Bill	35020	11/20/2024		541.466 · Off-duty s...	-1,100.00	1,100.00
Bill	31912	11/20/2024		541.466 · Off-duty s...	-1,100.00	1,100.00
TOTAL					-3,300.00	3,300.00

River Hall Community Development District

Check Detail

December 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2984	12/04/2024	PASSARELLA & A...	101.001 · Suntrust-...		-13,815.00
Bill	3	09/30/2024		519.320 · Engineeri...	-2,500.00	2,500.00
Bill	1	09/30/2024		519.320 · Engineeri...	-11,315.00	11,315.00
TOTAL					-13,815.00	13,815.00
Bill Pmt -Check	2985	12/04/2024	SUPERIOR WATE...	101.001 · Suntrust-...		-13,290.78
Bill	96332	11/20/2024		538.461 · Aquatic M...	-13,290.78	13,290.78
TOTAL					-13,290.78	13,290.78
Bill Pmt -Check	2986	12/04/2024	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,900.00
Bill	537	09/30/2024		538.465 · Hog Rem...	-1,900.00	1,900.00
TOTAL					-1,900.00	1,900.00
Bill Pmt -Check	2987	12/04/2024	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2025-1403	11/20/2024		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Check	2988	12/04/2024	RIVER HALL CDD	101.001 · Suntrust-...		-50,612.48
				207.203 · Due to D...	-50,612.48	50,612.48
TOTAL					-50,612.48	50,612.48
Check	2989	12/04/2024	RIVER HALL CDD	101.001 · Suntrust-...		-92,091.66
				207.204 · Due to Se...	-92,091.66	92,091.66
TOTAL					-92,091.66	92,091.66
Check	2990	12/04/2024	RIVER HALL CDD	101.001 · Suntrust-...		-73,094.01
				207.205 · Due to Se...	-73,094.01	73,094.01
TOTAL					-73,094.01	73,094.01

River Hall Community Development District
Check Detail
December 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2991	12/04/2024	RIVER HALL CDD	101.001 · Suntrust-...		-69,506.40
				207.206 · Due to Se...	-69,506.40	69,506.40
TOTAL					-69,506.40	69,506.40
Check	2992	12/11/2024	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2993	12/11/2024	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2994	12/11/2024	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2995	12/11/2024	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2996	12/11/2024	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2997	12/18/2024	BENTLEY ELECTR...	101.001 · Suntrust-...		-1,456.00
Bill	2024-957	12/11/2024		539.467 · Holiday D...	-1,456.00	1,456.00
TOTAL					-1,456.00	1,456.00

River Hall Community Development District

Check Detail

December 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2998	12/18/2024	COLEMAN, YOVA...	101.001 · Suntrust-...		-381.00
Bill	16581-001M 54	12/11/2024		514.100 · Legal Fee...	-381.00	381.00
TOTAL					-381.00	381.00
Bill Pmt -Check	2999	12/18/2024	FEDEX	101.001 · Suntrust-...		-60.69
Bill	8-693-78899	12/11/2024		519.410 · Postage	-22.77	22.77
Bill	8-706-47295	12/11/2024		519.410 · Postage	-37.92	37.92
TOTAL					-60.69	60.69
Bill Pmt -Check	3000	12/18/2024	GULFSCAPES LA...	101.001 · Suntrust-...		-40,036.00
Bill	35060	12/11/2024		539.464 · Landscap...	-25,750.00	25,750.00
Bill	34912	12/11/2024		539.464 · Landscap...	-14,286.00	14,286.00
TOTAL					-40,036.00	40,036.00
Bill Pmt -Check	3001	12/18/2024	HOLE MONTES	101.001 · Suntrust-...		-2,737.00
Bill	466227	12/11/2024		519.320 · Engineeri...	-2,737.00	2,737.00
TOTAL					-2,737.00	2,737.00
Bill Pmt -Check	3002	12/18/2024	LEE COUNTY SHE...	101.001 · Suntrust-...		-825.00
Bill	35112	12/11/2024		541.466 · Off-duty s...	-825.00	825.00
TOTAL					-825.00	825.00
Bill Pmt -Check	3003	12/18/2024	P & T LAWN & TR...	101.001 · Suntrust-...		-27,250.00
Bill	24-764	09/30/2024		539.464 · Landscap...	-27,250.00	27,250.00
TOTAL					-27,250.00	27,250.00
Bill Pmt -Check	3004	12/18/2024	SUPERIOR WATE...	101.001 · Suntrust-...		-13,290.78
Bill	100506	12/11/2024		538.461 · Aquatic M...	-13,290.78	13,290.78
TOTAL					-13,290.78	13,290.78

River Hall Community Development District
Check Detail
December 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	3005	12/18/2024	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,900.00
Bill	552	12/11/2024		538.465 · Hog Rem...	-1,900.00	1,900.00
TOTAL					-1,900.00	1,900.00
Bill Pmt -Check	3006	12/18/2024	US BANK	101.001 · Suntrust-...		-4,246.25
Bill	7553386	12/11/2024		513.313 · Trustee F...	-4,246.25	4,246.25
TOTAL					-4,246.25	4,246.25
Bill Pmt -Check	3007	12/18/2024	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2025-1625	12/11/2024		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Check	3008	12/18/2024	GULFSCAPES LA...	101.001 · Suntrust-...		-29,636.00
				539.464 · Landscap...	-29,636.00	29,636.00
TOTAL					-29,636.00	29,636.00
Check	3009	12/18/2024	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3010	12/18/2024	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3011	12/18/2024	ROBERT STARK	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
December 2024

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	3012	12/18/2024	ROBERT H. CUNNI...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3013	12/18/2024	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00



Invoice Number	Invoice Date	Account Number	Page
8-687-25867	Nov 19, 2024	XXXX-X251-5	1 of 3

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

Invoice Questions?**Contact FedEx Revenue Services**

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

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$17.75
TOTAL THIS INVOICE	USD	\$17.75

Other discounts may apply.

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

**Important Service Message:**

Ensure the safety of your shipments by keeping your account information secure. Avoid sharing your FedEx account details with unauthorized personnel.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-687-25867	Nov 19, 2024	XXXX-X251-5	2 of 3

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	2	6.0	16.59	1.16			17.75
Total FedEx Express	2	6.0	\$16.59	\$1.16			\$17.75

TOTAL THIS INVOICE **USD** **\$17.75**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Nov 08, 2024	Cust. Ref.: River Hall Meeting File	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.00% to this shipment.
Distance Based Pricing, Zone 2
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	779716789119	cleo adams	Daphne Gillyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates
Package Type	Customer Packaging	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Zone	02		
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Nov 11, 2024 09:42	Transportation Charge	8.53
Svc Area	A1	Fuel Surcharge	0.60
Signed by	R.DAPHNE	Demand Surcharge	0.00
FedEx Use	000000000/176133/_	Total Charge	USD \$9.13

FedEx® Billing Online

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



Invoice Number	Invoice Date	Account Number	Page
8-687-25867	Nov 19, 2024	XXXX-X251-5	3 of 3

Ship Date: Nov 13, 2024	Cust. Ref.: River Hall Seal	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.00% to this shipment.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	779904080927	Cleo Adams	Daphne Gillyard
Service Type	FedEx Standard Overnight	WHA	Wrathell, Hunt & Associates
Package Type	FedEx Pak	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Zone	02		
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Nov 14, 2024 10:10	Transportation Charge	8.06
Svc Area	A1	Fuel Surcharge	0.56
Signed by	E.EMMA	Demand Surcharge	0.00
FedEx Use	000000000/176109/_	Total Charge	USD \$8.62
		Third Party Subtotal	USD \$17.75
		Total FedEx Express	USD \$17.75



ACCOUNT NAME		ACCOUNT #	PAGE #
River Hall Cdd		1127021	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006644739	Aug 1- Aug 31, 2024	September 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$4,702.20	

BILLING ACCOUNT NAME AND ADDRESS	<p>River Hall Cdd C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard 2300 Glades RD # 410W Boca Raton, FL 33431-8556</p>
<p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>	

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
8/1/24	Balance Forward	\$198.04

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/12/24-8/19/24	FNP Fort Myers News-Press	10461169	Notice of Debt Assessment Public Hearings and Regular Meeting		2	3.0000 x 20 in	\$4,504.16

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$4,702.20
Service Fee 3.99%	\$187.62
*Cash/Check/ACH Discount	-\$187.62
*Payment Amount by Cash/Check/ACH	\$4,702.20
Payment Amount by Credit Card	\$4,889.82

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
River Hall Cdd		1127021		0006644739		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$4,504.16	\$198.04	\$0.00	\$0.00	\$0.00	\$0.00	\$4,702.20
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$4,889.82
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0001127021000000000000066447390047022067172



ACCOUNT NAME		ACCOUNT #	PAGE #
River Hall Cdd		1127021	1 of 1
INVOICE #	BILLING PERIOD	PAYMENT DUE DATE	
0006748005	Oct 1- Oct 31, 2024	November 20, 2024	
PREPAY (Memo Info)	UNAPPLIED (included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$5,233.28	

BILLING ACCOUNT NAME AND ADDRESS	<p>River Hall Cdd C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard 2300 Glades RD # 410W Boca Raton, FL 33431-8556</p>
<p>Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>	

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.	

Date	Description	Amount
10/1/24	Balance Forward	\$4,981.16

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/30/24	10714542	FPN Fort Myers News-Press	Notice of Fiscal Year 2025 Meetings		\$252.12

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$5,233.28
Service Fee 3.99%	\$208.81
*Cash/Check/ACH Discount	-\$208.81
*Payment Amount by Cash/Check/ACH	\$5,233.28
Payment Amount by Credit Card	\$5,442.09

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
River Hall Cdd		1127021		0006748005		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$252.12	\$477.00	\$4,504.16	\$0.00	\$0.00	\$0.00	\$5,233.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$5,442.09
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0001127021000000000000067480050052332867175



PLEASE
REMIT
PAYMENT
VIA:

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

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

April 30, 2024
Project No: 340039-01-001
Invoice No: 429289

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

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

Hourly

		Hours	Rate	Amount
Principal in Charge Engineer				
Krebs, Charles	4/1/2024	2.00	238.00	476.00
site visit to verify sign work has been completed				
Krebs, Charles	4/3/2024	.50	238.00	119.00
lake management plan from barraco request exhibits be sent over forward comments to greg				
Krebs, Charles	4/4/2024	2.75	238.00	654.50
attend board meeting				
Krebs, Charles	4/5/2024	.25	238.00	59.50
request bid from collier paving for restriping main road				
Krebs, Charles	4/9/2024	.50	238.00	119.00
access easements for main roadway to paul a request proposal from collier paving to update pavement markings to main roadway				
Krebs, Charles	4/10/2024	.50	238.00	119.00
reveiw proposal from collier paving for pavement markings send back and ask for river hall cdd be client				
Krebs, Charles	4/12/2024	.25	238.00	59.50
closing documents proposal from collier, forward to cleo				
Krebs, Charles	4/18/2024	.50	238.00	119.00
call with contractor on berm repair cor with alex to update plans per feedback from contractor				
Krebs, Charles	4/19/2024	1.75	238.00	416.50
review proposal from cleo site visit to review sign installation invoices for sidewalk repairs from collier				
Krebs, Charles	4/23/2024	.25	238.00	59.50
requisition from barraco				
Krebs, Charles	4/25/2024	.50	238.00	119.00
corrordinate with barraco on blocked drainage structures found in mri report setup site meeting with bethany b on tortises at fence line				

Project	340039-01-001	River Hall CDD			Invoice	429289
	Krebs, Charles	4/26/2024	2.50	238.00	595.00	
	site visit to review tortoise burrows with passarella					
	Krebs, Charles	4/30/2024	.25	238.00	59.50	
	review agenda for thursday's meeting					
	email to bethany on update for gopher tortiose burrows					
Engineer						
	Baker, John	4/1/2024	2.50	136.00	340.00	
	Site visit for inspection of 3376 Chestnut Grove Dr., e-mailed					
	Shane update					
	Baker, John	4/29/2024	4.50	136.00	612.00	
	Site visit for updated photos of Kim Tempesta's residence, drafted					
	final drainage inspection memo and provided to CDD. Reviewed					
	CDD meeting agenda prior to Thursday CDD meeting					
	Baker, John	4/30/2024	.50	136.00	68.00	
	Reviewed CDD agenda items w/ Charlie and added notes to					
	agenda					
	Totals		20.00		3,995.00	
						3,995.00
				Task Sub Total		\$3,995.00
				CURRENT INVOICE TOTAL.....		\$3,995.00

Project Manager: Charles Krebs



PLEASE
REMIT
PAYMENT
VIA:

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

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

May 31, 2024

Project No: 340039-01-001
Invoice No: 434691

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	5/1/2024	.50	238.00	119.00
go over agenda with john b sfwmd approval of townhomes erp, forward to chuck adams				
Krebs, Charles	5/3/2024	.25	238.00	59.50
forward proposal for pipe cleaning to barraco and developer.				
Krebs, Charles	5/6/2024	1.00	238.00	238.00
review and forward proposal to cleo from passarella on gopher turtle relocation cor with john b to inspect river hall road for repair work completed. gen cor on agreement gen cor on access points to main road for townhomes				
Krebs, Charles	5/7/2024	.25	238.00	59.50
gen cor on drainage proposal to remove bricks review road repair photos from john,				
Krebs, Charles	5/13/2024	4.00	238.00	952.00
review requisition #5 send it out to staff for processing				
Krebs, Charles	5/14/2024	.25	238.00	59.50
update requisition 5 cover letter for typo				
Krebs, Charles	5/24/2024	.50	238.00	119.00
email from bob on access points and connections to parkway, review code on driveway seperation, email greg on response from ohdet.				
Krebs, Charles	5/31/2024	4.00	238.00	952.00
review materials for requisition #6 prepare forms and certifications				
Engineer				
Baker, John	5/2/2024	2.50	136.00	340.00
Review of agenda, Attended CDD meeting				
Baker, John	5/3/2024	1.00	136.00	136.00

Project	340039-01-001	River Hall CDD	Invoice	434691
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Review of CDD meeting items w/ Charlie, engaged Tom for
proposal on 3286 Weston Manor Dr. for staking preserve limits
and upate to Shane

Baker, John	5/7/2024	2.50	136.00	340.00
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Site visit to review Collier Pave work, photo of repairs sent to Cleo

Totals		16.75		3,374.50
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3,374.50

Task Sub Total \$3,374.50

CURRENT INVOICE TOTAL..... \$3,374.50

Project Manager: Charles Krebs



PLEASE
REMIT
PAYMENT
VIA:

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

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

June 30, 2024

Project No: 340039-01-001
Invoice No: 439646

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	6/5/2024	1.50	238.00	357.00
site visit to review construction status for new requisition				
Krebs, Charles	6/6/2024	3.00	238.00	714.00
attend board meeting				
Krebs, Charles	6/10/2024	1.00	238.00	238.00
email to lee county development services on driveway spacing and visibility to oncoming traffic				
Krebs, Charles	6/17/2024	1.00	238.00	238.00
cor with Atwell for propsoal to relocate turtles for fence update req #6 certification for new format				
Krebs, Charles	6/18/2024	.50	238.00	119.00
cor with atwell on turtle removal propsoal				
Krebs, Charles	6/21/2024	.50	238.00	119.00
review proposal from atweel and compare to passarella				
Krebs, Charles	6/24/2024	3.00	238.00	714.00
cor with environmental consultants on gopher tortiose proposals site visit to review impacts to conservation easment off windor				
Krebs, Charles	6/25/2024	.50	238.00	119.00
cor w passarella on proposal on wetland impacts along windor				
Totals		11.00		2,618.00
				2,618.00
Task Sub Total				\$2,618.00
CURRENT INVOICE TOTAL.....				\$2,618.00

Project Manager: Charles Krebs



PLEASE
REMIT
PAYMENT
VIA:

Mail:
ACH:
WIRE:

Fed ID:

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

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

July 31, 2024
Project No: 340039-01-001
Invoice No: 444695

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	7/1/2024	1.00	238.00	238.00	
notice from contractor on restripping parkway forward to shane signed proposal to passarella for execution					
Krebs, Charles	7/11/2024	3.00	238.00	714.00	
attend board meeting					
Totals		4.00		952.00	952.00
			Task Sub Total		\$952.00
			CURRENT INVOICE TOTAL.....		\$952.00

Project Manager: Charles Krebs



PLEASE
REMIT
PAYMENT
VIA:

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

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

August 31, 2024

Project No: 340039-01-001
Invoice No: 450418

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	8/1/2024	6.00	238.00	1,428.00
prepare requisition for 2023 series bonds - 3 hrs				
attend board meeting - 3 hrs				
review email and memo from carl b				
Krebs, Charles	8/2/2024	.50	238.00	119.00
review requisitions for 2020 series bonds to see why they weren't processed				
send out email to team on status				
Krebs, Charles	8/6/2024	1.00	238.00	238.00
review 2020 bond series requisitions for hold up				
finalize 2023 series bond req and send out				
email out status of reviews				
Krebs, Charles	8/8/2024	.25	238.00	59.50
coordinate with bethany on status of tortoise relocation				
Krebs, Charles	8/15/2024	1.00	238.00	238.00
respond to emails on requisitions				
cor with shane on gopher tortoise status				
cor with shane on drainage pipes that need cleaned, send out new email with locations				
Krebs, Charles	8/23/2024	.50	238.00	119.00
gen cor with megan on 2020 series requisitions				
review easement agreements with megan				
Krebs, Charles	8/26/2024	1.50	238.00	357.00
site visit to check on turtles and fence				
Krebs, Charles	8/27/2024	.75	238.00	178.50
cor with bethany and shane on tortoise and timing to start fence requisition				
Krebs, Charles	8/28/2024	2.00	238.00	476.00
finalize requisition for 2020 bonds and send to stephanie				
Krebs, Charles	8/30/2024	.50	238.00	119.00
requisition 2020 bond				
Totals		14.00		3,332.00
				3,332.00

Project	340039-01-001	River Hall CDD	Invoice	450418
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Task Sub Total	\$3,332.00
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CURRENT INVOICE TOTAL.....	\$3,332.00
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Project Manager: Charles Krebs

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



Invoice

Invoice #: 24-144 River Hall 202
Invoice Date: 11/06/2024
Due Date: 11/20/2024

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

Job Location: River Hall 2024 Pressure Wash
River Hall Parkway
Alva FL 33920

Description of Work	Current Contract	Previous Billed	Total Complete	Balance to Bill	Current Billed
River Hall Pressure Washing	13,750.00	0.00	13,750.00	0.00	13,750.00
Totals:	13,750.00		13,750.00	0.00	13,750.00

Road + Street
Facilities

Amount Due for This Invoice: \$13,750.00
WE DO ACCEPT VISA & MASTER CARD - HOWEVER, THERE IS A 3% CHARGE TO COVER FEES ON ALL TRANSACTIONS

Thank you for your business!

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

Lee County Sheriff's Office

14750 Six Mile Cypress Pkwy

Fort Myers, FL 33912

INVOICE

Invoice ID: 34670

Date: 09/04/2024

Customer #: 8991

Due Date: 10/04/2024

Reference:

Bill To:

Riverhall Community Development District

Attention:

9220 Bonita Beach Rd

Bonita Springs , FL 34135

williss@whhassociates.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic w/vehicle - (4078) Earthen Brown from 9/3/2024 2:00 PM to 9/3/2024 6:00 PM	4.000	\$65.00	\$260.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.000	\$15.00	\$15.00
Traffic w/vehicle - (5327) Nicholas Velotta from 9/5/2024 7:00 AM to 9/5/2024 11:00 AM	4.000	\$65.00	\$260.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.000	\$15.00	\$15.00
Traffic w/vehicle - (5281) Jonathon Miller from 9/9/2024 7:00 AM to 9/9/2024 11:00 AM	4.000	\$65.00	\$260.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.000	\$15.00	\$15.00
Traffic w/vehicle - (5281) Jonathon Miller from 9/13/2024 7:00 AM to 9/13/2024 11:00 AM	4.000	\$65.00	\$260.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.000	\$15.00	\$15.00
TOTAL:	20.000		\$1,100.00

Amount Paid:

\$0.00

Balance Due:

\$1,100.00

Notes*Contingencies*

Office of the Sheriff, Lee County, Fort Myers, FL 33912 Invoice Date: 11/12/2024 Customer: RIVERHALL COMMUNITY DEVELOPMENT DIST #8991

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	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 - Johnathan Norwood from 10/29/2024 14:00:00 to 10/29/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Jonathon Miller from 10/30/2024 14:00:00 to 10/30/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Merlingue Emile from 11/7/2024 14:00:00 to 11/7/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Jonathon Miller from 11/8/2024 07:00:00 to 11/8/2024 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
OFF-DUTY DETAIL							

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

This account is due and payable to: Office of the Sheriff, Lee County upon receipt.	Invoice Total:	\$1,100.00
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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.
11/12/2024	35020
Customer Number	
8991	
Invoice Total Due	
\$1,100.00	
Amount Paid	

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

Due Upon Receipt

*Road & Street
 OFF Duty Sheriff*

Office of the Sheriff, Lee County, Fort Myers, FL 33912 Invoice Date: 10/28/2024 Customer: RIVERHALL COMMUNITY DEVELOPMENT

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 - Austin Isetts from 10/16/2024 07:00:00 to 10/16/2024 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Austin Isetts from 10/17/2024 14:00:00 to 10/17/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Carlos Martinez from 10/21/2024 14:00:00 to 10/21/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Merlingue Emile from 10/24/2024 07:00:00 to 10/24/2024 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00

OFF-DUTY DETAIL

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

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

Invoice Total:

\$1,100.00

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

*Road & Street
off-duty Sheriff*

Invoice Date	Invoice No.
10/28/2024	34912
Customer Number	
8991	
Invoice Total Due	
\$1,100.00	
Amount Paid	

8991

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

Due Upon Receipt



PASSARELLA & ASSOCIATES

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

In Account With
River Hall Community Development District
c/o Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

River Hall CDD Tract

Project #24BCG4215 (Invoice 3)

October 24, 2024

For services rendered in connection with the River Hall CDD Tract ("Project") located in Section 25, Township 43 South, Range 26 East, Lee County, Florida per Professional Services Agreement dated June 5, 2024.

Professional services through September 30, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
1.0 Gopher Tortoise Survey	1,600.00	100	1,600.00	1,600.00	0.00
2.0 Bucket Trap Installation	2,600.00	100	2,600.00	2,600.00	0.00
3.0 Gopher Tortoise Relocation – Bucket Trapping	14,800.00	116	14,691.25	17,191.25	2,500.00
Total	19,000.00		18,891.25	21,391.25	2,500.00

Professional Services Due This Invoice: **2,500.00**

Task 3.0 Gopher Tortoise Relocation – Bucket Trapping

Ecologist I - Field	Hours	Rate	Billed Amount
08/20/2024 Gopher tortoise bucket trapping	2.25	125.00	281.25
08/21/2024 Gopher tortoise bucket trapping	2.25	125.00	281.25
08/22/2024 Gopher tortoise bucket trapping	2.25	125.00	281.25
08/23/2024 Gopher tortoise bucket trapping	2.75	125.00	343.75
08/26/2024 Gopher tortoise bucket trapping	1.50	125.00	187.50
08/27/2024 Gopher tortoise bucket trapping	2.50	125.00	312.50
08/28/2024 Gopher tortoise bucket trapping	2.25	125.00	281.25
08/29/2024 Gopher tortoise bucket trapping	2.00	125.00	250.00
08/30/2024 Gopher tortoise bucket trapping	2.25	125.00	281.25
Task subtotal			2,500.00

Engineering



PASSARELLA & ASSOCIATES INC

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

In Account With
River Hall Community Development District
c/o Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road, Suite 214
Bonita Springs, FL 34135

River Hall CDD Tract

Project #24BCG4215 (Invoice 1)

August 08, 2024

For services rendered in connection with the River Hall CDD Tract ("Project") located in Section 25, Township 43 South, Range 26 East, Lee County, Florida per Professional Services Agreement dated June 5, 2024.

Professional services through July 31, 2024

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
1.0 Gopher Tortoise Survey	1,600.00	100	0.00	1,600.00	1,600.00
2.0 Bucket Trap Installation	2,600.00	100	0.00	2,600.00	2,600.00
3.0 Gopher Tortoise Relocation – Bucket Trapping	14,500.00	49	0.00	7,115.00	7,115.00
Total	18,700.00		0.00	11,315.00	11,315.00

Professional Services Due This Invoice:

11,315.00

Task 3.0 Gopher Tortoise Relocation – Bucket Trapping

Engineering

	Hours	Rate	Billed Amount
<u>Ecologist I - Office</u>			
07/29/2024 Coordination for bucket trapping	2.00	125.00	250.00
<u>Ecologist I - Field</u>			
07/23/2024 Gopher tortoise bucket trapping	3.25	125.00	406.25
07/24/2024 Gopher tortoise bucket trapping	3.75	125.00	468.75
07/25/2024 Gopher tortoise bucket trapping	3.00	125.00	375.00
07/27/2024 Gopher tortoise bucket trapping	2.00	125.00	250.00
07/29/2024 Gopher tortoise bucket trapping	2.25	125.00	281.25
07/30/2024 Gopher tortoise bucket trapping	2.50	125.00	312.50
07/31/2024 Gopher tortoise bucket trapping	3.25	125.00	406.25
<u>Ecologist III - Office</u>			
07/17/2024 Coordination for bucket trapping	2.25	160.00	360.00
<u>Ecologist III - Field</u>			
07/18/2024 Gopher tortoise bucket trapping	0.75	160.00	120.00
07/19/2024 Gopher tortoise bucket trapping	0.75	160.00	120.00
07/22/2024 Gopher tortoise bucket trapping	4.25	160.00	680.00
07/26/2024 Gopher tortoise bucket trapping	6.00	160.00	960.00
<u>Senior Ecologist I - Office</u>			
07/29/2024 Coordination for bucket trapping	0.25	180.00	45.00

Task 3.0 Gopher Tortoise Relocation – Bucket Trapping

Senior Ecologist I - Field

07/20/2024 Gopher tortoise bucket trapping

07/28/2024 Gopher tortoise bucket trapping

Senior Ecologist III - Field

07/21/2024 Gopher tortoise bucket trapping

Hours	Rate	Billed Amount
3.50	180.00	630.00
2.50	180.00	450.00
4.00	250.00	1,000.00
Task subtotal		7,115.00



PLEASE
REMIT
PAYMENT
VIA:

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

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

September 30, 2024
Project No: 340039-01-001
Invoice No: 454225

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	9/5/2024	attend board meeting	2.50	238.00	595.00
Krebs, Charles	9/6/2024	process requisition for 2020a bonds send to stephanie and chuck	2.00	238.00	476.00
Krebs, Charles	9/9/2024	gen cor between paul and cleo respond to email on maintenance	.25	238.00	59.50
Krebs, Charles	9/10/2024	cor with john baker to meet carter fence onsite	.25	238.00	59.50
Krebs, Charles	9/11/2024	forward request from Shane to Tom Murphy to stakeout proeprty line for carter fence	.50	238.00	119.00
Krebs, Charles	9/12/2024	invoice from passarella, review and forward to cleo for processing invoice from alex at collier paving for roadway markings review NPDES report,	.50	238.00	119.00
Krebs, Charles	9/16/2024	cor with tom murphy to stakeout property line for fence	.25	238.00	59.50
Krebs, Charles	9/18/2024	email fpl to get information on propsoed improvement within FPL easement and silt fence stakeout	.50	238.00	119.00
Krebs, Charles	9/24/2024	email lcu on odor at the end of Papyrus Crt send plan and provile of the roadway to Nathan Beals at LCU	.25	238.00	59.50
Krebs, Charles	9/30/2024	attend board meeting online prepare certification and send to chuck and greg	.75	238.00	178.50
Engineer					
Baker, John	9/9/2024	Work on NPDES report - downloading drainage data and importing into excel sheet, moving material held over from previous year	4.00	136.00	544.00

Project	340039-01-001	River Hall CDD			Invoice	454225
Baker, John	9/10/2024	2.50	136.00		340.00	
Site visit to provide direction to Carter Fence on Saggitarius Ln. fence, e-mail to client with update						
Baker, John	9/11/2024	.50	136.00		68.00	
Revisions to water quality data						
Baker, John	9/12/2024	4.00	136.00		544.00	
Finished work on NPDES report, forwarded draft to Chuck for review						
Baker, John	9/13/2024	1.00	136.00		136.00	
Updated NPDES report per Chuck's comments, forwarded back						
Survey Field Crew - 1 Man						
Tomford, Jared	9/20/2024	4.00	96.00		384.00	
Stake out prop line						
Totals		23.75			3,860.50	
						3,860.50
Task Sub Total						\$3,860.50
CURRENT INVOICE TOTAL.....						\$3,860.50

Project Manager: Charles Krebs

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

Date	Invoice #
11/1/2024	2025-1403

River Hall CDD
PO Box 810036
Boca Raton, FL 334811

[illegible]



STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
MATTHEW H. CALDWELL

Mailing Address:
P.O. Box 1546
Fort Myers, Florida 33902-1546

Physical Address:
2480 Thompson Street
Fort Myers, Florida 33901-3074



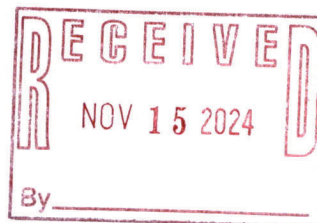
Telephone: (239) 533-6100 - (866)673-2868 (From anywhere in Continental US except 239 area code)
Facsimile: (239) 533-6160 Website: www.leepa.org

INVOICE

BILL TO	
RIVER HALL CDD Wrathell, Hunt & Assoc.LLC 2300 Glades Road Suite #410W Boca Raton, FL 33431	Date: 11/12/2024 Invoice Number: 012661 Customer ID: 000265 Terms: Due Upon Receipt Tax Roll Mgr:

District Authority: RIVER HALL CDD
Pursuant to Resolution:
Dated:

DESCRIPTION	QUANTITY	UNIT DESC	RATE	EXT PRICE
2024 Non Ad Valorem Roll	2,468.00		1.00	2,468.00



Please make check payable to Lee County Property Appraiser

Remit To:
Lee County Property Appraisers Office
Attn: Accounts Receivable - 4th Floor
P.O. Box 1546
Fort Myers, FL 33902

TOTAL: 2,468.00



Florida

GANNETT

ACCOUNT NAME

ACCOUNT #

PAGE #

River Hall Cdd

1127021

1 of 1

INVOICE #

BILLING PERIOD

PAYMENT DUE DATE

0006748005

Oct 1- Oct 31, 2024

November 20, 2024

PREPAY
(Memo Info)UNAPPLIED
(included in amt due)

TOTAL CASH AMT DUE*

\$0.00

\$0.00

\$5,233.28

BILLING ACCOUNT NAME AND ADDRESS

River Hall Cdd
C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard
2300 Glades Rd. Ste. 410W
Boca Raton, FL 33431-8556



Legal Entity: Gannett Media Corp.

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All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

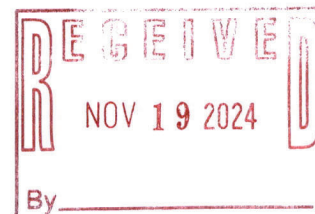
FEDERAL ID 47-2390983

To sign-up for E-mailed invoices and online payments please contact abgspecial@gannett.com.

Date	Description	Amount
10/1/24	Balance Forward	\$4,981.16

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/30/24	10714542	FNP Fort Myers News-Press	Notice of Fiscal Year 2025 Meetings		\$252.12



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$5,233.28
Service Fee 3.99%	\$208.81
*Cash/Check/ACH Discount	-\$208.81
*Payment Amount by Cash/Check/ACH	\$5,233.28
Payment Amount by Credit Card	\$5,442.09

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
River Hall Cdd		1127021		0006748005		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$252.12	\$477.00	\$4,504.16	\$0.00	\$0.00	\$0.00	\$5,233.28
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY WITH CREDIT CARD PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$5,442.09
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0001127021000000000000067480050052332867175

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

INVOICE

DATE
11/2/2024

INVOICE #
96332

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
October 20...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance-Algae and Aquatic Plant Control for 65 Lakes Included in Cost: Quarterly Wetland / Conservation Maintenance Fixed Structure Review/ Report Littoral Maintenance Quarterly Fountain Maintenance Month of Service: October 2024 Lee County Tax	13,290.78 7.00%	13,290.78 0.00
<i>Aquatic Maint.</i>			
		Subtotal	\$13,290.78
		Payments/Credits	\$0.00
		Balance Due	\$13,290.78

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

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

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 537
DATE 09/24/2024
TERMS Net 30
DUE DATE 10/24/2024

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

Thank you for your business.

BALANCE DUE

\$1,900.00

*Stormwater Control
Hog Removal*

November River Hall Board meeting

ID 1554054247, created by Cleo Adams on Dec 10 at 1:51 pm

Location

Board Pay

Status

Active

Assignees

Chloe Hiteshew

Dates

Dec 10 (1d)

Description

Board members present:

Asfour

Morash

Mitchell

Stark

Block

SW Florida Strong –

Cleo Adams

District Manager

Wrathell, Hunt & Associates, LLC

9220 Bonita Beach Road

Suite #214

Bonita Springs, FL 34135

(239) 989-2939 (M)

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE DO NOT SEND A WIRE.

From: Chloe Hiteshew <hiteshewc@whhassociates.com>

Sent: Tuesday, December 10, 2024 11:24 AM

To: Cleo Adams <crismond@whhassociates.com>; Chuck Adams <adamsc@whhassociates.com>

Cc: Katherine Vemeyer <vemeyer@whhassociates.com>

Subject: November River Hall Board meeting

Hello,

Can you please submit a board pay request for their 11/07 meeting. Paul called me this morning checking on the status of his check and I do not see a request put in.

Thanks & Best Regards,

Chloe Hiteshew

Chloe Hiteshew

Staff Accountant

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, Florida 33431

Toll Free; (877) 276-0889

Phone: 561-571-0010 ext. 308

Fax: 561-571-0013

www.whhassociates.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this office. Instead, contact this office by phone or in writing.

P Please consider the environment before printing this e-mail.

FRAUD ALERT ---- DUE TO INCREASED INCIDENTS OF WIRE FRAUD, IF YOU RECEIVE WIRE INSTRUCTIONS FROM OUR OFFICE



Invoice Number	Invoice Date	Account Number	Page
8-693-78899	Nov 26, 2024	XXXX-X251-5	1 of 2

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

Invoice Questions?**Contact FedEx Revenue Services**

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

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$22.77
TOTAL THIS INVOICE	USD	\$22.77

Other discounts may apply.

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

**Important Service Message:**

Ensure the safety of your shipments by keeping your account information secure. Avoid sharing your FedEx account details with unauthorized personnel.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-693-78899	Nov 26, 2024	XXXX-X251-5	2 of 2

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		7.83	14.94			22.77
Total FedEx Express	1		\$7.83	\$14.94			\$22.77

TOTAL THIS INVOICE **USD** **\$22.77**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Nov 22, 2024		Cust. Ref.: River Ridge - Lazs Lawn		Ref.#2:	
Payor: Third Party		Ref.#3:			
Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.					
Distance Based Pricing, Zone 2					
Package sent from: 33913 zip code					
Automation	INET	Sender	Recipient		
Tracking ID	770153404204	Shane Willis	Lazaro Torres		
Service Type	FedEx Standard Overnight	River Hall CDD	Lazs Lawn Service,Inc		
Package Type	FedEx Envelope	BONITA SPRINGS FL 34135 US	NAPLES FL 34109 US		
Zone	02				
Packages	1				
Rated Weight	N/A	Transportation Charge			7.83
Delivered	Nov 23, 2024 10:32	Fuel Surcharge			1.49
Svc Area	A2	Residential Delivery			5.80
Signed by	L.TORRES	Adult Signature Req.			7.65
FedEx Use	000000000/65041/_	Demand Surcharge			0.00
		Total Charge		USD	\$22.77
			Third Party Subtotal	USD	\$22.77
			Total FedEx Express	USD	\$22.77

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Invoice Number	Invoice Date	Account Number	Page
8-706-47295	Dec 10, 2024	XXXX-X251-5	1 of 3

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

Invoice Questions?**Contact FedEx Revenue Services**

Phone: 800.645.9424

M-F 7-5 (CST)

Internet: fedex.com/usgovt

Invoice Summary**FedEx Express Services**

Total Charges USD \$37.92

TOTAL THIS INVOICE USD \$37.92

Other discounts may apply.

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

**Important Service Message:**

Ensure the safety of your shipments by keeping your account information secure. Avoid sharing your FedEx account details with unauthorized personnel.

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-706-47295	Dec 10, 2024	XXXX-X251-5	2 of 3

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	2	8.0	24.09	13.83			37.92
Total FedEx Express	2	8.0	\$24.09	\$13.83			\$37.92

TOTAL THIS INVOICE USD \$37.92

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 02, 2024		Cust. Ref.: River Hall		Ref.#2:	
Payor: Third Party		Ref.#3:			
Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.					
Distance Based Pricing, Zone 2					
Package Delivered to Recipient Address - Release Authorized					
Automation	INET	Sender	Recipient		
Tracking ID	770421515230	Daphne Gillyard	Chuck Adams-Cleo Adams		
Service Type	FedEx Priority Overnight	WHA	NORTH FORT MYERS FL 33917 US		
Package Type	Customer Packaging	BOCA RATON FL 33431 US			
Zone	02				
Packages	1				
Rated Weight	8.0 lbs, 3.6 kgs	Transportation Charge			12.41
Delivered	Dec 03, 2024 11:11	Fuel Surcharge			1.66
Svc Area	A3	Residential Delivery			5.80
Signed by	see above	DAS Residential			5.55
FedEx Use	000000000/364552/02	Demand Surcharge			0.00
Total Charge				USD	\$25.42

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Invoice Number	Invoice Date	Account Number	Page
8-706-47295	Dec 10, 2024	XXXX-X251-5	3 of 3

Ship Date: Dec 04, 2024	Cust. Ref.: River Hall check	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	770485214898	Chloe HitesheW	U.S Bank, N.A.-CDD
Service Type	FedEx Priority Overnight	WHA	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	Dec 05, 2024 09:32	Transportation Charge	11.68
Svc Area	A1	Fuel Surcharge	0.82
Signed by	B.Sanango	Demand Surcharge	0.00
FedEx Use	000000000/88697/_	Total Charge	USD \$12.50
		Third Party Subtotal	USD \$37.92
		Total FedEx Express	USD \$37.92

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



INVOICE

BILL TO
River Hall CDD

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

SHIP TO
2401 River Hall Pkwy
Alva FL 33920

INVOICE # 35060
DATE 11/26/2024
DUE DATE 12/26/2024
TERMS 30 Days

Description	Amount
Monthly Maintenance for November 2024	\$16,450.00
Arbor Care for palm trimming	\$9,300.00

SUBTOTAL \$25,750.00
TAX \$0.00
TOTAL \$25,750.00
PAID \$0.00
BALANCE DUE **\$25,750.00**

*Other Physical Environment
Landscape Maint*

INVOICE

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

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

Bill to

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

Invoice details

Invoice no.: 34912
Invoice date: 10/31/2024
Due date: 11/30/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/31/2024	Monthly Maintenance	(Item #1) Monthly Maintenance for October 2024	1	\$14,286.00	\$14,286.00

Total

\$14,286.00

Overdue

11/30/2024

Other Physical Environment
Landscape Maint.

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

Invoice 2024-957

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

DATE
12/05/2024

PLEASE PAY
\$1,456.00

DUE DATE
01/04/2025

PROJECT LOCATION
Christmas Lights

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Made several repairs to outlets on 11/8 and 11/15/24.			
	GFCI Receptacles	7	40.00	280.00
	WP Covers	7	18.00	126.00
	ELECTRICIAN	14	75.00	1,050.00

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

TOTAL DUE *CA* \$1,456.00

THANK YOU.

Other Physical Environment
Holiday Decorations.

Rec. 12.6.24

Office of the Sheriff, Lee County, Fort Myers, FL 33912 Invoice Date: 11/25/2024 Customer: RIVERHALL COMMUNITY DEVELOPMENT DIST #8991

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	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
Traffic w/vehicle - Rikki Fedorchak from 11/12/2024 07:00:00 to 11/12/2024 11:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Michelle Wilson from 11/14/2024 14:00:00 to 11/14/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00
Traffic w/vehicle - Kyle Deak from 11/18/2024 14:00:00 to 11/18/2024 18:00:00	4.00	\$65.00	EACH	\$260.00	\$0.00	\$0.00	\$260.00

OFF-DUTY DETAIL

Road & Street
off-duty Sheriff

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:	\$825.00
---	----------------	-----------------

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.
11/25/2024	35112
Customer Number	
8991	
Invoice Total Due	
\$825.00	
Amount Paid	

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

Due Upon Receipt

P & T Lawn & Tractor Service, Inc.

Invoice

15980 Old Olga Road
Alva, FL 33920

Date	Invoice #
7/5/2024	24-764

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

Ship To

P.O. No.	Terms	Project

Item	Description	Qty	Rate	Amount
Service	Labor and materials to provide the following services for the River Hall District:	0		0.00
Service	Bush Hog, spray round-up, and remove 2,000 feet of turf at a 5 ft width for new Bougainvillea Hedge with rototiller-- Completed on July 3, 2024	1	1,850.00	1,850.00
Service	Install Bougainvillea Barbara Kurst, 7 gallon at a 2 ft x 2 ft height, 6 ft on center along the berm-- Completed on July 3, 2024	1	20,600.00	20,600.00
Service	Install 400 bales of Pine Straw to newly planted hedge line-- Completed on July 3, 2024	400	12.00	4,800.00
Service	The pricing above does not have irrigation due to the unknown point of connection and lateral piping route. Once route is determined, we can provide additional pricing for irrigation.			
			Total	\$27,250.00
			Payments/Credits	\$0.00
			Balance Due	\$27,250.00

*Landscape
maintenance*

Phone #
239-694-4848



PLEASE
REMIT
PAYMENT
VIA:

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

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

November 30, 2024
Project No: 340039-01-001
Invoice No: 466227

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

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

Hourly

		Hours	Rate	Amount	
Principal in Charge Engineer					
Krebs, Charles	11/5/2024	.50	238.00	119.00	
research drainage easment for 3345 hampton blvd					
send copy of plat and property appraisers website confirming					
easement exists.					
Krebs, Charles	11/7/2024	2.50	238.00	595.00	
attend board meeting					
Krebs, Charles	11/20/2024	6.00	238.00	1,428.00	
requisition #1 from developer					
verify costs calculations, no explanation of cost changes, review					
proof of payment					
request exhibit of work done one Tract L as LeeMar payapps are					
labeled parcel east					
Krebs, Charles	11/21/2024	2.00	238.00	476.00	
finalize requistoin #1					
Krebs, Charles	11/25/2024	.50	238.00	119.00	
req #1, forward legal descriptions to Meagan,					
send strap numbers and exhibit of location, include ownership and					
plat instrument number for Parcel L					
Totals		11.50		2,737.00	
					2,737.00
			Task Sub Total		\$2,737.00
			CURRENT INVOICE TOTAL.....		\$2,737.00

Project Manager: Charles Krebs

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

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

Page: 1
November 20, 2024
File No: 16581-001M
Statement No: 54

Attn: Debbie Tudor

Gen Rep

Previous Balance \$4,576.17

Fees

			Hours	
10/03/2024	MEM	Draft cost sharing agreement for hog removal and email correspondence regarding same	0.60	150.00
10/22/2024	GLU	Review email correspondence from Supervisor Asfour and Shane Willis on maintenance question	0.20	77.00
10/31/2024	GLU	Telephone conference with Daphne Gillyard on agenda; Exchange email correspondence with Daphne Gillyard; review and revise agenda	0.40	154.00
		Professional Fees through 11/20/2024	1.20	381.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	0.60	\$385.00	\$231.00
Meagan E. Magaldi	0.60	250.00	150.00

Total Current Work 381.00

Payments

11/18/2024 Fee payment received ck # 2961 River Hall CDD -2,427.00

Balance Due (includes previous balance, if any) \$2,530.17

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

Date	Invoice #
12/1/2024	2025-1625

River Hall CDD
PO Box 810036
Boca Raton, FL 334811

[illegible]

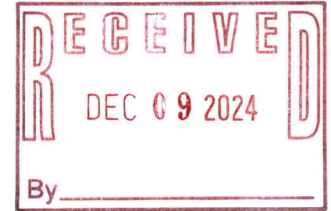


Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7553386
237756000
11/25/2024
Kumar, Amanda
(954)-938-2475

River Hall Community Development District
Attn RIVER HALL COMMUNITY DEV DISTRI
CT 2300 GLADES RD STE 410W
BOCA RATON, FL 33431
United States



River Hall Community Development District Capital Improvement Revenue Bonds, Series 2023A
Assessment Area 4)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,246.25

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

River Hall Community Development District Capital
Improvement Revenue Bonds, Series 2023A
Assessment Area 4)

Invoice Number: 7553386
Account Number: 237756000
Current Due: \$4,246.25

Direct Inquiries To: Kumar, Amanda
Phone: (954)-938-2475

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 237756000
Invoice # 7553386
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave
St. Paul, MN 55107

Invoice Number: 7553386
Invoice Date: 11/25/2024
Account Number: 237756000
Direct Inquiries To: Kumar, Amanda
Phone: (954)-938-2475

River Hall Community Development District Capital
Improvement Revenue Bonds, Series 2023A
Assessment Area 4)

Accounts Included	237756000	237756001	237756002	237756003	237756004	237756005
In This Relationship:	237756006	237756007	237756008			

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04130 Paying Agent / Transfer Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 11/01/2024 - 10/31/2025				\$3,950.00
Incidental Expenses 11/01/2024 to 10/31/2025	3,950.00	0.075		\$296.25
Subtotal Incidental Expenses				\$296.25
TOTAL AMOUNT DUE				\$4,246.25





.MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7553386



000001904 02 SP 106481188458347 P

River Hall Community Development Distric
Attn RIVER HALL COMMUNITY DEV DISTRI
CT 2300 GLADES RD STE 410W
BOCA RATON, FL 33431
United States



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

INVOICE

DATE
12/2/2024

INVOICE #
100506

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
November ...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance-Algae and Aquatic Plant Control for 65 Lakes	13,290.78	13,290.78
	Included in Cost: Quarterly Wetland / Conservation Maintenance Fixed Structure Review/ Report Littoral Maintenance Quarterly Fountain Maintenance		
	Month of Service: November 2024 Lee County Tax	7.00%	0.00
	<i>Aquatic Maint.</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.

INVOICE

Swine Solutions
12013 Rose Ln
Riverview, FL 33569

Thomas@swinesolutionsfl.com
+1 (813) 220-5878
<https://www.SwineSolutionsFL.com>



Swine Solutions

River Hall CDD

Bill to

9220 Bonita Beach Road
Suite 214
Bonita Springs
FL
34135

Ship to

9220 Bonita Beach Road
Suite 214
Bonita Springs
FL
34135

Invoice details

Invoice no.: 552
Invoice date: 11/25/2024
Due date: 12/25/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Trapping Service	Monthly Trapping Service	1	\$1,900.00	\$1,900.00

Total

\$1,900.00

Ways to pay



Pay invoice

Stormwater Control
Hog Removal

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on January 9, 2025 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present were:

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

Also present:

Cleo Adams	
Chuck Adams	District Manager
Shane Willis (via telephone)	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	Bowman Consulting
Andy Nott	Superior Waterways Services, Inc.
Chief Robert Rewis	Alva Fire Department
Matthew McNiel	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

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

Resident Matt McNiel discussed irrigation concerns and asked if any testing or recommendations have been provided to advise whether adequate irrigation water will be available when the CDD is built to capacity.

Mr. Mitchell stated that the water levels are only slightly low now; levels are likely to get much lower during the dry season. He thinks that, in the future, another well will be necessary to provide adequate water.

Mr. Krebs stated the water use permit is in the hands of the HOA and the Developer; it is not a CDD matter. The water use permit is set up to limit incoming water pumped to match the amount that goes out every day; it is not to maintain lake water levels at a certain level. The indicator is the water usage; only a specific amount of volume is allowed monthly and annually. Without knowing the pumping records, for example, it is possible that there is the ability to pump in two million gallons per month and only the physical capacity to pump in one million gallons per month; in such a case, it would be necessary to add the physical infrastructure to pump in the allowable amount of water. The lake levels are not a good indication of irrigation levels, as irrigation lakes are generally isolated lakes outside of the water management system so that the water is reserved for irrigation uses. He stated that the HOA does not pay for the water but the HOA pays for electricity.

Mr. Asfour expressed concern about something Kyle told Mr. Krebs; he noted that Kyle is no longer here and asked what information is needed. Mr. Krebs stated that the amount of water pumped is supposed to be compiled and reported monthly. Mr. Asfour will request the monthly Pumpage Data Report from Mr. Jim Havner and forward it to the Board.

It was noted that, only once since River Hall was constructed, has the CDD had to deny irrigation water to residents; in such instances the CDD must pay for City water.

Mr. Krebs will ask the South Florida Water Management District (SFWMD) for assistance obtaining the records.

Resident Patrick Infante asked if River Hall Parkway will be mulched. Mr. Adams stated it was just completed and it looks beautiful. Mr. Infante noted that some of the green boxes are flipped over or missing. Mrs. Adams stated those are likely Comcast boxes, which are under the purview of the HOA. Mr. Infante complained about speeding on River Hall Parkway and voiced his support for mobile speed limit signs; in his opinion, more speed limit signs are needed. Mr. Adams stated that the speed limit signage and striping are adequate and noted that this has been discussed many times. He stated that the alert signs, while not cheap, are very effective.

The Board and Staff discussed signs purchased at other CDDs.

Mr. Willis stated that the signs recently purchased for another CDD cost approximately \$22,000 per sign for installation and equipment; another CDD spent approximately \$99,000 for four signs.

Contractors, maintenance contracts and service charges were discussed.

Mr. Willis stated deputies will be more active in issuing speeding tickets and if a resident representative is available, trespassing violators will be cited. He stated the contract ran through December 31, 2024.

THIRD ORDER OF BUSINESS**Update: Superior Waterway Services, Inc.
Treatment Report – Andy Nott**

Mr. Nott apologized that the Report was not included; he is inspecting the lakes and the full survey will be finished in two weeks. He is not aware of any issues. Water levels are decreasing. Standard treatments are being applied. Some people complained about the removal of seeded palms but the work was completed.

▪ Discussion: Midge Flies**This item, previously the Sixth Order of Business, was presented out of order.**

The Board and Staff discussed midge fly treatments.

Mr. Nott stated that multiple treatments must be applied over two to three visits while the flies are in the soil; charges are calculated on a per acre basis, at approximately \$2,300 per treatment.

The locations of affected lakes and the alternative route of stocking the lake with fish were discussed.

Mr. Nott will provide proposals for fish and for midge fly treatments.

FOURTH ORDER OF BUSINESS**Update/Consideration: Placing “School
Zone” Signage on River Hall Parkway
(Supervisor Asfour)**

The Board and Staff discussed the School Board’s lack of a response to Staff inquiries and placement of “School Zone” signage at the beginning and the end of the school zone, to include the speed limit.

Mr. Krebs will obtain a proposal for two signs with cameras.

FIFTH ORDER OF BUSINESS**Discussion: Renewal of LCSO Off-Duty
Patrol Officer Agreement**

Mr. Willis stated he sent the standard contract to the Sheriff’s Department, who advised that they are no longer accepting third-party contracts.

Mr. Urbancic discussed the indemnification provisions of the proposed contract and expressed concern about the CDD's sovereign immunity.

The Board and Staff discussed the contract language.

Mr. Adams will send the contract to the Egis for review.

SIXTH ORDER OF BUSINESS

Discussion: Midge Flies

This item was discussed following the Third Order of Business.

SEVENTH ORDER OF BUSINESS

Update: Lee County's Sunshine Extension Project

Mr. Asfour stated that the local delegation is asking the State for the money for a Study.

This item will remain on the agenda.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of November 30, 2024

Mrs. Adams presented the Unaudited Financial Statements as of November 30, 2024.

It was noted that the "Tax collector/property appraiser" expenditures exceeded budget because the Lee County Tax Collector is assessing a flat fee per parcel and the Property Appraiser rates increased. This will be taken into consideration when budgeting for the next Fiscal Year.

Discussion ensued regarding Federal Express and lockbox charges.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of November 7, 2024 Regular Meeting Minutes

Mrs. Adams presented the November 7, 2024 Regular Meeting Minutes.

The following change was made:

Line 204: Change "Cunningham" to "Stark"

On MOTION by Mr. Asfour and seconded by Mr. Cunningham, with all in favor, the November 7, 2024 Regular Meeting Minutes, as amended, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

B. District Counsel: Coleman, Yovanovich & Koester

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

There were no reports from the District Engineer, District Counsel or the District Manager.

- **NEXT MEETING DATE: February 6, 2025 at 3:30 PM**

- **QUORUM CHECK**

All Supervisors confirmed their attendance at the February 6, 2025 meeting.

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

Mrs. Adams stated that hardwood pruning is scheduled and will be completed this month.

Mr. Willis stated, if the insurance concerns are addressed and the Board wants to proceed with the Sheriff's contract, two Board Members will need to serve as trespassing volunteers.

ELEVENTH ORDER OF BUSINESS

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

No members of the public spoke.

TWELFTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Asfour asked if new ethics training courses will be offered each year. Mr. Adams stated, if so, he will refresh the Memorandum with updated links, when available.

Mr. Block stated that a sprinkler by the fire station was running for five days in a row and it was reported to Mr. Willis. It was noted that a contractor is on site twice per week to perform wet checks. Staff will verify when these are scheduled and request that broken sprinkler heads be repaired and trash picked up.

Mr. Stark asked if the chain was installed on the fence. Mr. Krebs stated it was completed today; the code was given to Mrs. Adams. The resident asked for permission to mow the area.

THIRTEENTH ORDER OF BUSINESS

Adjournment

There being nothing further to discuss, the meeting adjourned at 4:20 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024 <i>rescheduled to September 30, 2024</i>	Regular Meeting	3:30 PM
November 7, 2024	Regular Meeting	3:30 PM
December 5, 2024 <i>rescheduled to December 12, 2024</i>	Regular Meeting	3:30 PM
December 12, 2024	Regular Meeting	3:30 PM
January 9, 2025*	Regular Meeting	3:30 PM
February 6, 2025	Regular Meeting	3:30 PM
March 6, 2025	Regular Meeting	3:30 PM
April 3, 2025	Regular Meeting	3:30 PM
May 1, 2025	Regular Meeting	3:30 PM
June 5, 2025	Regular Meeting	3:30 PM
July 3, 2025	Regular Meeting	3:30 PM
August 7, 2025	Regular Meeting	3:30 PM
September 4, 2025	Regular Meeting	3:30 PM

Exception(s)

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



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: February 6, 2025

SUBJECT: Status Report – Field Operations

Fountains:

Service schedule set to 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 (November & May) during the drought season.

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

Landscape Maintenance Contract: Gulfscapes landscape agreement signed 10/01/23 for \$190,387.00, one year auto-renewal began October 1, 2024.

- RESIDENTS REMOVED A PORTION OF HEDGE, SUPERVISOR STARK TO DISUCSS AT NEXT MEETING

Street Sweeping: Scheduled annually in December. For 2023/24 budget purposes - \$750.00. Completed during the month of December. 2025 Contract to be executed in May time frame.

Pressure Cleaning: Scheduled annually between the months of October to mid-November. For 2024/25 budget purposes - \$13,750.00, previous contract was \$13,100.00. Contract to be executed in April time frame.

Lighting Program: Current contract with Trimmers Holiday Décor is \$11.5K and is set to expire January 2027. Contract for 24/25/26 holiday seasons Fully Executed.