

RIVER HALL

COMMUNITY DEVELOPMENT

DISTRICT

January 5, 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

December 29, 2022

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on January 5, 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. Presentation of Construction and Permit Plans for Assessment Areas #3 and #4
5. Acceptance of Unaudited Financial Statements as of November 30, 2022
6. Approval of December 1, 2022 Regular Meeting Minutes
7. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: February 2, 2023 at 3:30 PM

- QUORUM CHECK

Paul Asfour	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Michael Morash	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Kenneth Mitchell	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Robert Stark	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
Daniel Block	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

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

8. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
9. Supervisors' Comments/Requests
10. 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
NOVEMBER 30, 2022**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
NOVEMBER 30, 2022**

	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
ASSETS							
SunTrust	\$ 805,270	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 805,270
Investments							
SBA	5,353	-	-	-	-	-	5,353
Reserve A-1	-	-	206,925	75,400	-	-	282,325
Reserve A-2	-	-	-	412,550	-	-	412,550
Revenue A-1	-	-	14,531	15,223	-	-	29,754
Revenue A-2	-	-	-	41,540	-	-	41,540
Prepayment A-1	-	-	-	65	-	-	65
Construction	-	-	-	-	-	226,163	226,163
Due from debt service fund	2	-	-	-	-	-	2
Due from general fund	-	-	7,771	27,338	-	-	35,109
Due from capital projects fund	-	8	-	-	-	-	8
Deposits	1,622	-	-	-	-	-	1,622
Total assets	<u>\$ 812,247</u>	<u>\$ 8</u>	<u>\$ 229,227</u>	<u>\$ 572,116</u>	<u>\$ -</u>	<u>\$ 226,163</u>	<u>\$ 1,839,761</u>
LIABILITIES AND FUND BALANCES							
Liabilities:							
Due to Developer	-	-	-	20,404	-	-	20,404
Due to general fund	-	-	-	2	-	-	2
Due to debt service fund 2011	-	-	-	-	8	-	8
Due to debt service fund 2020A	7,771	-	-	-	-	-	7,771
Due to debt service fund 2021A1	14,141	-	-	-	-	-	14,141
Due to debt service fund 2021A2	13,197	-	-	-	-	-	13,197
Total liabilities	<u>35,109</u>	<u>-</u>	<u>-</u>	<u>20,406</u>	<u>8</u>	<u>-</u>	<u>55,523</u>
Fund balances:							
Nonspendable							
Prepaid and deposits	1,622	-	-	-	-	-	1,622
Restricted for:							
Debt service	-	8	229,227	551,710	-	-	780,945
Capital projects	-	-	-	-	(8)	226,163	226,155
Assigned to:							
Operating capital	145,000	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	250,000
Unassigned	380,516	-	-	-	-	-	380,516
Total fund balances	<u>777,138</u>	<u>8</u>	<u>229,227</u>	<u>551,710</u>	<u>(8)</u>	<u>226,163</u>	<u>1,784,238</u>
Total liabilities and fund balances	<u>\$ 812,247</u>	<u>\$ 8</u>	<u>\$ 229,227</u>	<u>\$ 572,116</u>	<u>\$ -</u>	<u>\$ 226,163</u>	<u>\$ 1,839,761</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 14,171	\$ 14,171	584,451	2%
Assessment levy: off-roll	-	-	130,870	0%
Miscellaneous hog program shared cost	-	-	16,500	0%
Interest and miscellaneous	17	31	500	6%
Total revenues	<u>14,188</u>	<u>14,202</u>	<u>732,321</u>	2%
EXPENDITURES				
Legislative				
Supervisor	600	600	12,000	5%
<i>Financial & administrative</i>				
District management	3,750	7,500	45,000	17%
District engineer	-	-	25,000	0%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	3,218	3,218	5,653	57%
Assessment roll prep	375	750	4,500	17%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	12,621	12,500	101%
Legal advertising	-	-	1,100	0%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	176	176	1,300	14%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	962	962	14,000	7%
<i>Electric utility services</i>				
Utility services	-	-	11,000	0%
Street lights	-	-	2,000	0%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	1,650	1,650	152,465	1%
Hog removal	-	-	19,800	0%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	550	550	40,000	1%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	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	8,525	8,525	5,000	171%
Landscape maintenance	20,111	20,111	195,000	10%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	9,000	0%
Holiday decorations	5,500	5,500	12,000	46%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
Hurricane clean-up	4,500	4,500	-	N/A
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	-	750	0%
Street light/decorative light maintenance	-	-	3,500	0%
Roadway repair & maintenance	-	-	1,500	0%
Sidewalk repair & maintenance	-	-	2,500	0%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>49,917</u>	<u>80,346</u>	<u>650,858</u>	12%
Excess/(deficiency) of revenues over/(under) expenditures	(35,729)	(66,144)	81,463	
Fund balances - beginning	812,867	843,282	785,490	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	382,138	382,138	471,953	
Fund balances - ending	<u>\$ 777,138</u>	<u>\$ 777,138</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 NOVEMBER 30, 2022**

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

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2020A
FOR THE PERIOD ENDED NOVEMBER 30, 2022**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 7,771	\$ 7,771	\$ 414,720	2%
Interest	767	1,342	-	N/A
Total revenues	<u>8,538</u>	<u>9,113</u>	<u>414,720</u>	2%
EXPENDITURES				
Debt service				
Principal	-	-	150,000	0%
Interest	132,300	132,300	264,600	50%
Total debt service	<u>132,300</u>	<u>132,300</u>	<u>414,600</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(123,762)	(123,187)	120	
Fund balances - beginning	352,989	352,414	342,380	
Fund balances - ending	<u>\$ 229,227</u>	<u>\$ 229,227</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 NOVEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 27,338	\$ 27,338	\$ 1,461,048	2%
Special assessment: off-roll	-	-	118,652	0%
Interest	1,684	2,941	-	N/A
Total revenues	<u>29,022</u>	<u>30,279</u>	<u>1,579,700</u>	2%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	500,000	0%
Principal (A-2)	-	-	550,000	0%
Interest (A-1)	128,625	128,625	257,400	50%
Interest (A-2)	141,000	141,000	282,000	50%
Total expenditures	<u>269,625</u>	<u>269,625</u>	<u>1,589,400</u>	17%
Excess/(deficiency) of revenues over/(under) expenditures	(240,603)	(239,346)	(9,700)	
Fund balances - beginning	792,313	791,056	778,544	
Fund balances - ending	<u>\$ 551,710</u>	<u>\$ 551,710</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 NOVEMBER 30, 2022**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 EXPENDITURES	 <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 NOVEMBER 30, 2022**

	Current Month	Year To Date
REVENUES		
Interest	\$ 490	\$ 857
Total revenues	490	857
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	490	857
Fund balances - beginning	225,673	225,306
Fund balances - ending	\$ 226,163	\$ 226,163

River Hall Community Development District Check Detail November 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	2579	11/04/2022	COASTAL CONCR...	101.001 · Suntrust-...		-8,525.00
Bill	2798	11/03/2022		539.455 · Entry & ...	-8,525.00	8,525.00
TOTAL					-8,525.00	8,525.00
Bill Pmt -Check	2580	11/04/2022	COLEMAN, YOVA...	101.001 · Suntrust-...		-1,084.50
Bill	16581-001M 30	09/30/2022		514.100 · Legal Fee...	-1,084.50	1,084.50
TOTAL					-1,084.50	1,084.50
Bill Pmt -Check	2581	11/04/2022	GULFSCAPES LA...	101.001 · Suntrust-...		-18,786.00
Bill	30706	11/03/2022		539.464 · Landscap...	-14,286.00	14,286.00
Bill	30592	11/03/2022		539.622 · Hurricane...	-4,500.00	4,500.00
TOTAL					-18,786.00	18,786.00
Bill Pmt -Check	2582	11/04/2022	M.R.I. UNDERWAT...	101.001 · Suntrust-...		-550.00
Bill	3778	11/03/2022		538.463 · Stormwat...	-550.00	550.00
TOTAL					-550.00	550.00
Bill Pmt -Check	2583	11/04/2022	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,650.00
Bill	379	11/03/2022		538.461 · Aquatic M...	-1,650.00	1,650.00
TOTAL					-1,650.00	1,650.00
Bill Pmt -Check	2584	11/04/2022	TRIMMER'S HOLI...	101.001 · Suntrust-...		-5,500.00
Bill	4203	11/03/2022		539.467 · Holiday D...	-3,500.00	3,500.00
Bill	4206	11/03/2022		539.467 · Holiday D...	-2,000.00	2,000.00
TOTAL					-5,500.00	5,500.00
Bill Pmt -Check	2585	11/04/2022	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,146.23
Bill	2021-2100	09/30/2022		519.410 · Postage	-21.23	21.23
Bill	2021-2220	11/03/2022		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00

River Hall Community Development District Check Detail November 2022

Type	Num	Date	Name	Account	Paid Amount	Original Amount
TOTAL					-4,146.23	4,146.23
Check	2586	11/22/2022	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2587	11/22/2022	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	2588	11/22/2022	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	2589	11/22/2022	COLEMAN, YOVA...	101.001 · Suntrust-...		-962.50
Bill	16581-001M 31	11/17/2022		514.100 · Legal Fee...	-962.50	962.50
TOTAL					-962.50	962.50
Bill Pmt -Check	2590	11/22/2022	FEDEX	101.001 · Suntrust-...		-299.88
Bill	7-910-40567	09/30/2022		519.410 · Postage	-79.73	79.73
Bill	7-925-40547	09/30/2022		519.410 · Postage	-44.22	44.22
Bill	7-939-98949	11/17/2022		519.410 · Postage	-175.93	175.93
TOTAL					-299.88	299.88
Bill Pmt -Check	2591	11/22/2022	LLS TAX SOLUTIO...	101.001 · Suntrust-...		-500.00
Bill	2826	09/30/2022		513.311 · Arbitrage ...	-500.00	500.00
TOTAL					-500.00	500.00
Bill Pmt -Check	2592	11/22/2022	P & T LAWN & TR...	101.001 · Suntrust-...		-5,825.00
Bill	22-1150	11/17/2022		539.464 · Landscap...	-5,825.00	5,825.00

12:46 PM

12/09/22

River Hall Community Development District
Check Detail
November 2022

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
TOTAL					-5,825.00	5,825.00

Coastal Concrete Products, LLC
 7742 Alico Road
 Fort Myers, FL 33912

Date	Invoice #
10/12/2022	2798

Bill To
River Hall Community Dev District c/o Wrathell, Hunt & Associates, LLC 9202 Bonita Beach Rd, Ste 214 Bonita Springs, FL 34135

539455
001

Terms	Due Date	Rep	Project
Due upon Receipt	10/12/2022	TJW	River Hall Repairs

Description	Amount
Project: River Hall Fence Repairs-Entrance Change Order No. 1 Fence Repair: Labor and material to replace (10) Precast Concrete Ranch Rails, West Side Entrance and Replace (5) Posts and (10) Rails on SR 80 East of Entrance	8,525.00 <i>Entry & Walls Maint.</i>

Thank you for your business.

Total \$8,525.00

Phone #	Fax #
239-208-4079	239-334-1399

Payments/Credits \$0.00

Balance Due \$8,525.00

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

Page: 1
 October 21, 2022
 File No: 16581-001M
 Statement No: 30

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

Attn: Debbie Tudor 514.100
 001

Gen Rep

Previous Balance \$2,218.32

Fees

09/01/2022	GLU	Review agenda packet and prepare for Board of Supervisors; Participation in Board of Supervisors meeting	437.50
09/06/2022	GLU	Review and respond to email correspondence from Supervisor Stark on berm repair; Review email correspondence from Chuck Adams	140.00
09/07/2022	GLU	Review and respond to email correspondence from Supervisor Asfour regarding school road issues	35.00
09/19/2022	GLU	Review and respond to email correspondence from Cleo Adams on contractor requirements	70.00
09/26/2022	GLU	Review email correspondence from Supervisor Asfour and Shane Willis on parking matters; Review and respond to email correspondence from Supervisor Asfour; Review and respond to email correspondence from Cleo Adams on contract and E-verify situation	105.00
	MEM	Review email correspondence and backup from Rachael Greeinstein regarding LAMSID Canal Crossing; Research regarding same.	297.00
		Professional Fees through 10/21/2022	1,084.50
		Total Current Work	1,084.50

Payments

Total Payments Through 10/21/2022 -2,218.32
 Balance Due (includes previous balance, if any) \$1,084.50

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

Invoice 30592

539.622
001



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

DATE 10/21/2022	PLEASE PAY \$4,500.00	DUE DATE 11/20/2022
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DESCRIPTION	AMOUNT
Provide labor and equipment for landscape clean-up and debris removal following Hurricane Ian. 9/29/22	
16 hrs. Labor	1,040.00
Dump fees - 1 load	210.00
10/4/22	
32 hrs. Labor	2,080.00
10/5/22	
18 hrs. Labor	1,170.00

TOTAL DUE **\$4,500.00**

THANK YOU.

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

Invoice 30706

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 10/31/2022	PLEASE PAY \$14,286.00	DUE DATE 11/30/2022
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DESCRIPTION	AMOUNT
Monthly Landscape Maintenance for October 2022	14,286.00

TOTAL DUE *SW* **\$14,286.00**

THANK YOU.

LANDSCAPE MAINTENANCE



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



Bill To:

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

Invoice

Job Name

Inspect S2-318D

Date

9/6/2022

Invoice #

3778

Due Date 10/6/2022

P.O. No.

Terms

Net 30

Quantity	Description	Rate	Amount
	Total cost to inspect structure S2-318D. as per proposal 3628. This price includes a detail report and all labor and material and equipment needed to complete this job.	500.00	500.00
	Past Due Late Fee	10.00%	50.00
	538.463		
	001		
	Invoice Received 11.1.22		
	Storm Water Control		
	Stormwater system Maintenance		

Total \$550.00

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

Payments/Credits \$0.00

Balance Due \$550.00

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.

Swine Solutions

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

538.461
001

INVOICE

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

INVOICE 379
DATE 10/24/2022
TERMS Net 30
DUE DATE 11/23/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,650 00	1,650 00

BALANCE DUE

\$1,650.00

SW

**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

539.467
001

BILL TO
River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4203	10/25/2022	\$3,500.00	11/24/2022	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/25/2022	11-1	Holiday Lighting and Decor Payment due November LIGHTING ON OAK TREES	1	3,500.00	3,500.00

BALANCE DUE

\$3,500.00

Deposit Required

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

539.467
001

BILL TO

River Hall CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
4206	10/25/2022	\$2,000.00	11/24/2022	Net 30	

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/25/2022	11-1	Holiday Lighting and Decor Payment due November River Hall CDD	1	2,000.00	2,000.00

BALANCE DUE

A \$2,000.00

Deposit Required - 50%

Other physical environment
Holiday Decorations

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
11/1/2022	2021-2220

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>		Total \$4,125.00

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
9/30/2022	2021-2100

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

Description	Amount
Reimburse FedEx - 7-684-00946	21.23
<i>Building client relationships one step at a time ...</i>	Total \$21.23



Invoice Number	Invoice Date	Account Number
7-684-00946	Mar 08, 2022	[REDACTED]

FedEx Tax ID: 71-0427007

Billing Address:

WRATHELL HUNT & ASSOC LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Shipping Address:

WRATHELL HUNT & ASSOC LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

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	\$232.05
TOTAL THIS INVOICE	USD	\$232.05

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com

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.

Invoice Number	Invoice Amount	Account Number
7-684-00946	USD \$232.05	[REDACTED]

Remittance Advice

Your payment is due by Apr 22, 2022

768400946200002320583195245414000000000000002320580

0015635 01 AB 0.461 **AUTO T8 0 1066 33431-855643 -C01-P15650-I1



WRATHELL HUNT & ASSOC LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556



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



61013660010382

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Feb 25, 2022 **Cust. Ref.:** Tuckers Point Certificat **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 3
- Package sent from: 33966 zip code

Automation INET
Tracking ID 776142143899
Service Type FedEx Standard Overnight
Package Type FedEx Envelope
Zone 03
Packages 1
Rated Weight N/A
Delivered Feb 28, 2022 09:52
Svc Area A2
Signed by A.CALVIN
FedEx Use 00000000/58565/_

Sender
cleo adams
Wrathell, Hunt & Associates, L
9220 Bonita Beach Road
BONITA SPRINGS FL 34135 US

Recipient
Timothy Bramwell
Akerman LLP
50 North Laura Street
JACKSONVILLE FL 32202 US

Transportation Charge	7.19
Fuel Surcharge	0.50
Total Charge	USD \$7.69

Ship Date: Feb 25, 2022 **Cust. Ref.:** Tuckers Point Mtg File **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation INET
Tracking ID 776142151978
Service Type FedEx Standard Overnight
Package Type Customer Packaging
Zone 02
Packages 1
Rated Weight 4.0 lbs, 1.8 kgs
Delivered Feb 28, 2022 09:51
Svc Area A1
Signed by G.DAPHNE
FedEx Use 00000000/150913/_

Sender
cleo adams
Wrathell, Hunt & Associates, L
9220 Bonita Beach Road
BONITA SPRINGS FL 34135 US

Recipient
Daphne Gillyard
Wrathell, Hunt & Associates
2300 Glades Road
BOCA RATON FL 33431 US

Transportation Charge	7.69
Fuel Surcharge	0.54
Total Charge	USD \$8.23

FedEx® Billing Online

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Invoice Number	Invoice Date	Account Number	Page
7-684-00946	Mar 08, 2022	[REDACTED]	3 of 6

Ship Date: Feb 25, 2022 **Cust. Ref.:** WHA Info **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	776142674799	Daphne Gillyard	Craig A. Wrathell	
Service Type	FedEx Standard Overnight	Jeffrey Pinder	Wrathell, Hunt & Associates, L	
Package Type	FedEx Envelope	2300 Glades Rd	9742 Via Amati	
Zone	02	BOCA RATON FL 33431 US	LAKE WORTH FL 33467 US	
Packages	1			
Rated Weight	N/A	Transportation Charge		7.05
Delivered	Feb 28, 2022 12:50	Fuel Surcharge		0.82
Svc Area	A2	Residential Delivery		4.65
Signed by	see above	Courier Pickup Charge		0.00
FedEx Use	000000000/58564/02	Total Charge	USD	\$12.52

Ship Date: Feb 25, 2022 **Cust. Ref.:** Check **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 12.00% to this shipment.
- Distance Based Pricing, Zone 4
- 1st attempt Feb 26, 2022 at 12:01 PM.
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	776143373220	Daphne Gillyard	Pfil Hunt & Luella Hunt	
Service Type	FedEx Standard Overnight	WHA	2657 Robin Hood Drive	
Package Type	FedEx Envelope	2300 Glades Rd	MOBILE AL 36605 US	
Zone	04	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	N/A	Transportation Charge		8.38
Delivered	Feb 28, 2022 12:57	Fuel Surcharge		0.91
Svc Area	A4	Residential Delivery		4.65
Signed by	see above	Courier Pickup Charge		0.00
FedEx Use	000000000/58566/02	Total Charge	USD	\$13.94

Ship Date: Feb 28, 2022 **Cust. Ref.:** COIs **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 34104 zip code

Automation	INET	Sender	Recipient	
Tracking ID	776132136554	SHANE WILLIS	Attn: Daphne Gillyard	
Service Type	FedEx Standard Overnight	WHA	Wrathell, Hunt & Assoc., LLC	
Package Type	FedEx Envelope	9220 BONITA BEACH ROAD	2300 Glades Road	
Zone	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	N/A	Transportation Charge		7.05
Delivered	Mar 01, 2022 10:23	Fuel Surcharge		0.49
Svc Area	A1	Total Charge	USD	\$7.54
Signed by	G.DAPHNE			
FedEx Use	000000000/58564/_			

Ship Date: Feb 28, 2022 **Cust. Ref.:** D. Tudor - Personal **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- The delivery commitment for FedEx 2Day to residences (including home offices) is 7 P.M. the second business day for A1, A2, AA, A3, A4, A5, A6, AM, PM, and RM service areas.
- Distance Based Pricing, Zone 4
- Package sent from: 33404 zip code
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	776147270740	Debbie Tudor	Lisa Astin	
Service Type	FedEx 2Day	WHA	113 Oak Laurel	
Package Type	Customer Packaging	2300 Glades Rd	WOODSTOCK GA 30188 US	
Zone	04	BOCA RATON FL 33431 US		
Packages	1			

Continued on next page

Tracking ID: 776147270740 continued

Rated Weight 3.0 lbs, 1.4 kgs
 Delivered Mar 02, 2022 11:02
 Svc Area A2
 Signed by see above
 FedEx Use 000000000/299475/02

Transportation Charge 6.29
 Fuel Surcharge 0.79
 Residential Delivery 5.05
Total Charge USD \$12.13

Ship Date: Feb 28, 2022 **Cust. Ref.:** Tuckers Pointe CDD **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Return: Original Tracking ID 776127188725
- Distance Based Pricing, Zone 2

Automation INET
 Tracking ID 791236839300
 Service Type FedEx Priority Overnight
 Package Type FedEx Envelope
 Zone 02
 Packages 1
 Rated Weight N/A
 Delivered Mar 01, 2022 10:23
 Svc Area A1
 Signed by G.DAPHNE
 FedEx Use 000000000/80306/_

Sender
 Jim McGowan
 1101 E Cumberland St
 TAMPA FL 33602 US

Recipient
 Daphne Gillyard
 WHA
 2300 Glades Rd
 BOCA RATON FL 33431 US

Transportation Charge 7.53
 Fuel Surcharge 0.53
 Print Return Label 1.05
Total Charge USD \$9.11

Ship Date: Mar 01, 2022 **Cust. Ref.:** OSPREY OAKS CDD 3.7.22 **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation INET
 Tracking ID 776178508053
 Service Type FedEx Priority Overnight
 Package Type FedEx Box
 Zone 02
 Packages 1
 Rated Weight 6.0 lbs, 2.7 kgs
 Delivered Mar 02, 2022 11:25
 Svc Area A2
 Signed by see above
 FedEx Use 000000000/317577/02

Sender
 Gianna Denofrio
 2300 Glades Rd
 BOCA RATON FL 33431 US

Recipient
 Daniel Rom
 6828 Wedgewood Village Ct
 LAKE WORTH FL 33463 US

Transportation Charge 10.48
 Fuel Surcharge 1.09
 Residential Delivery 5.05
Total Charge USD \$16.62

Ship Date: Mar 02, 2022 **Cust. Ref.:** Waterford Landing Check **Ref.#2:** Bill to Waterford Landing
Payor: Shipper **Ref.#3:**

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

Automation INET
 Tracking ID 776157531215
 Service Type FedEx Standard Overnight
 Package Type FedEx Envelope
 Zone 07
 Packages 1
 Rated Weight N/A
 Delivered Mar 03, 2022 10:11
 Svc Area A1
 Signed by S.WHITE
 FedEx Use 000000000/58569/_

Sender
 Cory Santacroce
 Wrathell, Hunt & Associates, L
 2300 GLADES ROAD
 BOCA RATON FL 33431 US

Recipient
 U.S Bank, N.A.-CDD
 Lockbox Services-12-2657
 EP-MN-01LB
 SAINT PAUL MN 55108 US

Transportation Charge 9.48
 Fuel Surcharge 0.66
Total Charge USD \$10.14





Invoice Number	Invoice Date	Account Number	Page
7-684-00946	Mar 08, 2022		5 of 6

Ship Date: Mar 02, 2022 **Cust. Ref.:** River Hall Supervisor Ch **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	776158098424	Cory Santacroce	Chuck Adams-Cleo Adams	
Service Type	FedEx Priority Overnight	Wrathell, Hunt & Associates, L	1400 HARBOR VIEW DR	
Package Type	FedEx Envelope	2300 GLADES ROAD	NORTH FORT MYERS FL 33917 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	N/A			
Delivered	Mar 03, 2022 10:36	Transportation Charge		7.53
Svc Area	A3	Fuel Surcharge		0.88
Signed by	see above	Residential Delivery		5.05
FedEx Use	00000000/80306/02	Total Charge	USD	\$13.46

Ship Date: Mar 02, 2022 **Cust. Ref.:** Boyette Park / Liberty C **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	776183747331	Kristen Suit	Daphne Gillyard	
Service Type	FedEx Express Saver	4515 S Clark Ave	Wrathell, Hunt & Associates	
Package Type	Customer Packaging	TAMPA FL 33611 US	2300 Glades Road	
Zone	02		BOCA RATON FL 33431 US	
Packages	1			
Rated Weight	19.0 lbs, 8.6 kgs			
Delivered	Mar 04, 2022 15:24	Transportation Charge		9.47
Svc Area	A1	Fuel Surcharge		0.66
Signed by	D.GILLYARD	Courier Pickup Charge		0.00
FedEx Use	00000000/154906/_	Total Charge	USD	\$10.13

Ship Date: Mar 03, 2022 **Cust. Ref.:** River Hall Mtg File **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	776142202376	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	3.0 lbs, 1.4 kgs			
Delivered	Mar 04, 2022 10:13	Transportation Charge		7.26
Svc Area	A1	Fuel Surcharge		0.51
Signed by	G.DAPHNE			
FedEx Use	00000000/150913/_	Total Charge	USD	\$7.77

Ship Date: Mar 04, 2022 **Cust. Ref.:** Check **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Distance Based Pricing, Zone 4
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	776207134612	Jeffrey Pinder	Pfil Hunt & Luella Hunt	
Service Type	FedEx Standard Overnight	WHA	2657 Robin Hood Drive	
Package Type	FedEx Envelope	2300 Glades Rd	MOBILE AL 36605 US	
Zone	04	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	N/A	Transportation Charge		8.38

Continued on next page

Tracking ID: 776207134612 continued

Delivered	Mar 05, 2022 09:39	Fuel Surcharge	0.94
Svc Area	A4	Residential Delivery	5.05
Signed by	see above	Courier Pickup Charge	0.00
FedEx Use	000000000/58566/02	Total Charge	USD \$14.37

Ship Date: Mar 04, 2022 **Cust. Ref.:** RAVO CDD 03.07.22 AGENDA **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776215235790	Gianna Denofrio	Craig A. Wrathell
Service Type	FedEx Priority Overnight	2300 Glades Rd	Wrathell, Hunt & Associates, L
Package Type	Customer Packaging	BOCA RATON FL 33431 US	9742 Via Amati
Zone	02		LAKE WORTH FL 33467 US
Packages	1		
Rated Weight	14.0 lbs, 6.4 kgs	Transportation Charge	13.58
Delivered	Mar 05, 2022 10:46	Fuel Surcharge	2.42
Svc Area	A2	Saturday Delivery	16.00
Signed by	see above	Residential Delivery	5.05
FedEx Use	000000000/317577/02	Total Charge	USD \$37.05

Ship Date: Mar 04, 2022 **Cust. Ref.:** RYE RANCH CDD 03.07.22 A **Ref.#2:**
Payor: Shipper **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 14.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	776215249650	Gianna Denofrio	Craig A. Wrathell
Service Type	FedEx Priority Overnight	2300 Glades Rd	Wrathell, Hunt & Associates, L
Package Type	Customer Packaging	BOCA RATON FL 33431 US	9742 Via Amati
Zone	02		LAKE WORTH FL 33467 US
Packages	1		
Rated Weight	44.0 lbs, 20.0 kgs	Transportation Charge	26.94
Delivered	Mar 05, 2022 10:46	Fuel Surcharge	3.36
Svc Area	A2	Saturday Delivery	16.00
Signed by	see above	Residential Delivery	5.05
FedEx Use	000000000/317577/02	Total Charge	USD \$51.35

Shipper Subtotal	USD	\$232.05
Total FedEx Express	USD	\$232.05

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

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

514.100
 001

Attn: Debbie Tudor

Gen Rep

Previous Balance \$1,084.50

Fees

10/04/2022	GLU	Exchange email correspondence regarding meeting scheduling; Exchange email correspondence with Supervisor Asfour; Follow-up with Supervisors and Manager to confirm consents to cancellation	210.00
10/06/2022	GLU	Review multiple email correspondence regarding Supervisor Asfour on Rules of Procedure; Commence work on revision	140.00
10/10/2022	GLU	Review and work on revised language for modification to Rules of Procedure; Draft email correspondence to Supervisor Asfour on the same.	350.00
10/25/2022	GLU	Review and respond to email correspondence from Supervisors Asfour on potential bond issuance and meeting agenda	87.50
10/27/2022	GLU	Telephone conference with Daphne Gillyard regarding agenda	70.00
10/28/2022	GLU	Telephone conference with Chairman on agenda	70.00
10/31/2022	GLU	Telephone conference with Daphne Gillyard on agenda	35.00
		Professional Fees through 11/16/2022	962.50
		Total Current Work	962.50
		Balance Due (includes previous balance, if any)	<u>\$2,047.00</u>



Invoice Number	Invoice Date	Account Number	Page
7-910-40567	Oct 10, 2022	[REDACTED]	1 of 4

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	\$79.73
TOTAL THIS INVOICE	USD	\$79.73

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com

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.

Invoice Number	Invoice Amount	Account Number
7-910-40567	USD \$79.73	[REDACTED]

Remittance Advice

Your payment is due by Nov 24, 2022

79104056740000079731756302515900000000000000000000797310



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



Invoice Number 7-910-40567	Invoice Date Oct 10, 2022	Account Number [REDACTED]	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
Third Party	6	10.0	45.32	34.41			79.73
Total FedEx Express	6	10.0	\$45.32	\$34.41			\$79.73

TOTAL THIS INVOICE USD \$79.73

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 29, 2022	Cust. Ref.: River Hall CDD 10.06.22	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2

		Sender	Recipient	
Automation	INET	Daphne Gillyard	Gregory Urbancic, Esq.	
Tracking ID	770073961670	WHA	Goodlette, Coleman & Johnson	
Service Type	FedEx Priority Overnight	2300 Glades Rd	4001 TAMIAMI TRL N STE 300	
Package Type	FedEx Pak	BOCA RATON FL 33431 US	NAPLES FL 34103 US	
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Oct 04, 2022 12:59			
Svc Area	A4	Transportation Charge		7.25
Signed by	M.MORGAN	Fuel Surcharge		0.51
FedEx Use	000000000/331491/_	Total Charge	USD	\$7.76

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Invoice Number	Invoice Date	Account Number	Page
7-910-40567	Oct 10, 2022		3 of 4

Ship Date: Sep 29, 2022 **Cust. Ref.:** River Hall CDD 10.06.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient	
Tracking ID	770073961876	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			
Delivered	Oct 04, 2022 09:52			
Svc Area	A1	Transportation Charge		7.25
Signed by	C.CHASTINE	Fuel Surcharge		0.51
FedEx Use	000000000/331491/_	Total Charge	USD	\$7.76

Ship Date: Sep 29, 2022 **Cust. Ref.:** River Hall CDD 10.06.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770073962195	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			
Delivered	Oct 04, 2022 14:54	Transportation Charge		7.25
Svc Area	A5	Fuel Surcharge		0.85
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/331491/02	Total Charge	USD	\$13.05

Ship Date: Sep 29, 2022 **Cust. Ref.:** River Hall CDD 10.06.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770073963147	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		7.25
Delivered	Oct 04, 2022 12:07	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	Total Charge	USD	\$18.08

Ship Date: Sep 29, 2022 **Cust. Ref.:** River Hall CDD 10.06.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770073963732	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			

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
7-910-40567	Oct 10, 2022	[REDACTED]	4 of 4

Tracking ID: 770073963732 continued

Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	7.25
Delivered	Oct 04, 2022 12:30	Fuel Surcharge	1.18
Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/331491/02	Total Charge	USD \$18.08

Ship Date: Sep 29, 2022	Cust. Ref.: River Hall CDD 10.06.22	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
 Weather delay - Hurricane.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	770074620738	Daphne Gillyard	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	5.0 lbs, 2.3 kgs	Transportation Charge	9.07
Delivered	Oct 04, 2022 13:26	Fuel Surcharge	0.98
Svc Area	A3	Residential Delivery	4.95
Signed by	see above	Total Charge	USD \$15.00
FedEx Use	000000000/331521/02		

Third Party Subtotal	USD	\$79.73
Total FedEx Express	USD	\$79.73



Invoice Number	Invoice Date	Account Number	Page
7-925-40547	Oct 24, 2022	[REDACTED]	1 of 3

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	\$44.22
TOTAL THIS INVOICE	USD	\$44.22

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com

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.

Invoice Number	Invoice Amount	Account Number
7-925-40547	USD \$44.22	[REDACTED]

Remittance Advice

Your payment is due by Dec 08, 2022

7925405479000004422275630251590000000000000000442220



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



Invoice Number 7-925-40547	Invoice Date Oct 24, 2022	Account Number [REDACTED]	Page 2 of 3
--------------------------------------	-------------------------------------	-------------------------------------	----------------

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	3	7.0	22.03	22.19			44.22
Total FedEx Express	3	7.0	\$22.03	\$22.19			\$44.22

TOTAL THIS INVOICE USD \$44.22

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Sep 29, 2022	Cust. Ref.: River Hall CDD 10.06.22	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
 Weather delay - Hurricane.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address - Release Authorized

		Sender	Recipient	
Automation	INET	Daphne Gillyard	KENNETH MITCHELL	
Tracking ID	770073961339	WHA	3380 CHESTNUT GROVE DR	
Service Type	FedEx Priority Overnight	2300 Glades Rd	ALVA FL 33920 US	
Package Type	FedEx Pak	BOCA RATON FL 33431 US		
Zone	02			
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.25
Delivered	Oct 04, 2022 12:17	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	Total Charge		USD \$18.08

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Invoice Number	Invoice Date	Account Number	Page
7-925-40547	Oct 24, 2022		3 of 3

Ship Date: Sep 29, 2022 **Cust. Ref.:** River Hall CDD 10.06.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.75% to this shipment.
Weather delay - Hurricane.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770073962427	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		7.25
Delivered	Oct 04, 2022 12:22	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	Total Charge	USD	\$18.08

Ship Date: Oct 18, 2022 **Cust. Ref.:** River Hall Meeting File **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 19.25% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33966 zip code
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	770152131730	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	5.0 lbs, 2.3 kgs	Transportation Charge		7.53
Delivered	Oct 19, 2022 12:45	Fuel Surcharge		0.53
Svc Area	A1			
Signed by	G.DAPHNE			
FedEx Use	000000000/158117/_	Total Charge	USD	\$8.06

Third Party Subtotal	USD	\$44.22
Total FedEx Express	USD	\$44.22



Invoice Number	Invoice Date	Account Number	Page
7-939-98949	Nov 07, 2022	[REDACTED]	1 of 4

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	\$175.93
TOTAL THIS INVOICE	USD	\$175.93

Other discounts may apply.

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



Detailed descriptions of surcharges can be located at fedex.com

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.

Invoice Number	Invoice Amount	Account Number
7-939-98949	USD \$175.93	[REDACTED]

Remittance Advice

Your payment is due by Dec 22, 2022

79399894920000175935756302515900000000000000001759350



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



FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	7	13.0	120.88	55.05			175.93
Total FedEx Express	7	13.0	\$120.88	\$55.05			\$175.93

TOTAL THIS INVOICE USD \$175.93

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Oct 31, 2022	Cust. Ref.: River Hall check	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 7

		<u>Sender</u>	<u>Recipient</u>
Automation	INET	Chloe Hiteshew	U.S Bank, N.A.-CDD
Tracking ID	770326524531	WHA	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	2300 Glades Rd	EP-MN-01LB
Package Type	FedEx Envelope	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US
Zone	07		
Packages	1		
Rated Weight	N/A		
Delivered	Nov 01, 2022 10:07		
Svc Area	A1	Transportation Charge	9.01
Signed by	C.SCHWARTZ	Fuel Surcharge	0.63
FedEx Use	000000000/60454/_	Total Charge	USD \$9.64

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Invoice Number	Invoice Date	Account Number	Page
7-939-98949	Nov 07, 2022		3 of 4

Ship Date: Nov 02, 2022 **Cust. Ref.:** RHCCD 11.03.22 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770377305759	Daphne Gillyard	Chuck Adams-Cleo Adams	
Service Type	FedEx First Overnight	WHA	1400 HARBOR VIEW DR	
Package Type	FedEx Box	2300 Glades Rd	NORTH FORT MYERS FL 33917 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	8.0 lbs, 3.6 kgs			
Delivered	Nov 03, 2022 06:54	Transportation Charge		76.04
Svc Area	A3	Fuel Surcharge		5.67
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/39288/02	Total Charge	USD	\$86.66

Ship Date: Nov 02, 2022 **Cust. Ref.:** RIVERHALLCDD 11.03.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770381268076	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		7.25
Delivered	Nov 03, 2022 11:07	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	Total Charge	USD	\$18.08

Ship Date: Nov 02, 2022 **Cust. Ref.:** RIVERHALLCDD 11.03.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770381270352	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		7.25
Delivered	Nov 03, 2022 11:21	Fuel Surcharge		1.18
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	000000000/331491/02	Total Charge	USD	\$18.08

Ship Date: Nov 02, 2022 **Cust. Ref.:** RIVERHALLCDD 11.03.22 **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.25% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient	
Tracking ID	770381270742	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		7.25
Delivered	Nov 03, 2022 11:16	Fuel Surcharge		1.18

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
7-939-98949	Nov 07, 2022		4 of 4

Tracking ID: 770381270742 continued

Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/331491/02	Total Charge	USD \$18.08

Ship Date: Nov 02, 2022	Cust. Ref.: RIVERHALLCDD 11.03.22	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.25% to this shipment.
 Distance Based Pricing, Zone 2
 Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	770381270801	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	7.25
Delivered	Nov 03, 2022 11:31	Fuel Surcharge	1.18
Svc Area	A5	Residential Delivery	4.95
Signed by	see above	DAS Resi	4.70
FedEx Use	000000000/331491/02	Total Charge	USD \$18.08

Ship Date: Nov 03, 2022	Cust. Ref.: River Hall Meeting File	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 18.25% to this shipment.
 Distance Based Pricing, Zone 2
 Package sent from: 33966 zip code
 Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	770366778633	Daphne Gillyard	Daphne Gillyard
Service Type	FedEx Standard Overnight	WHA	Wrathell, Hunt & Associates
Package Type	FedEx Pak	2300 Glades Rd	2300 Glades Road
Zone	02	BOCA RATON FL 33431 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	6.83
Delivered	Nov 04, 2022 09:24	Fuel Surcharge	0.48
Svc Area	A1		
Signed by	see above		
FedEx Use	000000000/158093/02	Total Charge	USD \$7.31

Third Party Subtotal	USD	\$175.93
Total FedEx Express	USD	\$175.93

LLS Tax Solutions Inc.
2172 W Nine Mile Rd., #352
Pensacola, FL 32534
850-754-0311
liscott@llstax.com



INVOICE

BILL TO

River Hall Community
Development District
c/o Wrathell, Hunt and
Associates, LLC
2300 Glades Road, Suite
410W
Boca Raton, FL 33431

INVOICE # 002826

DATE 11/03/2022

DUE DATE 12/03/2022

TERMS Net 30

DESCRIPTION	AMOUNT
-------------	--------

Total Billing for Arbitrage Services in connection with the \$12,505,000 River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-1 and \$13,860,000 River Hall Community Development District Capital Improvement Revenue Bonds, Series 2011A-2 – Final Rebate Amount Calculation for the period ended September 17, 2021.	500.00
--	--------

BALANCE DUE

\$500.00

Thank You For Your Business

P & T Lawn & Tractor Service, Inc.

15980 Old Olga Road
Alva, FL 33920

Invoice

Date	Invoice #
11/8/2022	22-1150

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

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

P.O. No.	Terms	Project

Item	Description	Qty	Rate	Amount
Service	Labor to bush hog the FPL Easement on the West Side of River Hall Pkwy in Alva, Florida (9 acres)	1	1,950.00	1,950.00
Service	Labor to bush hog the East Side of River Hall Pkwy in Alva, Florida (35.3 acres)	1	3,875.00	3,875.00
	Completed on November 8, 2022			

SW

Total		\$5,825.00
Payments/Credits		\$0.00
Balance Due		\$5,825.00

LANDSCAPE MAINTENANCE

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 December 1, 2022, 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	District Engineer
Carl Barraco	Barraco & Associates
Grady Miars	GreenePointe
David Kraizgrun	Pinnacle Development/Cascades Developer
Anthony Wilson	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments (3 minutes per speaker)

Referencing a map, David Kraizgrun, of Pinnacle Development (Pinnacle), who is the Cascades Developer, indicated that 22 units will be reallocated from Ashton Oaks to the Cascades, Phase 3. He asked the CDD to move the operation and maintenance (O&M) assessment on the 22 units over to the Cascades so that he can continue to collect on 42 units

40 and noted that five of the 42 lots were never in the system. Asked if the units were assessed by
41 the CDD, Mr. Kraizgrun stated that the 42 units were assessed for O&M.

42 Discussion ensued about O&M assessments, acreage allocation, Cascades assessment
43 amount, street frontage and the impact the allocation will have on the CDD’s budget.

44 Resident Anthony Willson reported that there was street flooding after Hurricane Ian
45 that took two or three days to recede in front of 3283 and 3284 Hampton Lakes Drive.

46 Discussion ensued regarding drainage maps, HOA drainage pipe ownership, pipe
47 maintenance, roadside catch basins, lake connection pipes, lake bank erosion from unfinished
48 lots, road drainage and berms. Staff will ask MRI to inspect the area and prepare a report.

49

50 **THIRD ORDER OF BUSINESS**

Developer Update

51

52 This item was presented following the Fifth Order of Business.

53

54 **FOURTH ORDER OF BUSINESS**

**Administration of Oath of Office to Newly
Elected Supervisors [SEATS 4 & 5] (*the
following will be provided in a separate
package*)**

55

56

57

58

59 Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath
60 of Office to Mr. Robert Stark and Mr. Daniel Block. He provided and briefly explained the
61 following items:

62 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

63 **B. Membership, Obligations and Responsibilities**

64 **C. Financial Disclosure Forms**

65 **I. Form 1: Statement of Financial Interests**

66 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

67 **III. Form 1F: Final Statement of Financial Interests**

68 **D. Form 8B: Memorandum of Voting Conflict**

69

70 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-01,
Designating Certain Officers of the District,
and Providing for an Effective Date**

71

72

73 Mr. Adams presented Resolution 2023-01. Mr. Morash nominated the following slate of
74 officers:

75	Chair	Kenneth D. Mitchell
76	Vice Chair	Robert Stark
77	Secretary	Chuck Adams
78	Assistant Secretary	Paul Asfour
79	Assistant Secretary	Daniel J. Block
80	Assistant Secretary	Michal Morash
81	Assistant Secretary	Craig Wrathell

82 No other nominations were made. Prior appointments by the Board for Treasurer and
83 Assistant Treasurer remain unaffected by this Resolution.

84

85 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor,**
86 **Resolution 2023-01, Designating Certain Officers of the District, as nominated,**
87 **and Providing for an Effective Date, was adopted.**

88

89

90 **▪ Developer Update**

91 **This item, previously the Third Order of Business was presented out of order.**

92 Mr. Miars provided the following update:

- 93 ➤ Sales continue to be robust in River Hall; there were eight sales at Hampton Lakes last
94 month and a total of 115 year-to-date, compared to the prior year total of 122. There were 12
95 sales in River Hall Country Club (RHCC) last month and a total of 108 year-to-date.
- 96 ➤ New home sales across the country are very slow, except for Florida and Texas.
- 97 ➤ It was doubtful that there will be a catastrophic housing crisis because most
98 homeowners have a 2% to 3% interest rate and foreclosures, nationwide, are in the thousands
99 instead of in the millions.
- 100 ➤ Prices in Florida, year-over-year, have increased by 3% to 4% but may decrease in 2023.
- 101 ➤ Builders are dropping land deals and positions on a regular basis.
- 102 ➤ All the temporary gates are installed and all permanent gates will be installed within the
103 next few weeks. In Hampton Lakes, all permanent gates are installed but are not yet
104 operational because a transformer malfunctioned and is in the process of being repaired.

105 ➤ The new company will begin manning the guard gate in early January. The gates will be
106 de-activated on Sundays until the transformer is repaired.

107 ➤ In Hampton Lakes, 195 or 197 lots are currently undergoing the permitting process.
108 Construction on the lots and the bond issuance process will be in January or February and the
109 permits should be issued before the end of the year.

110 A Board Member reported that the storm damaged all the fencing in Portico and asked
111 about fence replacement. Mr. Miars will investigate and provide an answer at a later date.

112 Discussion ensued regarding construction, permitting and a vandalism incident that was
113 not reported to the local police. Mr. Asfour asked the Board and Staff to make sure that a police
114 report is recorded the next time there is an issue with vandals.

115 Mr. Asfour asked if he can abstain from votes on today's agenda items since he has not
116 had the opportunity to review the reports and bond documents. Mr. Urbancic stated the
117 general rule is, if a Board Member is present, he or she must vote in some capacity.

118

119 **SIXTH ORDER OF BUSINESS**

Presentation of Supplement #2 to the 120 Engineer's Report

121

122 Mr. Barraco distributed and presented an updated version of Supplement #2 to the
123 Engineer's Report dated December 1, 2022. Because it is almost 2023, all references to Project
124 2022-A were changed to Project 2023-A and a minor change was made to Table 3, on Page 11.
125 The total estimated cost of the improvements, with a 20% contingency, is \$7,464,000, which
126 was recently updated from \$7,466,000.

127 Discussion ensued regarding the amount of the bond issue, Assessment Area 4 (AA#4),
128 Assessment Area 3 (AA#3), perimeter boundary improvements, a performance bond, the
129 security budget, the Developer and construction and permit plans.

130 Mr. Asfour asked what perimeter boundary improvements were completed in AA#3.

131 Mr. Barraco will compile and present construction and permit plans for AA#3 and AA#4.

132

133 **SEVENTH ORDER OF BUSINESS**

Presentation of Special Assessment 134 Methodology Reports

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136 Mr. Adams presented the following:

137 **A. Master Special Assessment Methodology Report for Assessment Area 4**

138 The Master Special Assessment Methodology Report will initiate the distribution of the
139 notice to the current property owners for the assessment public hearing for AA#4 and sets the
140 maximum assessment level for assessment purposes.

141 **B. Third Supplemental Special Assessment Methodology Report for Assessment Area 4**

142 The Third Supplemental Special Assessment Methodology Report provides a financing
143 plan for AA#4 and allocates the costs of the improvements outlined in Supplement #2 to the
144 Engineer’s Report. Throughout both Reports, all references to the 2022-A project were changed
145 to 2023-A and the total cost estimate changed from \$7,466,000 to \$7,464,000.

146 In response to a question regarding an administrative 10% reduction for the minimum
147 lot size, Mr. Krebs stated that 50’ lots were submitted to Lee County.

148 Discussion ensued about the Master and Supplemental Methodology Reports, \$3.8
149 million bond issue amount, construction costs, scope of work, bond assessment apportionment
150 per unit, burden on 195 lot owners to pay off the bond from another area and the next steps.

151 Mr. Asfour asked if District Counsel recommends deferring a vote of the Methodology
152 Reports. Mr. Urbancic felt that the assessment process can commence with regard to the
153 Master Methodology as that is what is being levied and the Board will not be authorizing
154 issuance of bonds today; the Board is only considering the assessment process and setting a
155 public hearing in January.

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157 **EIGHTH ORDER OF BUSINESS**

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

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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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Mr. Urbancic stated this Resolution starts the multi-step assessment process. Resolution 2023-02, the Adoption Resolution, incorporates the Master Engineer’s Report and the Master Assessment Methodology Report. Resolution 2023-03 sets the public hearing for January, at which the special assessments will be finalized.

Mr. Block asked when the lot prices will be reduced.

Mr. Adams stated that the Supplemental Report is not to be voted on today, it is strictly to give Board Members an idea of the next steps, which will be determined between now and the next meeting.

On MOTION by Mr. Morash and seconded by Mr. Block, with Mr. Morash in favor, and Mr. Asfour, Mr. Mitchell, Mr. Stark and Mr. Block 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 not adopted. (Motion failed 4-1)

NINTH ORDER OF BUSINESS

Consideration of Resolution 2023-03, Setting a Public Hearing to be Held on January 5, 2023 at 3:30 P.M., at River Hall Town Hall Center, 3089 River Hall Parkway,

212 Alva, Florida 33920, for the Purpose of
 213 Hearing Public Comment on Imposing
 214 Special Assessments on Certain Property
 215 Within the District Generally Described as
 216 the River Hall Community Development
 217 District in Accordance with Chapters 170,
 218 190 and 197, Florida Statutes; Providing for
 219 Conflicts, Providing for Severability and
 220 Providing an Effective Date

222 **TENTH ORDER OF BUSINESS** Consideration of FMSbonds, Inc., Rule G-17
 223 Disclosure Letter

225 **ELEVENTH ORDER OF BUSINESS** Consideration of Akerman, LLP, Bond
 226 Counsel Services Engagement Letter

228 **TWELFTH ORDER OF BUSINESS** Consideration of U.S. Bank Trust Company,
 229 National Association, Trustee Services
 230 Engagement Letter

232 The Ninth, Tenth, Eleventh and Twelfth Orders of Business were deferred.

234 **THIRTEENTH ORDER OF BUSINESS** Consideration of Resolution 2023-04,
 235 Relating to the Amendment of the General
 236 Fund Portion of the Budget for the Fiscal
 237 Year Beginning October 1, 2021 and Ending
 238 September 30, 2022; and Providing for an
 239 Effective Date

241 Mr. Adams presented Resolution 2023-04.

243 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor,**
 244 **Resolution 2023-04, Relating to the Amendment of the General Fund Portion of**
 245 **the Budget for the Fiscal Year Beginning October 1, 2021 and Ending**
 246 **September 30, 2022; and Providing for an Effective Date, was adopted.**

249 **FOURTEENTH ORDER OF BUSINESS** Acceptance of Unaudited Financial
 250 Statements as of October 31, 2022

252 Mr. Adams presented the Unaudited Financial Statements as of October 31, 2022 and
 253 responded to questions.

254 The financials were accepted.

255

256 **FIFTEENTH ORDER OF BUSINESS**

Approval of November 3, 2022 Regular Meeting Minutes

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259 Mr. Mitchell presented the November 3, 2022 Regular Meeting Minutes. The following
260 change was made:

261 Lines 23 and 120: Change "Mitrow" to "Mitro"

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263 **On MOTION by Mr. Morash and seconded by Mr. Stark, with all in favor, the**
264 **November 3, 2022 Regular Meeting Minutes, as amended, were approved.**

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267 **SIXTEENTH ORDER OF BUSINESS**

Staff Reports

268

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

270 Mr. Krebs reported the following:

271 ➤ Met with Ms. Melissa Roberts, from the South Florida Water Management District
272 (SFWMD) at the Florida Power & Light (FPL) easement and reviewed the original Texas Crossing.

273 ➤ A second depression has developed in the area.

274 ➤ Mr. Krebs asked if the Board is interested in filling in the Texas Crossing. He estimated
275 that 200 cubic yards of fill will cost approximately \$50,000.

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

277 There was no report.

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

279 • **NEXT MEETING DATE: January 5, 2023 at 3:30 P.M.**

280 ○ **QUORUM CHECK**

281 All Supervisors confirmed their attendance at the January 5, 2023 meeting.

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

283 Mr. Willis presented the December Field Operations Report.

284 The Board and Staff discussed signage installations and the Portico boundary fence.

285

286 SEVENTEENTH ORDER OF BUSINESS

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

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288

289 There were no public comments.

290

291 EIGHTEENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

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293 In response to Mr. Stark's request, Mr. Adams will facilitate the connection of all Board
294 Members' emails on the CDD website to their private/personal emails.

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296 NINETEENTH ORDER OF BUSINESS

Adjournment

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299 **On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the**
300 **meeting adjourned at 5:23 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
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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

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

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: January 5, 2023
SUBJECT: Status Report – Field Operations

Landscape Activities:

1. District lakes and flow ways were cut in December
2. St. Augustine grasses to be cut every 2 weeks through February
3. Annual pine straw application was scheduled for December 8th and 9th, currently scheduled for 2nd week in January
4. Palm Pruning and hardwood trimming started during the month of December, will be completed in January

Electrical Repairs: Staff identified numerous up lights and outlets that were damaged (unsure of cause but likely Hurricane damage), repairs cost will be approximately \$3,500.00.

Damaged Street Lamp: The street lamp was removed the week of November 21st. 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.

Entry Fountain: As reported at the November meeting, the East side exit fountain was inoperable. Staff has placed under contract for repairs before 1.15.23. Total cost \$5,464.73.

Swine Solutions: One trap currently in CE15 and one in Wetland 30. To date the trapper has removed **33** adult hogs and **5** juveniles. Staff have received about 5 phone calls about hog damage, encouraged residents to have their yards treated for grubs.

Pressure Cleaning Projects: Cleaning of the Sidewalks, Curbs, Decorative Fence, Pillars, Entrance Monument and the Bell Tower were completed the week of November 21st Total cost \$12K as approved by the Board September 1st.

Street Sweeping: Completed the first week of December. Total Cost \$728.00.

Chestnut Grove Lake Bank: Letters sent to two homeowners on July 26th. Both have accepted Gulfscapes proposals and will be having the repairs made. District repairs to the will be scheduled once the homeowner's repairs are completed.

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

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 however both quotes do not match the scope of work requested; currently sourcing others. Approximate cost \$40K.

Builder Silt Fences: Ongoing issue, Staff has contacted multiple builders and HOAs about ensuring silt fences are installed properly, as required by the County to protect the District's stormwater system.

Insects/Midge Flies: Residents are being directed by a builder to call the CDD for mosquito mitigation treatments according to multiple phone calls Staff has received. Staff has been redirecting the residents to contact Lee County Mosquito Control directly.