

# **RIVER HALL**

**COMMUNITY DEVELOPMENT**

**DISTRICT**

**March 2, 2023**

**BOARD OF SUPERVISORS**

**REGULAR**

**MEETING AGENDA**

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

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

February 23, 2023

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

Board of Supervisors  
River Hall Community Development District

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on March 2, 2023 at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments *(3 minutes per speaker)*
3. Developer Update
4. Acceptance of Unaudited Financial Statements as of January 31, 2023
5. Approval of February 2, 2023 Regular Meeting Minutes
6. Staff Reports
  - A. District Engineer: *Hole Montes*
  - B. District Counsel: *Coleman, Yovanovich & Koester*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 6, 2023 at 3:30 PM

○ QUORUM CHECK

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

- D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
7. Public Comments: Non-Agenda Items *(3 minutes per speaker)*

8. Supervisors' Comments/Requests
9. 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**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
JANUARY 31, 2023**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
JANUARY 31, 2023**

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
<b>ASSETS</b>							
SunTrust	\$1,028,617	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,028,617
Investments							
SBA	5,393	-	-	-	-	-	5,393
Reserve A-1	-	-	206,925	75,400	-	-	282,325
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	294,565	523,040	-	-	817,605
Revenue A-2	-	-	-	497,149	-	-	497,149
Prepayment A-1	-	-	-	65	-	-	65
Construction	-	-	-	-	-	227,459	227,459
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Accounts receivable - RH Venture II	52,672	-	-	59,326	-	-	111,998
Accounts receivable - RH Venture III	12,763	-	-	-	-	-	12,763
Ashton oaks HOA	3,137	-	-	-	-	-	3,137
Hampton lake at river hall HOA	3,137	-	-	-	-	-	3,137
River hall country club HOA	3,137	-	-	-	-	-	3,137
Hampton golf & country club	3,137	-	-	-	-	-	3,137
Cascades at river hall	3,137	-	-	-	-	-	3,137
Undeposited funds	20,406	-	-	-	-	-	20,406
Total assets	<u>\$1,137,158</u>	<u>\$ 8</u>	<u>\$ 501,490</u>	<u>\$ 1,567,530</u>	<u>\$ -</u>	<u>\$ 227,459</u>	<u>\$ 3,433,645</u>
<b>LIABILITIES AND FUND BALANCES</b>							
Liabilities:							
Due to Developer	20,404	-	-	-	-	-	20,404
Due to debt service fund 2011	-	-	-	-	8	-	8
Total liabilities	<u>20,404</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8</u>	<u>-</u>	<u>20,412</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Deferred receipts	81,119	-	-	59,326	-	-	140,445
Total deferred inflows of resources	<u>81,119</u>	<u>-</u>	<u>-</u>	<u>59,326</u>	<u>-</u>	<u>-</u>	<u>140,445</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	501,490	1,508,204	-	-	2,009,702
Capital projects	-	-	-	-	(8)	227,459	227,451
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	639,013	-	-	-	-	-	639,013
Total fund balances	<u>1,035,635</u>	<u>8</u>	<u>501,490</u>	<u>1,508,204</u>	<u>(8)</u>	<u>227,459</u>	<u>3,272,788</u>
Total liabilities and fund balances	<u>\$ 1,137,158</u>	<u>\$ 8</u>	<u>\$ 501,490</u>	<u>\$ 1,567,530</u>	<u>\$ -</u>	<u>\$ 227,459</u>	<u>\$ 3,433,645</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ 137,989	\$ 396,126	584,451	68%
Assessment levy: off-roll	-	-	130,870	0%
Miscellaneous hog program shared cost	-	-	16,500	0%
Interest and miscellaneous	21	72	500	14%
Total revenues	<u>138,010</u>	<u>396,198</u>	<u>732,321</u>	54%
<b>EXPENDITURES</b>				
<i>Legislative</i>				
Supervisor	2,000	2,600	12,000	22%
<i>Financial &amp; administrative</i>				
District management	3,750	15,000	45,000	33%
District engineer	2,925	5,389	25,000	22%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	3,218	5,653	57%
Assessment roll prep	375	1,500	4,500	33%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	12,621	12,500	101%
Legal advertising	220	220	1,100	20%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	256	584	1,300	45%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	-	1,330	14,000	10%
<i>Electric utility services</i>				
Utility services	924	3,130	11,000	28%
Street lights	179	646	2,000	32%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	10,405	12,705	152,465	8%
Hog removal	-	-	19,800	0%
Lake/pond bank maintenance	3,950	3,950	5,000	79%
Stormwater system maintenance	980	1,530	40,000	4%



**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,490	5,000	90%
Property insurance	-	9,018	10,000	90%
Entry & walls maintenance	-	20,525	5,000	411%
Landscape maintenance	24,186	60,747	195,000	31%
Irrigation repairs & maintenance	-	9,568	12,500	77%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	1,495	1,495	9,000	17%
Holiday decorations	7,316	12,816	12,000	107%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
Hurricane clean-up	-	4,500	-	N/A
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	728	728	750	97%
Street light/decorative light maintenance	-	1,115	3,500	32%
Roadway repair & maintenance	-	-	1,500	0%
Sidewalk repair & maintenance	-	-	2,500	0%
Street sign repair & replacement	14,245	14,245	1,500	950%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>73,934</u>	<u>203,845</u>	<u>650,858</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	64,076	192,353	81,463	
Fund balances - beginning	971,559	843,282	785,490	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	640,635	640,635	471,953	
Fund balances - ending	<u>\$ 1,035,635</u>	<u>\$ 1,035,635</u>	<u>\$ 866,953</u>	

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**DEBT SERVICE FUND SERIES 2011**  
**FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
<b>Debt service</b>	<u>-</u>	<u>-</u>
Total debt service	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 8	 8
Fund balances - ending	<u><u>\$ 8</u></u>	<u><u>\$ 8</u></u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020A  
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 97,892	\$ 278,737	\$ 414,720	67%
Interest	704	2,639	-	N/A
Total revenues	<u>98,596</u>	<u>281,376</u>	<u>414,720</u>	68%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal	-	-	150,000	0%
Interest	-	132,300	264,600	50%
Total debt service	<u>-</u>	<u>132,300</u>	<u>414,600</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	98,596	149,076	120	
Fund balances - beginning	402,894	352,414	342,380	
Fund balances - ending	<u>\$ 501,490</u>	<u>\$ 501,490</u>	<u>\$ 342,500</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2021  
FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 344,391	\$ 980,619	\$ 1,461,048	67%
Special assessment: off-roll	-	-	118,652	0%
Interest	1,764	6,154	-	N/A
Total revenues	<u>346,155</u>	<u>986,773</u>	<u>1,579,700</u>	62%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	-	500,000	0%
Principal (A-2)	-	-	550,000	0%
Interest (A-1)	-	128,625	257,400	50%
Interest (A-2)	-	141,000	282,000	50%
Total expenditures	<u>-</u>	<u>269,625</u>	<u>1,589,400</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	346,155	717,148	(9,700)	
Fund balances - beginning	1,162,049	791,056	778,544	
Fund balances - ending	<u>\$ 1,508,204</u>	<u>\$ 1,508,204</u>	<u>\$ 768,844</u>	

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**CAPITAL PROJECTS FUND SERIES 2011**  
**FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
Fund balances - beginning	(8)	(8)
Fund balances - ending	<u>\$ (8)</u>	<u>\$ (8)</u>

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**CAPITAL PROJECTS FUND SERIES 2020A**  
**FOR THE PERIOD ENDED JANUARY 31, 2023**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 690	\$ 2,153
Total revenues	690	2,153
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	690	2,153
Fund balances - beginning	226,769	225,306
Fund balances - ending	\$ 227,459	\$ 227,459

## River Hall Community Development District Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>01/04/2023</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-916.29</b>
Bill	8215-24268 121922	12/28/2022		531.431 · Utility Ser...	-748.95	748.95
Bill	02979-06091 121922	12/28/2022		531.437 · Street Lig...	-167.34	167.34
TOTAL					-916.29	916.29
<b>Bill Pmt -Check</b>	<b>CBI</b>	<b>01/30/2023</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-1,103.12</b>
Bill	82155-24268 012023	01/25/2023		531.431 · Utility Ser...	-923.95	923.95
Bill	02979-06091 012023	01/25/2023		531.437 · Street Lig...	-179.17	179.17
TOTAL					-1,103.12	1,103.12
<b>Bill Pmt -Check</b>	<b>2603</b>	<b>01/04/2023</b>	<b>SWINE SOLUTIONS</b>	<b>101.001 · Suntrust-...</b>		<b>-650.00</b>
Bill	389	12/28/2022		538.461 · Aquatic M...	-650.00	650.00
TOTAL					-650.00	650.00
<b>Check</b>	<b>2604</b>	<b>01/04/2023</b>	<b>PAUL ASFOUR</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2605</b>	<b>01/04/2023</b>	<b>MICHAEL MORASH</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2606</b>	<b>01/04/2023</b>	<b>KENNETH MITCHE...</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2607</b>	<b>01/04/2023</b>	<b>ROBERT STARK</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00

## River Hall Community Development District Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	2608	01/04/2023	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2609	01/30/2023	BENTLEY ELECTR...	101.001 · Suntrust-...		-1,816.00
Bill	2023-127	01/25/2023		539.467 · Holiday D...	-1,816.00	1,816.00
TOTAL					-1,816.00	1,816.00
Bill Pmt -Check	2610	01/30/2023	FEDEX	101.001 · Suntrust-...		-255.48
Bill	8-003-25967	01/25/2023		519.410 · Postage	-159.19	159.19
Bill	7-997-39061	01/25/2023		519.410 · Postage	-11.63	11.63
Bill	8-010-74162	01/25/2023		519.410 · Postage	-84.66	84.66
TOTAL					-255.48	255.48
Bill Pmt -Check	2611	01/30/2023	FL GIS SOLUTION...	101.001 · Suntrust-...		-700.00
Bill	1104	01/25/2023		519.320 · Engineeri...	-700.00	700.00
TOTAL					-700.00	700.00
Bill Pmt -Check	2612	01/30/2023	GULFSCAPES LA...	101.001 · Suntrust-...		-24,186.00
Bill	31120	01/25/2023		539.464 · Landscap...	-24,186.00	24,186.00
TOTAL					-24,186.00	24,186.00
Bill Pmt -Check	2613	01/30/2023	HOLE MONTES	101.001 · Suntrust-...		-2,225.00
Bill	89978	01/25/2023		519.320 · Engineeri...	-2,225.00	2,225.00
TOTAL					-2,225.00	2,225.00
Bill Pmt -Check	2614	01/30/2023	LYKINS SIGNTEK I...	101.001 · Suntrust-...		-14,245.00
Bill	201966	01/25/2023		541.464 · Street Sig...	-14,245.00	14,245.00
TOTAL					-14,245.00	14,245.00



## River Hall Community Development District Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2615</b>	<b>01/30/2023</b>	<b>M.R.I. UNDERWAT...</b>	<b>101.001 · Suntrust-...</b>		<b>-980.00</b>
Bill	3863	01/25/2023		538.463 · Stormwat...	-980.00	980.00
TOTAL					-980.00	980.00
<b>Bill Pmt -Check</b>	<b>2616</b>	<b>01/30/2023</b>	<b>NEWS PRESS</b>	<b>101.001 · Suntrust-...</b>		<b>-219.71</b>
Bill	0005530486	01/25/2023		519.480 · Legal Adv...	-219.71	219.71
TOTAL					-219.71	219.71
<b>Bill Pmt -Check</b>	<b>2617</b>	<b>01/30/2023</b>	<b>PREFERRED PINE...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,494.94</b>
Bill	92788	01/25/2023		539.469 · Annual M...	-1,494.94	1,494.94
TOTAL					-1,494.94	1,494.94
<b>Bill Pmt -Check</b>	<b>2618</b>	<b>01/30/2023</b>	<b>SOLITUDE LAKE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-12,705.42</b>
Bill	PSI-36632	01/25/2023		538.461 · Aquatic M...	-12,705.42	12,705.42
TOTAL					-12,705.42	12,705.42
<b>Bill Pmt -Check</b>	<b>2619</b>	<b>01/30/2023</b>	<b>SWEEPERMAN O...</b>	<b>101.001 · Suntrust-...</b>		<b>-728.00</b>
Bill	505RH	01/25/2023		541.460 · Street/Pa...	-728.00	728.00
TOTAL					-728.00	728.00
<b>Bill Pmt -Check</b>	<b>2620</b>	<b>01/30/2023</b>	<b>SWINE SOLUTIONS</b>	<b>101.001 · Suntrust-...</b>		<b>-1,650.00</b>
Bill	394	01/25/2023		538.461 · Aquatic M...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
<b>Bill Pmt -Check</b>	<b>2621</b>	<b>01/30/2023</b>	<b>TRIMMER'S HOLI...</b>	<b>101.001 · Suntrust-...</b>		<b>-5,500.00</b>
Bill	4204	01/25/2023		539.467 · Holiday D...	-3,500.00	3,500.00
Bill	4205	01/25/2023		539.467 · Holiday D...	-2,000.00	2,000.00
TOTAL					-5,500.00	5,500.00

## River Hall Community Development District Check Detail January 2023

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2622	01/30/2023	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2021-2569	01/25/2023		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
Check	2623	01/30/2023	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2624	01/30/2023	MICHAEL MORASH	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2625	01/30/2023	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2626	01/30/2023	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2627	01/30/2023	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2628	01/30/2023	RIVER HALL CDD	101.001 · Suntrust-...		-141,708.47
				207.203 · Due to D...	-141,708.47	141,708.47
TOTAL					-141,708.47	141,708.47
Check	2629	01/30/2023	RIVER HALL CDD	101.001 · Suntrust-...		-257,880.86

**River Hall Community Development District**  
**Check Detail**  
January 2023

---

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
				207.204 · Due to Se...	-257,880.86	257,880.86
TOTAL					-257,880.86	257,880.86
<b>Check</b>	<b>2630</b>	<b>01/30/2023</b>	<b>RIVER HALL CDD</b>	<b>101.001 · Suntrust-...</b>		<b>-240,660.80</b>
				207.205 · Due to Se...	-240,660.80	240,660.80
TOTAL					-240,660.80	240,660.80



531.437  
001

**Electric Bill Statement**

**For:** Nov 18, 2022 to Dec 19, 2022 (31 days)

**Statement Date:** Dec 19, 2022

**Account Number:** 02979-06091

**Service Address:**

2501 RIVER HALL PKWY # ST LTS  
ALVA, FL 33920

**RIVER HALL COMMUNITY DEVELOPMENT,**  
Here's what you owe for this billing period.

**CURRENT BILL**

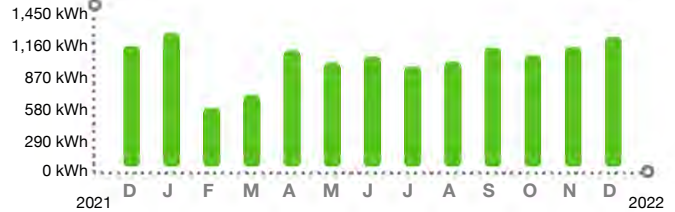
**\$466.96**

TOTAL AMOUNT YOU OWE

**Jan 9, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

Payment received after March 10, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	299.62
Balance before new charges	299.62
Total new charges	167.34
<b>Total amount you owe</b>	<b>\$466.96</b>

(See page 2 for bill details.)

The Florida Public Service Commission is reviewing proposed rates that would take effect on Jan. 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



/ 27 29962 5314029790609126966400000

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

02979-06091  
ACCOUNT NUMBER

\$466.96  
TOTAL AMOUNT YOU OWE

Jan 9, 2023  
NEW CHARGES DUE BY

\$ \_\_\_\_\_  
AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	299.62
Balance before new charges	\$299.62
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: <small>(\$0.074820 per kWh)</small>	\$95.40
Fuel: <small>(\$0.038060 per kWh)</small>	\$48.53
Electric service amount	155.84
Gross rec. tax/Regulatory fee	4.11
Franchise charge	7.39
Taxes and charges	11.50
Total new charges	\$167.34
<b>Total amount you owe</b>	<b>\$466.96</b>

**METER SUMMARY**

Meter reading - Meter KG85078. Next meter reading Jan 20, 2023.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	14369		13094		1275

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Dec 19, 2022	Nov 18, 2022	Dec 18, 2021
kWh Used	1275	1171	1184
Service days	31	29	30
kWh/day	41	40	39
Amount	\$167.34	\$154.73	\$130.61

**KEEP IN MIND**

Taxes and charges on your bill are determined and required by your local and state government to be used at their discretion.

The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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531.431  
001

**Electric Bill Statement**

**For:** Nov 18, 2022 to Dec 19, 2022 (31 days)

**Statement Date:** Dec 19, 2022

**Account Number:** 82155-24268

**Service Address:**

2401 RIVER HALL PKWY # FOUNTN  
ALVA, FL 33920

**RIVER HALL COMMUNITY DEVELOPMENT,**  
Here's what you owe for this billing period.

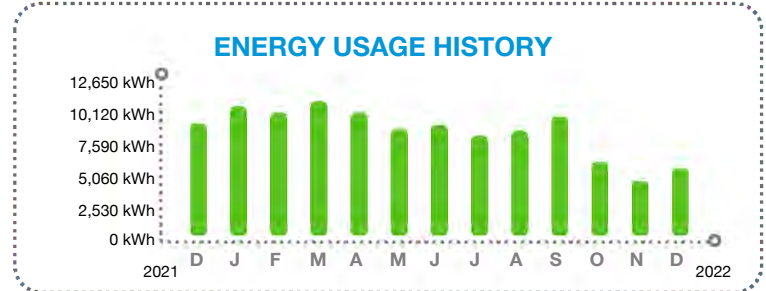
**CURRENT BILL**

**\$2,205.61**

TOTAL AMOUNT YOU OWE

**Jan 9, 2023**

NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	1,456.66
Balance before new charges	1,456.66
Total new charges	748.95
<b>Total amount you owe</b>	<b>\$2,205.61</b>

(See page 2 for bill details.)

**KEEP IN MIND**

Payment received after March 10, 2023 is considered LATE; a late payment charge of 1% will apply.

The Florida Public Service Commission is reviewing proposed rates that would take effect on Jan. 1, 2023. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

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

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



/ 27 145666 5314821552426881650220000

The amount enclosed includes the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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

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

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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

82155-24268 ACCOUNT NUMBER	\$2,205.61 TOTAL AMOUNT YOU OWE	Jan 9, 2023 NEW CHARGES DUE BY	\$ AMOUNT ENCLOSED
-------------------------------	------------------------------------	-----------------------------------	-----------------------



**BILL DETAILS**

Amount of your last bill	1,456.66
Balance before new charges	\$1,456.66
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$151.59
Fuel: (\$0.038060 per kWh)	\$219.45
Demand: (\$11.93 per KW)	\$298.25
Electric service amount	697.46
Gross rec. tax/Regulatory fee	18.40
Franchise charge	33.09
Taxes and charges	51.49
Total new charges	\$748.95
<b>Total amount you owe</b>	<b>\$2,205.61</b>

**METER SUMMARY**

Meter reading - Meter KCJ5863. Next meter reading Jan 20, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	90025		84259		5766
	11.69				
Actual demand					12
Contract demand					25

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Dec 19, 2022	Nov 18, 2022	Dec 18, 2021
kWh Used	5766	4661	9597
Service days	31	29	30
kWh/day	186	160	319
Amount	\$748.95	\$672.59	\$816.73

**KEEP IN MIND**

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

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531.437  
001

**Electric Bill Statement**

**For:** Dec 19, 2022 to Jan 20, 2023 (32 days)

**Statement Date:** Jan 20, 2023

**Account Number:** 02979-06091

**Service Address:**

2501 RIVER HALL PKWY # ST LTS  
ALVA, FL 33920

**RIVER HALL COMMUNITY DEVELOPMENT,**  
Here's what you owe for this billing period.

**CURRENT BILL**

**\$179.17**

TOTAL AMOUNT YOU OWE

**Feb 10, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after April 11, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	466.96
Payments received	-466.96
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	179.17
<hr/>	
<b>Total amount you owe</b>	<b>\$179.17</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

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

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



/ 27

5314029790609147197100000

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

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MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

02979-06091  
ACCOUNT NUMBER

\$179.17  
TOTAL AMOUNT YOU OWE

Feb 10, 2023  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED





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

### BILL DETAILS

Amount of your last bill	466.96
Payments received - Thank you	-466.96
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.68
Non-fuel: (\$0.076500 per kWh)	\$100.83
Fuel: (\$0.040470 per kWh)	\$53.34
Electric service amount	166.85
Gross receipts tax (State tax)	4.28
Franchise fee (Reqd local fee)	7.91
Taxes and charges	12.19
Regulatory fee (State fee)	0.13
Total new charges	\$179.17
<b>Total amount you owe</b>	<b>\$179.17</b>

### METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Feb 18, 2023.

<b>Usage Type</b>	<b>Current</b>	<b>-</b>	<b>Previous</b>	<b>=</b>	<b>Usage</b>
kWh used	15687		14369		1318

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 20, 2023	Dec 19, 2022	Jan 20, 2022
kWh Used	1318	1275	1309
Service days	32	31	33
kWh/day	41	41	39
Amount	\$179.17	\$167.34	\$171.28

### KEEP IN MIND

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

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531.431  
001

**Electric Bill Statement**

**For:** Dec 19, 2022 to Jan 20, 2023 (32 days)

**Statement Date:** Jan 20, 2023

**Account Number:** 82155-24268

**Service Address:**

2401 RIVER HALL PKWY # FOUNTN  
ALVA, FL 33920

**RIVER HALL COMMUNITY DEVELOPMENT,**  
Here's what you owe for this billing period.

**CURRENT BILL**

**\$923.95**

TOTAL AMOUNT YOU OWE

**Feb 10, 2023**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after April 11, 2023 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	2,205.61
Payments received	-2,205.61
Balance before new charges	0.00
<hr/>	
Total new charges	923.95
<b>Total amount you owe</b>	<b>\$923.95</b>

(See page 2 for bill details.)

The Florida Public Service Commission has approved new rates effective Jan. 1, 2023. An additional rate change will take effect on Feb. 1, 2023. Learn more at [FPL.com/Rates](http://FPL.com/Rates).

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

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



/ 27

5314821552426805932900000

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

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MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

82155-24268  
ACCOUNT NUMBER

\$923.95  
TOTAL AMOUNT YOU OWE

Feb 10, 2023  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	2,205.61
Payments received - Thank you	-2,205.61
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$29.98
Non-fuel: (\$0.027920 per kWh)	\$223.89
Fuel: (\$0.040470 per kWh)	\$324.53
Demand: (\$11.28 per KW)	\$282.00
Electric service amount	860.40
Gross receipts tax (State tax)	22.08
Franchise fee (Reqd local fee)	40.80
Taxes and charges	62.88
Regulatory fee (State fee)	0.67
Total new charges	\$923.95
<b>Total amount you owe</b>	<b>\$923.95</b>

**METER SUMMARY**

Meter reading - Meter KCJ5863. Next meter reading Feb 18, 2023.

<b>Usage Type</b>	<b>Current</b>	<b>-</b>	<b>Previous</b>	<b>=</b>	<b>Usage</b>
kWh used	98044		90025		8019
	19.74				
Actual demand					20
Contract demand					25

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Jan 20, 2023	Dec 19, 2022	Jan 20, 2022
kWh Used	8019	5766	11069
Service days	32	31	33
kWh/day	250	186	335
Amount	\$923.95	\$748.95	\$1,114.33

**KEEP IN MIND**

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

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

Invoice 2023-127

BILL TO  
RIVERHALL CDD  
9220 ROAD,  
SUITE 214  
BONITA BEACH,  
ATTN: CLEO  
BONITA BEACH, FL 34135

DATE 01/07/2023	PLEASE PAY \$1,816.00	DUE DATE 02/06/2023
--------------------	--------------------------	------------------------

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Removed old service and panel at bell tower. Replaced and installed new landscape lights and GFI receptacles on 12/22/22.			
	Square perma-posts	4	60.00	240.00
	20-amp receptacles	8	10.00	80.00
	WP Covers	8	16.00	128.00
	LED lamps	6	18.00	108.00
	ELECTRICIAN	9	75.00	675.00
	APPRENTICE	9	65.00	585.00

*Ornamental Lighting*

*Bell tower Maint*

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 *OK GA* **\$1,816.00**

THANK YOU.  
1/17/23









<b>Invoice Number</b> 8-003-25967	<b>Invoice Date</b> Jan 09, 2023	<b>Account Number</b> 7563-0251-5
--------------------------------------	-------------------------------------	--------------------------------------

FedEx Tax ID: 71-0427007

**Billing Address:**

RIVER HALL CDD  
2300 GLADES RD STE 100E  
STE 100 STE 410W  
BOCA RATON FL 33431-8536

**Shipping Address:**

RIVER HALL CDD  
2300 GLADES RD STE 100E  
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	\$159.19
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$159.19</b>

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

<b>Invoice Number</b> 8-003-25967	<b>Invoice Amount</b> USD \$159.19	<b>Account Number</b> 7563-0251-5
--------------------------------------	---------------------------------------	--------------------------------------

**Remittance Advice**

**Your payment is due by Feb 23, 2023**

8003259671000015919475630251590000000000000001591940

RIVER HALL CDD  
2300 GLADES RD STE 100E  
STE 100 STE 410W  
BOCA RATON FL 33431-8536



FedEx  
P.O. Box 371461  
Pittsburgh PA 15250-7461



<b>Invoice Number</b> 8-003-25967	<b>Invoice Date</b> Jan 09, 2023	<b>Account Number</b> 7563-0251-5	Page 2 of 5
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### FedEx Express Shipment Summary By Payor Type

#### FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Recipient	1	4.0	9.72	6.35			16.07
Third Party	9	8.0	70.64	72.48			143.12

**TOTAL THIS INVOICE** **USD** **\$159.19**

### FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Jan 03, 2023	<b>Cust. Ref.:</b> RIVER HALL CDD 1.5.23 AG	<b>Ref.#2:</b>
<b>Payor:</b> Recipient	<b>Ref.#3:</b>	
Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment. Distance Based Pricing, Zone 2 Package Delivered to Recipient Address - Release Authorized		
<b>Automation</b>	INET	<b>Sender</b>
<b>Tracking ID</b>	770932790070	Daphne Gillyard
<b>Service Type</b>	FedEx Priority Overnight	WHA
<b>Package Type</b>	FedEx Box	2300 Glades Rd
<b>Zone</b>	02	BOCA RATON FL 33431 US
<b>Packages</b>	1	
<b>Rated Weight</b>	4.0 lbs, 1.8 kgs	
<b>Delivered</b>	Jan 04, 2023 13:05	<b>Transportation Charge</b>
<b>Svc Area</b>	A3	<b>Fuel Surcharge</b>
<b>Signed by</b>	see above	<b>Residential Delivery</b>
<b>FedEx Use</b>	000000000/337505/02	<b>Total Charge</b>
		<b>USD</b>
	<b>Recipient Subtotal</b>	<b>USD</b>
		<b>\$16.07</b>

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<b>Invoice Number</b> 8-003-25967	<b>Invoice Date</b> Jan 09, 2023	<b>Account Number</b> 7563-0251-5	Page 3 of 5
--------------------------------------	-------------------------------------	--------------------------------------	----------------

**Ship Date:** Jan 03, 2023      **Cust. Ref.:** RIVER HALL CDD 1.5.23 AG      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770932747610	Daphne Gillyard	Michael G. Morash	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	16044 Herons View Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.86
Delivered	Jan 04, 2023 13:36	Fuel Surcharge		1.29
Svc Area	A5	Residential Delivery		5.30
Signed by	see above	DAS Resi		5.20
FedEx Use	000000000/337475/02	<b>Total Charge</b>	<b>USD</b>	<b>\$19.65</b>

**Ship Date:** Jan 03, 2023      **Cust. Ref.:** RIVER HALL CDD 1.5.23 AG      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770932747643	Daphne Gillyard	Gregory Urbancic, Esq.	
Service Type	FedEx Priority Overnight	WHA	Goodlette, Coleman & Johnson	
Package Type	FedEx Pak	2300 Glades Rd	4001 TAMIAMI TRL N STE 300	
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.86
Delivered	Jan 04, 2023 11:30	Fuel Surcharge		0.55
Svc Area	A4			
Signed by	M.MORGAN	<b>Total Charge</b>	<b>USD</b>	<b>\$8.41</b>
FedEx Use	000000000/337475/_			

**Ship Date:** Jan 03, 2023      **Cust. Ref.:** RIVER HALL CDD 1.5.23 AG      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770932747665	Daphne Gillyard	Shane Willis	
Service Type	FedEx Priority Overnight	WHA	744 Fairlawn Ct	
Package Type	FedEx Pak	2300 Glades Rd	MARCO ISLAND FL 34145 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.86
Delivered	Jan 04, 2023 17:38	Fuel Surcharge		0.92
Svc Area	A5	Residential Delivery		5.30
Signed by	see above	<b>Total Charge</b>	<b>USD</b>	<b>\$14.08</b>
FedEx Use	000000000/337475/02			

**Ship Date:** Jan 03, 2023      **Cust. Ref.:** RIVER HALL CDD 1.5.23 AG      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770932747790	Daphne Gillyard	KENNETH MITCHELL	
Service Type	FedEx Priority Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.86
Delivered	Jan 04, 2023 13:54	Fuel Surcharge		1.29
Svc Area	A5	Residential Delivery		5.30
Signed by	see above	DAS Resi		5.20
FedEx Use	000000000/337475/02	<b>Total Charge</b>	<b>USD</b>	<b>\$19.65</b>



<b>Invoice Number</b> 8-003-25967	<b>Invoice Date</b> Jan 09, 2023	<b>Account Number</b> 7563-0251-5	Page 4 of 5
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**Ship Date:** Jan 03, 2023      **Cust. Ref.:** RIVER HALL CDD 1.5.23 AG      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770932747827	Daphne Gillyard	Paul D. Asfour	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	17131 Easy Stream Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.86
Delivered	Jan 04, 2023 13:58	Fuel Surcharge		1.29
Svc Area	A5	Residential Delivery		5.30
Signed by	see above	DAS Resi		5.20
FedEx Use	000000000/337475/02	<b>Total Charge</b>	<b>USD</b>	<b>\$19.65</b>

**Ship Date:** Jan 03, 2023      **Cust. Ref.:** RIVER HALL CDD 1.5.23 AG      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770932747919	Daphne Gillyard	Charlie Krebs	
Service Type	FedEx Priority Overnight	WHA	Hole Montes & Associates, Inc.	
Package Type	FedEx Pak	2300 Glades Rd	6200 WHISKEY CREEK DR	
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.86
Delivered	Jan 04, 2023 10:16	Fuel Surcharge		0.55
Svc Area	A1			
Signed by	J.LOPEZ	<b>Total Charge</b>	<b>USD</b>	<b>\$8.41</b>
FedEx Use	000000000/337475/_			

**Ship Date:** Jan 03, 2023      **Cust. Ref.:** RIVER HALL CDD 1.5.23 AG      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770932747930	Daphne Gillyard	DANIEL J BLOCK	
Service Type	FedEx Priority Overnight	WHA	15747 Angelica Drive	
Package Type	FedEx Pak	2300 Glades Rd	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.86
Delivered	Jan 04, 2023 12:52	Fuel Surcharge		1.29
Svc Area	A5	Residential Delivery		5.30
Signed by	see above	DAS Resi		5.20
FedEx Use	000000000/337475/02	<b>Total Charge</b>	<b>USD</b>	<b>\$19.65</b>

**Ship Date:** Jan 03, 2023      **Cust. Ref.:** RIVER HALL CDD 1.5.23 AG      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770932748282	Daphne Gillyard	Robert Stark	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Rd	17275 Walnut Run Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.86
Delivered	Jan 04, 2023 14:07	Fuel Surcharge		1.29
Svc Area	A5	Residential Delivery		5.30
Signed by	see above	DAS Resi		5.20
FedEx Use	000000000/337475/02	<b>Total Charge</b>	<b>USD</b>	<b>\$19.65</b>



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
8-003-25967	Jan 09, 2023	7563-0251-5	5 of 5

**Ship Date:** Jan 04, 2023      **Cust. Ref.:** River Hall BOS      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	770938090609	Chloe Hiteshow	Cleo Adams	
<b>Service Type</b>	FedEx Priority Overnight	WHA	1400 Harbor View Dr.	
<b>Package Type</b>	FedEx Envelope	2300 Glades Rd	NORTH FORT MYERS FL 33917 US	
<b>Zone</b>	02	BOCA RATON FL 33431 US		
<b>Packages</b>	1			
<b>Rated Weight</b>	N/A			
<b>Delivered</b>	Jan 05, 2023 16:13	<b>Transportation Charge</b>		7.76
<b>Svc Area</b>	A3	<b>Fuel Surcharge</b>		0.91
<b>Signed by</b>	see above	<b>Residential Delivery</b>		5.30
<b>FedEx Use</b>	000000000/83874/02	<b>Total Charge</b>	<b>USD</b>	<b>\$13.97</b>
			<b>Third Party Subtotal</b>	<b>USD</b>
				<b>\$143.12</b>
			<b>Total FedEx Express</b>	<b>USD</b>
				<b>\$159.19</b>



<b>Invoice Number</b> 8-010-74162	<b>Invoice Date</b> Jan 16, 2023	<b>Account Number</b> 7563-0251-5	Page 1 of 4
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FedEx Tax ID: 71-0427007

**Billing Address:**

RIVER HALL CDD  
2300 GLADES RD STE 100E  
STE 100 STE 410W  
BOCA RATON FL 33431-8536

**Shipping Address:**

RIVER HALL CDD  
2300 GLADES RD STE 100E  
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	\$84.66
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$84.66</b>

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.



Detailed descriptions of surcharges can be located at [fedex.com](http://fedex.com)

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

<b>Invoice Number</b> 8-010-74162	<b>Invoice Amount</b> USD \$84.66	<b>Account Number</b> 7563-0251-5
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**Remittance Advice**

**Your payment is due by Mar 02, 2023**

8010741620000008466575630251590000000000000000846650

RIVER HALL CDD  
2300 GLADES RD STE 100E  
STE 100 STE 410W  
BOCA RATON FL 33431-8536



FedEx  
P.O. Box 371461  
Pittsburgh PA 15250-7461



<b>Invoice Number</b> 8-010-74162	<b>Invoice Date</b> Jan 16, 2023	<b>Account Number</b> 7563-0251-5	Page 2 of 4
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## FedEx Express Shipment Summary By Payor Type

### FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Recipient	3		21.87	35.25			57.12
Third Party	2	4.0	15.23	12.31			27.54

**TOTAL THIS INVOICE** **USD** **\$84.66**

## FedEx Express Shipment Detail By Payor Type (Original)

<b>Ship Date:</b> Jan 06, 2023	<b>Cust. Ref.:</b> RH December Check	<b>Ref.#2:</b>
<b>Payor:</b> Recipient	<b>Ref.#3:</b>	

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
 Distance Based Pricing, Zone 2  
 Package sent from: 33966 zip code  
 Package Delivered to Recipient Address - Release Authorized

		<b>Sender</b>	<b>Recipient</b>	
Automation	INET	cleo adams	DANIEL J BLOCK	
Tracking ID	770961991354	Wrathell, Hunt & Associates, L	15747 Angelica Drive	
Service Type	FedEx Standard Overnight	9220 Bonita Beach Road	ALVA FL 33920 US	
Package Type	FedEx Envelope	BONITA SPRINGS FL 34135 US		
Zone	02			
Packages	1			
Rated Weight	N/A	Transportation Charge		7.29
Delivered	Jan 09, 2023 11:22	Fuel Surcharge		1.25
Svc Area	A5	Residential Delivery		5.30
Signed by	see above	DAS Resi		5.20
FedEx Use	000000000/61301/02	<b>Total Charge</b>	<b>USD</b>	<b>\$19.04</b>

### 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](https://fedex.com) to sign up today!



<b>Invoice Number</b> 8-010-74162	<b>Invoice Date</b> Jan 16, 2023	<b>Account Number</b> 7563-0251-5	Page 3 of 4
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**Ship Date:** Jan 06, 2023      **Cust. Ref.:** RH December Check      **Ref.#2:**  
**Payor:** Recipient      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package sent from: 33966 zip code  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770961998966	cleo adams	Paul Asfour	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	17131 Easy Stream Court	
Package Type	FedEx Envelope	9220 Bonita Beach Road	ALVA FL 33920 US	
Zone	02	BONITA SPRINGS FL 34135 US		
Packages	1			
Rated Weight	N/A	Transportation Charge		7.29
Delivered	Jan 09, 2023 12:19	Fuel Surcharge		1.25
Svc Area	A5	Residential Delivery		5.30
Signed by	see above	DAS Resi		5.20
FedEx Use	000000000/61301/02	<b>Total Charge</b>	<b>USD</b>	<b>\$19.04</b>

**Ship Date:** Jan 06, 2023      **Cust. Ref.:** RH December Check      **Ref.#2:**  
**Payor:** Recipient      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package sent from: 33966 zip code  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770962007069	cleo adams	Michel Morash	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	16044 Herons View Drive	
Package Type	FedEx Envelope	9220 Bonita Beach Road	ALVA FL 33920 US	
Zone	02	BONITA SPRINGS FL 34135 US		
Packages	1			
Rated Weight	N/A	Transportation Charge		7.29
Delivered	Jan 09, 2023 11:58	Fuel Surcharge		1.25
Svc Area	A5	Residential Delivery		5.30
Signed by	see above	DAS Resi		5.20
FedEx Use	000000000/61301/02	<b>Total Charge</b>	<b>USD</b>	<b>\$19.04</b>

**Recipient Subtotal      USD      \$57.12**

**Ship Date:** Jan 06, 2023      **Cust. Ref.:** River Hall Meeting File      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package sent from: 34104 zip code  
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.  
Package Delivered to Recipient Address - Release Authorized  
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	770927188453	cleo adams	Daphne Gillyard	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road	
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs	Transportation Charge		7.94
Delivered	Jan 09, 2023 10:08	Fuel Surcharge		0.56
Svc Area	A1			
Signed by	see above	<b>Total Charge</b>	<b>USD</b>	<b>\$8.50</b>
FedEx Use	000000000/161357/02			



<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
8-010-74162	Jan 16, 2023	7563-0251-5	4 of 4

**Ship Date:** Jan 06, 2023      **Cust. Ref.:** RH December Check      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.25% to this shipment.  
Distance Based Pricing, Zone 2  
Package sent from: 33966 zip code  
Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>		
<b>Tracking ID</b>	770962020949	cleo adams	Robert Stark		
<b>Service Type</b>	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	River Hall CDD		
<b>Package Type</b>	FedEx Envelope	9220 Bonita Beach Road	17275 Walnut Run Drive		
<b>Zone</b>	02	BONITA SPRINGS FL 34135 US	ALVA FL 33920 US		
<b>Packages</b>	1				
<b>Rated Weight</b>	N/A	Transportation Charge		7.29	
<b>Delivered</b>	Jan 09, 2023 12:30	Fuel Surcharge		1.25	
<b>Svc Area</b>	A5	Residential Delivery		5.30	
<b>Signed by</b>	see above	DAS Resi		5.20	
<b>FedEx Use</b>	000000000/61301/02	<b>Total Charge</b>	<b>USD</b>	<b>\$19.04</b>	
			<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$27.54</b>
			<b>Total FedEx Express</b>	<b>USD</b>	<b>\$84.66</b>



FL GIS Solutions, LLC  
12821 Fairway Cove Ct  
Fort Myers, FL 33905  
(239)565-3066  
Felipel@flgis.com

## Invoice 1104



**BILL TO**

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

DATE  
01/01/2023

PLEASE PAY  
**\$700.00**

DUE DATE  
01/16/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
12/10/2022	GIS Services	River hall Golf	3	100.00	300.00
12/11/2022	GIS Services	River hall Golf	4	100.00	400.00

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

TOTAL DUE

*SW* **\$700.00**

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

THANK YOU.

**ENGINEERING**



GulfScapes Landscape  
Management Svcs.  
PO Box 8122  
Naples, FL 34101 US  
239-455-4911

# Invoice 31120

539.464  
001



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

DATE  
12/31/2022

PLEASE PAY  
**\$24,186.00**

DUE DATE  
01/30/2023

DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for December 2022	14,286.00
Palm Tree Trimming for December 2022	9,900.00

TOTAL DUE *SW* **\$24,186.00**

THANK YOU.

**LANDSCAPE MAINTENANCE**



January 6, 2023  
**Invoice No. 89978**  
 Project No. 2015012

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

**River Hall CDD**

**For Services Rendered From December 1, 2022 to December 31, 2022**

General Services - Attend Board Meeting, site visit to review no parking sign installation, prepare and submit LDO application for perimeter fence adjacent to Portico,

02/03/2022 -  
 Task 01- Stormwater Needs Analysis  
 EST \$7,500.00

	Hours	Rate	Amount
X-Additional Services			
Technician IV	2.50	70.00	\$175.00
<b>Subtotal</b>	<b>2.50</b>		<b>\$175.00</b>
Z-General Services			
Engineer VII	9.00	170.00	\$1,530.00
Engineer III	3.00	115.00	\$345.00
Technician IV	2.50	70.00	\$175.00
<b>Subtotal</b>	<b>14.50</b>		<b>\$2,050.00</b>
	<b>17.00</b>		<b>\$2,225.00</b>
<b>Total Amount Due This Invoice</b>			<b>\$2,225.00</b>

1.5% Late Fee will be applied to balances remaining after 60 days.



# INVOICE

River Hall CDD  
9220 Bonita Beach Rd. SE #214  
Bonita Springs, FL, 34135  
Attn: Wrathell, Hart & Hunt

**Invoice date**  
12/15/2022

**Invoice Number**  
201966

**Reference**  
201829

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

License #: ES1200882  
lykins-signtek.com

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT USD
<b>No Parking Signs</b> Fabrication and Installation of 30" no parking DOT inserts in a 1" tube frame backer, 4" smooth posts, 4" Sun City base and 4" ball finial. Assembly painted black.	11	\$1,295.00	\$14,245.00

Sub Total: \$14,245.00  
Sales Tax : \$0

**TOTAL USD: \$14,245.00**

*Road & Street facilities  
Street Sign Repair & Maint* *OK*  
*ct*



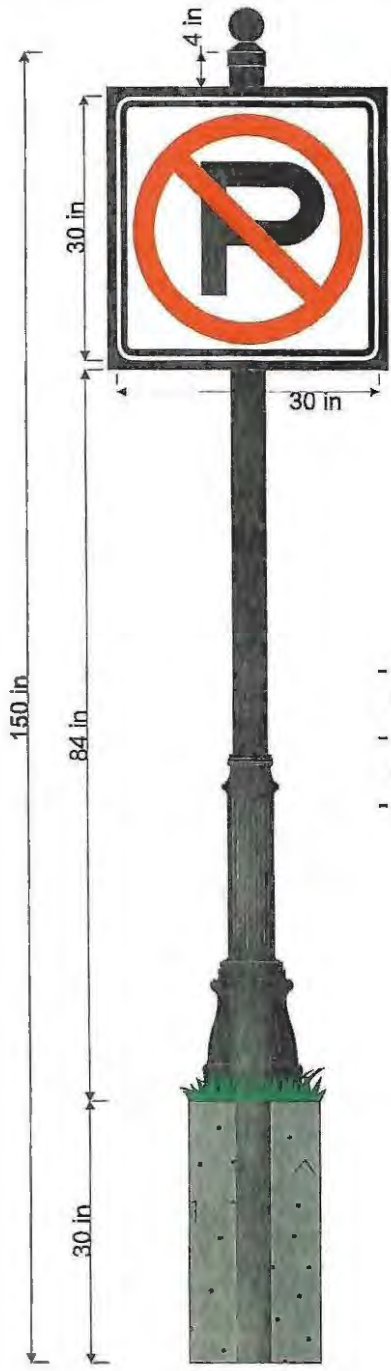
## PAYMENT ADVICE

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

License #: ES1200882  
lykins-signtek.com

<b>Customer</b>	River Hall CDD
<b>Invoice Number</b>	201966
<b>Amount Due</b>	\$14,245.00
<b>Due Date:</b>	12/15/2022
<b>Amount Enclosed</b>	

<b>PROOF FOR:</b>	Charlie Krebs	<b>Client</b>	River Hall CDD	<b>QT#:</b> 93841 - 1
<b>APPROVED BY:</b>	XXXXX	XX/XX/XX	<b>E-Mail</b>	charliekrebs@hmeng.com
<b>Jobsite</b>	2800 River Hall Pkway, Alva, FL 33920			
<small>© 2021 Lykins-Signtek Inc. (LS). This design is the sole property of LS and may not be used or reproduced whole or in part by any other party without written permission by LS. In case of differences between this design and the description on the estimate, this design shall prevail. It is the responsibility of the client to verify this design for accuracy of product, materials, spelling &amp; punctuation, colors, sizes, and position. Approval by the client releases LS from any liability regarding these matters. PLEASE REVIEW THIS DESIGN PROOF CAREFULLY.</small>				



- (x11) No Parking Signs**
- 30"W x 30"H DOT spec No Parking Signs with 1" aluminum tube frame backer
  - Mounted on 4" smooth/round posts with 4" ball finial and 4" Sun City bases
  - All aluminum assembly painted black

**Revisions**

1	XX/XX/XX
2	XX/XX/XX
3	XX/XX/XX

*Approved  
OK  
9/16/22*

Engineering

**FINAL**

APPROVED DRAWING  
BY:  
ON:

Pick-Up  
 Installation  
 Deliver  
 Shipping

**Lykins  
Signtek**

T: 239-594-8494

<b>JOB DESCRIPTION</b>			
<b>SALES REP:</b>	Brittany Bowling	<b>ORDERED:</b>	9/1/22
<b>DESIGNER:</b>	<b>KELLY</b>	<b>RELEASED:</b>	XX/XX/XX
Revision Notes:			

**Price:**  
\$

**INTERNATIONAL SIGN ASSOCIATION**

E161649 ES12001602

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

Initial design plus up to 2 revisions are included in our estimates; additional design work will be billed at \$75/hr.

Electrical signs are designed to be installed in compliance with NEC Article 600 and use UL registered components.

File Path:

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

License #: ES1200882  
 lykins-signtek.com



## Quote 93841

### No Parking Signs

SALES REP INFO  
 Brittany Bowling  
 Account Executive  
 brittany@lykins-signtek.com  
 239-494-5993

QUOTE DATE  
 09/01/2022  
 QUOTE EXPIRY DATE  
 10/01/2022  
 TERMS  
 50/50

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

INSTALL ADDRESS  
 2800 River Hall Pkwy  
 Alva, FL, 33920

CONTACT INFO  
 Charlie Krebs  
 charliekrebs@hmeng.com

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	<b>No Parking Signs</b> Fabrication and Installation of 30" no parking DOT inserts in a 1" tube frame backer, 4" smooth posts, 4" Sun City base and 4" ball finial. Assembly painted black.	11	Unit	\$1,295.00	\$14,245.00	N
2	<b>Temp</b> Fabrication and Installation temporary no parking signs on U channel posts. Faces will be taken off and used in decorative posts when ready.	11	Unit	\$140.00	\$1,540.00	N







**M.R.I. Underwater Specialists, Inc.**  
 5570 Zip Dr.  
 Fort Myers, FL. 33905  
 239-984-5241 Office  
 239-707-5034 cell  
 239-236-1234 fax



Date

Invoice #

12/20/2022

3863

**Due Date 1/19/2023**

**Bill To:**

**Invoice**

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

**Job Name**

Inspect / ROV  
 Hampton Blvd.

**P O No**

**Terms**

Net 30

Quantity	Description	Rate	Amount
	Total cost to send the ROV submersible camera through lake to box, box to box, and box to lake drainage lines (as per map locations 3283,3284 and 3288 Hampton Blvd.) as per proposal 3774. Job completed on Dec 13th 2022	980.00	980.00
	Lake 2-2K		
	S2-214 - 3283 H. Blvd. to S2-215 (Valley gutter inlet)		
	S2-215 to S2-216		
	S2-216 to S2-217 Lake 2-2K 3284 H. Blvd		
			OLC CA
			Storm Water Maint System

**All Invoices are due within 30 days.**  
**Payments recieved after 30 days will have a 10% late fee.**

<b>Total</b>	<b>\$980.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$980.00</b>

M.R.I UnderWater Specialists Utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledge all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.



5570 Zip Dr. Fort Myers, Fl. 33905  
239-984-5241 (O) 239-707-5034 (C) 239-236-1234 (F)  
Certified General Contractors- CGC 1507963

**River Hall 2022**

December 13, 2022

1. 36" Pipe from structure S214 to S215 has 10% sand & debris. Pipe is flowing like it should and we have no recommendations at this time.
2. 36" Pipe from structure S215 to S216 has 30% blockage from bricks inside center of pipe. We recommend divers to remove bricks. *1022<sup>02</sup>*
3. 36" Pipe from structure S216 to S217 has a brick wall inside of pipe more towards structure S217. We recommend removal of brick wall. *1800<sup>02</sup>*





For Community Maps contact  
Microspat, Inc. HERE: GAITIN, SPC-03

Map of South Florida County of Lee, FL, FDIP &  
Data provided by Microspat, Inc. MGT, WMS, USGS, EPA, NPS, etc. © 2003, Bing



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
9/6/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Avalon Insurance Group, Inc. 7370 COLLEGE PKWY STE 312 FORT MYERS FL 33907		<b>CONTACT NAME:</b> Tara Decker <b>PHONE (A/C, No, Ext):</b> 239-275-3888 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> tara@avalon-insurance.com	
<b>INSURED</b> Mri Inspection, Inc. 5570 ZIP DR FORT MYERS FL 339055027		<b>INSURER(S) AFFORDING COVERAGE</b> INSURER A: BERKLEY ASSUR CO NAIC # 39462M INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

**COVERAGES**      **CERTIFICATE NUMBER:**      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD   WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR	Y	VUMA0279580	07/03/2022	07/03/2023	EACH OCCURRENCE \$ 1,000,000
	GENL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ Included
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/>	N/A			PER STATUTE    OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b> River Hall CDD C/O Wrathell, Hart, Hunt & Associates 9220 Bonita Beach Rd Suite 214 Bonita Springs FL 34135	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Tara Decker
---------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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JIMMY PATRONIS  
CHIEF FINANCIAL OFFICER

STATE OF FLORIDA  
DEPARTMENT OF FINANCIAL SERVICES  
DIVISION OF WORKERS' COMPENSATION

**\*\* CERTIFICATE OF ELECTION TO BE EXEMPT FROM FLORIDA WORKERS' COMPENSATION LAW \*\***

**CONSTRUCTION INDUSTRY EXEMPTION**

This certifies that the individual listed below has elected to be exempt from Florida Workers' Compensation law.

**EFFECTIVE DATE:** 5/17/2021

**EXPIRATION DATE:** 5/17/2023

**PERSON:** MICHAEL L RADFORD

**EMAIL:** MRIUNDERWATER@GMAIL.COM

**FEIN:** 821524796

**BUSINESS NAME AND ADDRESS:**

M.R.I INSPECTION LLC

MRI UNDERWATER SPECIALISTS

17891 WETSTONE RD

NORTH FORT MYERS, FL 33917

**SCOPE OF BUSINESS OR TRADE:**

Cleaner-Debris Removal -      Irrigation or Drainage System  
Construction                      Construction & Drivers

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**IMPORTANT:** Pursuant to subsection 440.05(14), F.S., an officer of a corporation who elects exemption from this chapter by filing a certificate of election under this section may not recover benefits or compensation under this chapter. Pursuant to subsection 440.05(12), F.S., Certificates of election to be exempt issued under subsection (3) shall apply only to the corporate officer named on the notice of election to be exempt and apply only within the scope of the business or trade listed on the notice of election to be exempt. Pursuant to subsection 440.05(13), F.S., notices of election to be exempt and certificates of election to be exempt shall be subject to revocation if, at any time after the filing of the notice or the issuance of the certificate, the person named on the notice or certificate no longer meets the requirements of this section for issuance of a certificate. The department shall revoke a certificate at any time for failure of the person named on the certificate to meet the requirements of this section.

DFS-F2-DWC-252 CERTIFICATE OF ELECTION TO BE EXEMPT REVISED 08-13

E01311455

QUESTIONS? (850) 413-1609



## Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>MRI Inspection LLC</b>	
2 Business name/disregarded entity name, if different from above <b>MRI Underwater Specialist</b>	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=Corporation, S=S Corporation, P=Partnership) ▶ _____ <small>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions) ▶ _____	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3) Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
5 Address (number, street, and apt. or suite no.) See instructions. <b>5570 Zip Dr.</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>Fort Myers, FL 33905</b>	
7 List account number(s) here (optional)	

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN), if you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
[ ] - [ ] - [ ] [ ] [ ] [ ]	
OR	
Employer identification number	
8 2 - 1 5 2 4 7 9 6	

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must check out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here    Signature of U.S. person ▶ *Brenda Radford*    Date ▶ *02/04/22*

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



<b>ACCOUNT NAME</b> River Hall Cdd		<b>ACCOUNT #</b> 6056	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0005231761	<b>BILLING PERIOD</b> Dec 1- Dec 31, 2022	<b>PAYMENT DUE DATE</b> January 20, 2023	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <b>\$561.19</b>	
<b>BILLING ACCOUNT NAME AND ADDRESS</b> River Hall Cdd C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard 2300 Glades RD # 410W Boca Raton, FL 33431-8556		<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7612 or smb@ccc.gannett.com	<b>FEDERAL ID</b> 47-2493274
<b>Terms and Conditions:</b> 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. <b>All funds payable in US dollars.</b>			

00000060560000000000000052317610005611910263

To sign-up for E-mailed invoices and online payments please contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com). Previous account number: **471122**.

Date	Description	Amount
12/1/22	Balance Forward	\$341.48

**Package Advertising:**

Start-End Date	Description	Products	Run Dates	PO Number	Package Cost
12/23/22-12/23/22	0005530486 RIVER HALL COMMUNIT				\$219.71

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

	<b>ACCOUNT NAME</b> River Hall Cdd		<b>PAYMENT DUE DATE</b> January 20, 2023		<b>AMOUNT PAID</b>	
	<b>ACCOUNT NUMBER</b> 6056		<b>INVOICE NUMBER</b> 0005231761			
<b>CURRENT DUE</b> \$219.71	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$341.48	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <b>\$561.19</b>
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>			<b>TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:</b>			
News-Press Media Group P O Box 677583 Dallas, TX 75267-7583			<input type="checkbox"/> VISA <input type="checkbox"/> MASTERCARD <input type="checkbox"/> DISCOVER <input type="checkbox"/> AMEX Card Number _____ Exp Date    /    /    CVV Code _____ Signature _____    Date _____			

00000060560000000000000052317610005611910263

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

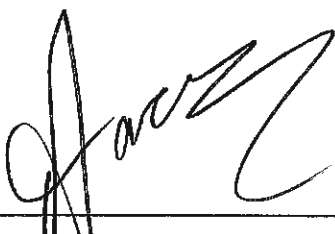
# Invoice

Date	Invoice #
1/10/2023	92788

<b>Bill To</b>
River Hall CDD 9220 Bonita Beach Road Suite 214 Bonita Springs, FL 34135

<b>Ship To</b>
River Hall CDD 3500 River Hall Pkwy Alva, FL 33920 Shane (239)227-5520

P.O. Number	Terms	Ship	Via	Rep	Vendor
PO#24490	Net 29	1/11/2023	Ken Martin	LZ	

Quantity	Item Code	Description	Price Each	Amount
473	Pine Straw-	Baled Pine Straw-	3.00	1,419.00
113.34	Fuel Charge	Fuel Surcharge	0.67	75.94
		Del 1/11 Trailer # JV53343 River Hall CDD This trailer was split between Brooks River Ridge and River Hall		
<b>ANNUAL MULCHING</b>				
				

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

<b>Total</b>	<i>SW</i>	\$1,494.94
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$1,494.94



Solitude Lake Management, LLC  
 1320 Brookwood Drive  
 Suite H  
 Little Rock, AR 72202

# INVOICE

Page: 1

Invoice Number: PSI-36632, 36633, 36667  
 Invoice Date: 12/08/22

Bill  
 To: River Hall CDD  
 c/o Wrathell, Hunt & Associates, LLC  
 9220 Bonita Beach Road Suite #214  
 Bonita Springs, FL 34135

Ship  
 To: River Hall CDD  
 c/o Wrathell, Hunt & Associates, LLC  
 9220 Bonita Beach Road Suite #214  
 Bonita Springs, FL 34135

Tax Ident. Type Legal Entity

Customer ID R0194

Ship Via

P.O. Number

P.O. Date

Due Date ~~11/01/22~~ 01/07/23

Our Order No.

SalesPerson Jeff Moding

Terms Net 30

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Lake Maintenance		1	1	7,458.00	7,458.00
Annual Wetland Maintenance		1	1	5,193.92	5,193.92
Annual Fountain Maintenance		1	1	53.50	53.50
Monthly Service 11/01/22-11/30/22					

## STORMWATER CONTROL AQUATIC MAINTENANCE

Amount Subject to Sales Tax 0.00  
 Amount Exempt from Sales Tax 12,705.42

*SW*  
**Subtotal:** 12,704.92  
 Invoice Discount: 12,705.42  
 Total Sales Tax: 0.00  
 Payment Amount: 0.00  
**Total:** 12,705.42



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

**BILL TO**

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

**INVOICE**

**DATE** 12/19/2022 **TERMS** Net 30

**DUE DATE** 01/18/2023

**INVOICE NO.**

505RH

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/15/2022	<b>Sweeping Services</b> Location: River Hall  Street Sweeping of Riveral Hall Main Boulevard. Removed all garbage, dirt, and debris from gutters.	1	650.00	650.00
12/15/2022	<b>Fuel Surcharge</b> 12% Fuel Surcharge	1	78.00	78.00

We moved!

Please mail all checks to the address below.

15773 Missouri St.  
Bokeelia, FL 33922

Thank you,

TOTAL DUE

**\$728.00**



**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 394  
DATE 01/22/2023  
TERMS Net 30  
DUE DATE 02/21/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,650.00	1,650.00

BALANCE DUE *SW* **\$1,650.00**

**STORMWATER CONTROL  
HOG REMOVAL**

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

# Invoice



# TRIMMERS

---

# HOLIDAY DECOR

**BILL TO**

River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4204	01/16/2023	\$3,500.00	02/15/2023	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/16/2023	11-1	Holiday Lighting and Decor Payment due -Lighting on Oak Trees	1	3,500.00	3,500.00

BALANCE DUE

**\$3,500.00**

Other Physical Environment  
Holiday Decorations

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

# Invoice



# TRIMMERS

---

# HOLIDAY DECOR

**BILL TO**

River Hall CDD  
2401 River Hall Parkway  
Alva, FL 33920

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4205	01/16/2023	\$2,000.00	02/15/2023	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
01/16/2023	12-1 B	Holiday Lighting & Decor Balance Due in RIVER HALL	1	2,000.00	2,000.00

BALANCE DUE

**\$2,000.00**

Other Physical Environment  
Holiday Decorations

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
1/1/2023	2021-2569

Bill To:
River Hall CDD 2300 Glades Rd. Suite 410W Boca Raton, FL 33431

Description			Amount
Management	512.311	001	3,750.00
Assessment Methodology	513.310		375.00
<i>Building client relationships one step at a time ...</i>			<b>Total</b> \$4,125.00

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**DRAFT**

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

The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on February 2, 2023 at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

**Present were:**

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

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs (via telephone)	District Engineer
Carl Barraco	Barraco & Associates
Grady Miars	GreenPointe
Ean Sims (via telephone)	SOLitude Lake Management (SOLitude)
Angie Zishkow	Resident
Bob Cunningham	Resident
Dan Block	Resident
Sally Shown	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:30 p.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments (3 minutes per speaker)**

Resident Angie Zishkow asked about the CDD assessment levy and if it can be paid in advance without paying interest. Mr. Adams stated the \$1,252.36 CDD assessment on the tax

41 bill has two parts. One is the \$1,013.42 debt service portion that pays the bond debt and the  
42 other is the \$238.94 Operations and Maintenance portion. Homeowners can pay off the debt  
43 service portion by calling Management's office for the payoff amount, which consists of  
44 accrued interest for the payment period plus outstanding principal. The O&M portion of the bill  
45 cannot be "paid off" in advance, as it is for the annual operating costs of the CDD.

46 Resident Bob Cunningham stated he represents the River Hall Country Club (RHCC) HOA  
47 and was recently informed that there is confusion about which entity is responsible for  
48 maintaining the drains. He referred to a drainage map showing what percentage are the  
49 responsibility of the RHCC which are the CDD's responsibility. He suggested both entities  
50 produce an agreement identifying each entity's long-term responsibilities. He stated that the  
51 HOA is paying for lawn maintenance on CDD-owned property, within the RHCC and wondered if  
52 that can be resolved. Mr. Adams stated Staff received a copy of the drainage map and started a  
53 dialogue with Mr. Barraco regarding the drains.

54 Resident Dan Block stated he represents the Hampton Lakes (HL) HOA Board, which  
55 recently discussed adding a budget line item to clean out the catch basins. He asked for a map  
56 outlining which catch basins are HL-owned and which are CDD-owned. Mr. Adams stated Staff  
57 will research Mr. Block's request.

58

### 59 **THIRD ORDER OF BUSINESS**

### **Developer Update**

60

61 Mr. Miars provided the following update:

62 ➤ Sales: There was a good start to January. Lennar had six sales and Pulte had five. The  
63 price points are trending at a high level. The spring season kickoff started yesterday and there  
64 were nine sales in RHCC at \$600,000.

65 ➤ Mailboxes: Per the post office, it is the Developer's responsibility and they had no choice  
66 in the matter. Staff is working with the builders to complete the mailboxes.

67 ➤ The contract amendment will be finalized in May or June.

68 Discussion ensued regarding the need for a fence to keep ATVs out of the preserves,  
69 permitting, access points into the RHCC and the CDD's options regarding the fence and wall  
70 between Portico and Hampton.

71 Mr. Barraco will modify the Development Order (DO) to add fencing. Mr. Block will  
72 coordinate with Mr. Barraco and Mr. Stark about the fence.

73

74 **FOURTH ORDER OF BUSINESS**

**Discussion: Use of Construction  
75 Funds in 2020A Bond Area**

76

77 Mr. Adams recalled a request at a previous meeting for a breakdown of construction  
78 fund expenditures. He presented an email exchange between himself and Mr. Krebs, listing  
79 the requisitions that were made. Regarding excavation costs, Mr. Krebs stated some  
80 requisitions have it broken out but others were not broken out and those were left under  
81 "Drainage." So, a portion of the \$2.3 million includes excavation costs of the lake that is  
82 included in the requisition.

83 Regarding the BAI invoices, Mr. Adams stated they are for Engineering.

84

85 **FIFTH ORDER OF BUSINESS**

**Presentation of Supplement #2 to the  
86 Engineer's Report**

87

88 Mr. Barraco distributed an exhibit that was omitted from the Report. He reviewed  
89 Supplement #2 to the Engineer's Report, dated February 2, 2023, and noted the following:

90 ➤ Page 3, Section 1.1, fourth bullet point: Four parcels with cost estimates will be added to  
91 the additional 195 units within the original Assessment Area #4.

92 ➤ Before any additional debt is added to those parcels, the previous debt will be paid off  
93 in one lump sum.

94 Mr. Mitchell summarized that the cost estimates outlined on Page 10 are construction  
95 cost estimates for the improvements that the CDD will undertake.

96

97 **SIXTH ORDER OF BUSINESS**

**Presentation of Fourth Supplemental  
98 Special Assessment Methodology Report  
99 for Assessment Area 4 and Parcels C, H, Z  
100 and K2**

101

102 Mr. Adams presented the Fourth Supplemental Special Assessment Methodology  
103 Report for Assessment Area 4 and Parcels C, H, Z and K2, dated February 2, 2023. He reviewed



104 the pertinent data in each section, particularly the Series 2023A Project, the financing program,  
105 benefit allocation and debt assignment by area on a per acre basis, lienability test, True-up  
106 Mechanism and the Assessment Tables on Pages 12 through 14.

107 Mr. Adams pointed out that Parcels C, H, Z and K2 currently have outstanding debt in a  
108 total amount of \$1.7 million, which will be extinguished prior to the bond issuance.

109 Mr. Asfour stated he found discrepancies when he compared Tables 2 and 5 and  
110 calculated the cost per unit by dividing the amount by the number of units to determine the  
111 benefit per unit, amortized it over 30 years at the current interest rates. He asked why the  
112 assessment per unit far exceeds the benefit per unit in Parcels C, H and K2.

113 Mr. Asfour will email his spreadsheet and calculations to Mr. Adams.

114 Discussion ensued regarding the Methodology, bond issuance, acreage, frontage,  
115 Equivalent Residential Units (ERUs), increased construction costs, construction cost allocation, a  
116 system of improvements based on equivalency ratings, cost estimates for each section, a 20%  
117 contingency to the CDD and market trends.

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119 **SEVENTH ORDER OF BUSINESS**

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**Consideration of Resolution 2023-02, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed In Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of**

**this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date**

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144 Mr. Urbancic presented Resolution 2023-02, which accomplishes the following:

- 145 ➤ Declares the special assessments, using the Engineer’s and the Methodology Reports,
- 146 just discussed.
- 147 ➤ Designates the project and the total costs of \$11,293,200.
- 148 ➤ Declares that assessments will be levied to defray a \$13,650,000 bond issue.
- 149 ➤ Declares that the assessments will be repaid in the manner set forth in the Assessment
- 150 Methodology.

151 Mr. Asfour asked if District Counsel recommends adoption of the Resolution despite the  
152 questions raised about the numbers. Mr. Urbancic replied affirmatively.

153

**On MOTION by Mr. Morash and seconded by Mr. Stark, with Mr. Morash, Mr. Stark, Mr. Mitchell and Mr. Block in favor, and Mr. Asfour dissenting, Resolution 2023-02, Declaring Special Assessments; Indicating the Location, Nature and Estimated Cost of those Improvements Which Cost is to be Defrayed in Whole or in Part by the Special Assessments; Providing the Portion of the Estimated Cost of the Improvements to be Defrayed In Whole or in Part by the Special Assessments; Providing the Manner in Which Such Special Assessments Shall be Made; Providing When Such Special Assessments Shall be Made; Designating Lands Upon Which the Special Assessments Shall be Levied; Providing for an Assessment Plat; Adopting a Preliminary Assessment Roll; Providing for a Public Hearing to Consider the Advisability and Propriety of Said Assessments and the Related Improvements; Providing for Notice of Said Public Hearing; Providing for Publication of this Resolution; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was adopted. (Motion passed 4-1)**

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**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-03, Setting a Public Hearing to be Held on April 6, 2023 at 3:30 P.M., at River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within**

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the District Generally Described as the River Hall Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date

Mr. Urbancic presented Resolution 2023-03.

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**On MOTION by Mr. Stark and seconded by Mr. Morash, with Mr. Stark, Mr. Morash, Mr. Mitchell and Mr. Block in favor, and Mr. Asfour dissenting, Resolution 2023-03, Setting a Public Hearing to be Held on April 6, 2023 at 3:30 P.M., at River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920, for the Purpose of Hearing Public Comment on Imposing Special Assessments on Certain Property Within the District Generally Described as the River Hall Community Development District in Accordance with Chapters 170, 190 and 197, Florida Statutes; Providing for Conflicts, Providing for Severability and Providing an Effective Date, was adopted. (Motion passed 4-1)**

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**NINTH ORDER OF BUSINESS**

**Consideration of FMSbonds, Inc., Rule G-17 Disclosure Letter**

Mr. Adams presented the FMSbonds, Inc., Rule G-17 Disclosure Letter.

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**On MOTION by Mr. Morash and seconded by Mr. Stark, with Mr. Morash, Mr. Stark, Mr. Mitchell and Mr. Block in favor and Mr. Asfour dissenting, the FMSbonds, Inc., Rule G-17 Disclosure Letter, was approved. (Motion passed 4-1)**

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**TENTH ORDER OF BUSINESS**

**Consideration of Akerman, LLP, Bond Counsel Services Engagement Letter**

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Mr. Adams presented the Akerman, LLP, Bond Counsel Services Engagement Letter. The fee is \$40,000 and Bond Counsel will only get paid if bonds are issued.

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**On MOTION by Mr. Stark and seconded by Mr. Morash, with Mr. Stark, Mr. Morash, Mr. Mitchell and Mr. Block in favor, and Mr. Asfour dissenting, the Akerman, LLP, Bond Counsel Services Engagement Letter, was approved. (Motion passed 4-1)**

Mr. Miars proposed that Hole Montes provide a quarterly report, by assessment area and by category on invoices received against this bond, until the bond is closed out.

Mr. Krebs agreed to provide a quarterly requisition report.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of U.S. Bank Trust Company, National Association, Trustee Services Engagement letter**

Mr. Adams presented the U.S. Bank Trust Company, National Association, Trustee Services Engagement letter.

**On MOTION by Mr. Stark and seconded by Mr. Morash, with Mr. Stark, Mr. Morash, Mr. Mitchell and Mr. Block in favor, and Mr. Asfour dissenting, the U.S. Bank Trust Company, National Association, Trustee Services Engagement letter, was approved. (Motion passed 4-1)**

**TWELFTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of December 31, 2022**

Mr. Adams presented the Unaudited Financial Statements as of December 31, 2022.

Per Mr. Asfour, Mrs. Adams would verify that the CDD is not being charged for checks mailed via FedEx.

**On MOTION by Mr. Stark and seconded by Mr. Block, with all in favor, the Unaudited Financial Statements as of December 31, 2022, were accepted.**

**THIRTEENTH ORDER OF BUSINESS**

**Approval of January 5, 2023 Regular Meeting Minutes**

253 Mr. Mitchell presented the January 5, 2023 Regular Meeting Minutes.

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255 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**  
 256 **January 5, 2023 Regular Meeting Minutes, as presented, were approved.**

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259 **FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

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

262 Mr. Krebs requested Board approval of \$15,000 for additional “No Parking” signage.

263

264 **On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor,**  
 265 **authorizing Staff to purchase additional “No Parking” signs, in a not-to-exceed**  
 266 **amount of \$15,000, was approved.**

267

268

269 Mr. Krebs and Mr. Adams responded to questions regarding the funding source, lead  
 270 time for the signage and berm repairs.

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

272 There was no report.

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

274 • **NEXT MEETING DATE: March 2, 2023 at 3:30 P.M.**

275 ○ **QUORUM CHECK**

276 All Supervisors confirmed their attendance at the March 2, 2023 meeting.

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

278 Mrs. Adams stated two checks were forwarded to the CDD; \$50 from MRI and \$1,170  
 279 from GulfScapes and Bentley Electric will be on site to repair all the streetlights on Saturday.

280 Mr. Willis presented the January Field Operations Report and noted the following:

281 ➤ The trapper captured more wild hogs.

282 ➤ The boundary fence permit issue is being closely monitored.

283

284 **FIFTEENTH ORDER OF BUSINESS**

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

286 Resident Sally Shown asked when the entrance gates will be operational. A Board  
287 Member stated that the entrance gates are an HOA matter.

288 Ms. Zishkow feels that the “No Parking” signs in the CDD are tacky.

289

290 **SIXTEENTH ORDER OF BUSINESS** **Supervisors’ Comments/Requests**

291

292 Mr. Morash reported pavement issues on the north side. Mr. Willis would document  
293 and identify pavement in need of repair.

294 Mr. Stark voiced his opinion that the fountain pumps were costly for very little benefit.  
295 He proposed discontinuing use of the pumps. Mr. Mitchell will confer with Pulte and Lennar  
296 regarding taking over the fountains. Mrs. Adams recommended an assignment agreement. The  
297 consensus was to table the fountains for now. Mr. Morash stated he was present for the pump  
298 repair, conferred with Sergeant Matthews and met with a gate contractor. The gate has been  
299 repaired.

300 Mr. Asfour commented on the bond issuance.

301

302 **SEVENTEENTH ORDER OF BUSINESS** **Adjournment**

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305 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**  
306 **meeting adjourned at 5:08 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

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Chair/Vice Chair

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**C**



**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE**

**LOCATION**

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

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 6, 2022 CANCELED</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>November 3, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>December 1, 2022</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>January 5, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>February 2, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>March 2, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>April 6, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>May 4, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>June 1, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>July 6, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>August 3, 2023</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>3:30 PM</b>
<b>September 7, 2023</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**  
**D**



**Wrathell, Hunt and Associates, LLC**

TO: River Hall CDD Board of Supervisors  
FROM: Shane Willis – Operations Manager  
DATE: March 2, 2023  
SUBJECT: Status Report – Field Operations

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**Landscape Activities:**

- Lakes/ Drainage areas mowed in February
- All plants, ground cover, Trees and Palms fertilized in February
- Trash along the roads is being picked up twice a week, Tuesdays and Fridays
- Irrigation is running 3 days a week, no issues with system
- Trimming of plants are on schedule
- Grass is mowed every other week this month, goes back to every week on March 1, 2023

**Damaged Street Lamp:** The street lamp was removed the week of November 21<sup>st</sup>. Staff currently waiting on cost to have replaced. From speaking with our vendor; the double head lamps and fiberglass pole with freight is approximately \$7K and will take approximately twelve weeks for delivery.

**Damaged Street Signs:** On order with Lykins to include the endangered species sign replacement.

**No Parking Signs:** Notified by the Sheriff's Department on 2.17.23 that the "No Parking Sign" would need to include "No Standing" language. District Engineer is having the changes made.

**Asphalt Repairs:** Multiple locations on the Parkway were identified for asphalt repairs, District Engineer is sourcing a vendor for repairs.

**Swine Solutions:** One trap currently in CE15 and one in Wetland 30. To date the trapper has removed **36** adult hogs and **5** juveniles.

**Berm Restoration Project:** As previously discussed, repairing the berm area adjacent to Wetland #30 will be scheduled during the dry season. Total Cost \$5K.

**Windsor Fence Repairs:** Placed under contract 2.16.23, material is in production. Gulfscapes to remove vines, vegetation and install pine straw by 3.9.23.

**Portico Boundary Fence:**

Agreement with Carter Fence has been executed - Total cost: \$80,950.00

- LDO has been submitted to the County
- Two landscape proposals have been received, will present for Board approval once the LDO is approved as price points may change before then.