

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

July 3, 2025

BOARD OF SUPERVISORS

**PUBLIC HEARING
AND REGULAR
MEETING AGENDA**

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

June 26, 2025

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Public Hearing and Regular Meeting on July 3, 2025 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments - Non-Agenda Items (*3 minutes per speaker*)
3. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott*
4. Public Hearing to Hear Public Comments and Objections to the Adoption of the Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway, Pursuant to Sections 120.54 and 190.035, Florida Statutes
 - A. Affidavits of Publication
 - B. Consideration of Resolution 2025-08, Adopting Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway; Providing for Severability, Conflicts and an Effective Date
5. Update: West Fountain Repair: Insurance Claim
6. Ongoing Discussion: Perimeter Fencing of the Property
 - Update: Cows Obtaining Access to the Community
7. Acceptance of Unaudited Financial Statements as of May 31, 2025
8. Approval of June 5, 2025 Regular Meeting Minutes
9. Staff Reports
 - A. District Engineer: *Hole Montes*
 - Update: Signage Cloud Costs

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

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

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

- UPCOMING MEETINGS

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

➤ September 4, 2025 at 3:30 PM

- QUORUM CHECK

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

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

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

11. Supervisors' Comments/Requests

12. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 229 774 8903

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3

River Hall CDD
Lake Treatment Report
Treatment Dates May 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
1-1A	Inspected	Grasses/Weeds	6/16/25			Excessive grasses/weeds will be treated before July Meeting
1-1B	Inspected	Grasses/Weeds	6/16/25			Excessive grasses/weeds will be treated before July Meeting
1-2A	Inspected	Grasses/Weeds	6/16/25			Moderate grasses/weeds will be treated before July Meeting
1-2B	Inspected	Grasses/Weeds	6/16/25			Moderate grasses/weeds will be treated before July Meeting
1-3	Inspected		6/16/25			No Problems Noted
1-4	Inspected		6/16/25			No Problems Noted
1-6A	Inspected		6/16/25			No Problems Noted
1-6B	Inspected	Grasses/Weeds	6/16/25			
2-1A	Treated	Grasses/Weeds	5/20/25			Treated Littorals
2-1B	Treated	Grasses/Weeds	5/23/25			Treated Littorals
2-2A	Treated	Grasses/Weeds	5/2/25	Grasses/Weeds	5/9/25	Treated Littorals
2-2B	Treated	Grasses/Weeds	5/2/25	Chara	5/9/25	Treated Littorals
2-2C	Treated	Grasses/Weeds	5/2/25	Grasses/Weeds	5/20/25	Treated Littorals
2-2D	Treated	Grasses/Weeds	5/2/25			Treated Littorals
2-2E	Treated	Torpedoglass	5/5/25			Treated Littorals

River Hall CDD
Lake Treatment Report
Treatment Dates May 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
2-2F	Inspected	Grasses/Weeds	6/16/25			Excessive grasses/weeds will be treated before July Meeting
2-2G	Inspected	Grasses/Weeds	6/16/25			Excessive grasses/weeds will be treated before July Meeting
2-2H	Inspected	Grasses/Weeds	6/16/25			Excessive grasses/weeds will be treated before July Meeting
2-2I	Treated	Grasses/Weeds	5/9/25			Treated Littorals
2-2J	Treated	Grasses/Weeds	5/20/25	Chara	5/20/25	Treated Littorals
2-2K	Treated	Grasses/Weeds	5/20/25			Treated Littorals
2-2L	Treated	Grasses/Weeds	5/2/25	Grasses/Weeds	5/9/25	Treated Littorals
2-2M	Treated	Grasses/Weeds	5/23/25			Treated Littorals
2-3A	Treated	Grasses/Weeds	5/23/25			Treated Littorals
2-3B	Treated	Grasses/Weeds	5/23/25			Treated Littorals
2-4A	Treated	Grasses/Weeds	5/9/25			Treated exposed banks
2-4B	Treated	Grasses/Weeds	5/10/25			Treated exposed banks
2-4C	Treated	Grasses/Weeds	5/9/25			Treated Littorals
2-4D	Treated	Grasses/Weeds	5/9/25			Treated Littorals
2-4E	Treated	Grasses/Weeds	5/9/25			Treated Littorals

River Hall CDD
Lake Treatment Report
Treatment Dates May 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
2-5A/B	Inspected	Grasses/Weeds	6/16/25			Excessive grasses/weeds will be treated before July Meeting
2-5C	Inspected	Grasses/Weeds	6/16/25			Excessive grasses/weeds will be treated before July Meeting
2-5D	Treated	Grasses/Weeds	5/9/25			Treated Littorals
2-6A	Treated	Grasses/Weeds	5/16/25			Treated exposed banks
2-6B	Treated	Grasses/Weeds	5/16/25			Treated exposed banks
2-6C	Treated	Grasses/Weeds	5/16/25			Treated exposed banks
2-7	Treated	Grasses/Weeds	5/16/25			Treated exposed banks
2-8A	Treated	Grasses/Weeds	5/21/25			Treated exposed banks
2-8B	Treated	Grasses/Weeds	5/16/25			Treated exposed banks
2-8C	Treated	Grasses/Weeds	5/23/25			Treated exposed banks
2-8D	Treated	Grasses/Weeds	5/21/25			Treated exposed banks
2-8E	Treated	Grasses/Weeds	5/21/25			Treated exposed banks
2-8F	Treated	Grasses/Weeds	5/16/25			Treated exposed banks
Flowway 2	Treated	Grasses/Weeds	5/15/25			Treated Littorals
3-1	Treated	Grasses/Weeds	5/15/25			Treated exposed banks

River Hall CDD
Lake Treatment Report
Treatment Dates May 2025

Lake #	Work Performed	Target	Treatment Date	Target	Treatment Date	Notes/Comments
3-2	Treated	Grasses/Weeds	5/15/25			Treated Littorals
3-3	Inspected	Grasses/Weeds	6/16/25			Excessive grasses/weeds will be treated before July Meeting
3-3A	Treated	Grasses/Weeds	5/16/25			Treated exposed banks
3-4A	Inspected		6/16/25			No Problems Noted
3-4B	Inspected	Grasses/Weeds	6/16/25			Moderate grasses/weeds will be treated before July Meeting
3-4C	Treated	Grasses/Weeds	5/15/25			Treated Littorals
3-5A	Inspected		6/16/25			No Problems Noted
3-5B	Inspected		6/16/25			No Problems Noted
3-5C	Treated	Grasses/Weeds	5/1/25			Treated exposed banks
3-5D	Treated	Grasses/Weeds	5/15/25			Treated Littorals
3-5E	Inspected		6/16/25			No Problems Noted
4-1A	Inspected		6/16/25			Moderate grasses/weeds will be treated before July Meeting
4-1B	Inspected		6/16/25			Moderate grasses/weeds will be treated before July Meeting
4-1C	Inspected		6/16/25			Moderate grasses/weeds will be treated before July Meeting
4-1D	Inspected		6/16/25			Moderate grasses/weeds will be treated before July Meeting

River Hall CDD
Lake Treatment Report
Treatment Dates May 2025

Lake #	Work Preformed	Target	Treatment Date	Target	Treatmen t Date	Notes/Comments
4-1E	Inspected		6/16/25			No Problems Noted
4-1F	Inspected		6/16/25			No Problems Noted
4-2B	Treated	Grasses/Weeds	5/1/25			Treated exposed banks
4-2H	Treated	Grasses/Weeds	5/1/25			Treated exposed banks
4-2I	Treated	Grasses/Weeds	5/1/25			Treated exposed banks
4-2J	Treated	Grasses/Weeds	5/1/25			Treated exposed banks
Ditch	Inspected		6/16/25			No Problems Noted



River Hall CDD

Lake Treatment Report

Treatment Dates May 2025

Lake inspection was done on June 16th and there were several lakes with excessive and is not up to our standards so on June 17th and 18 we have 4 lake techs out on both days treating lakes. Some of these lake the Dogfennel has gotten a head of us this will be treated and once our herbicide has had time to work we will send out crew to cut weed eat or removed as needed

There are 68 lakes at River Hall out of the 68, 46 of them were treated on the 16th and 17th

Lakes 2-2B, 2-2C, 2-2F, 2-2I, 2-4D, 2-5D, 2-5C, and 2-5AB these lakes are the one that may require Dogfennel to be cut

South end of lakes 2-2K and 2-4D Water Lilies are little thick and will be treated before July meeting

I have scheduled a follow up inspection prior to the July 3rd meeting to make sure all issues have been addressed

River Hall CDD
Lake Treatment Report
Treatment Dates May 2025



Lake **1-1A**

Notes/Comments

Heavy
Grasses/Weeds

Action Needed

Requires immediate attention



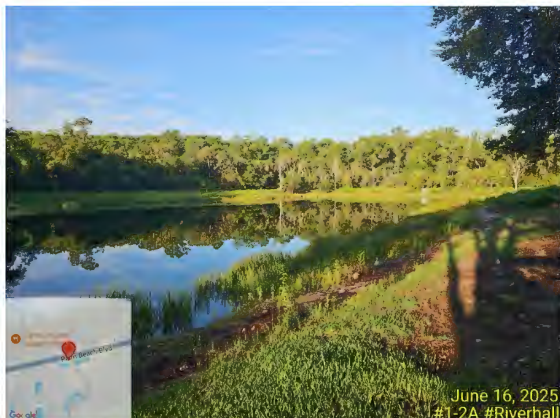
Lake **1-1B**

Notes/Comments

Heavy
Grasses/Weeds

Action Needed

Requires immediate attention



Lake **1-2A**

Notes/Comments

Moderate
Grasses/Weeds

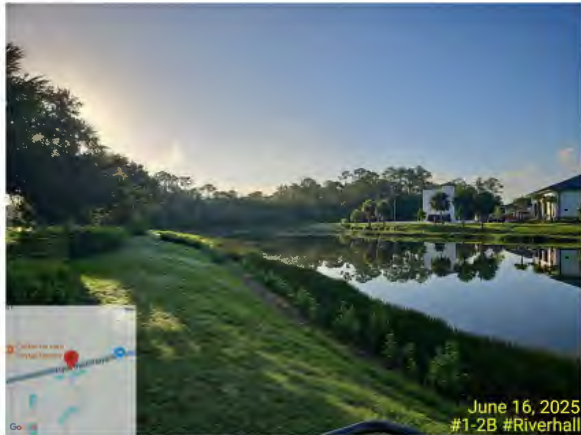
Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates May 2025



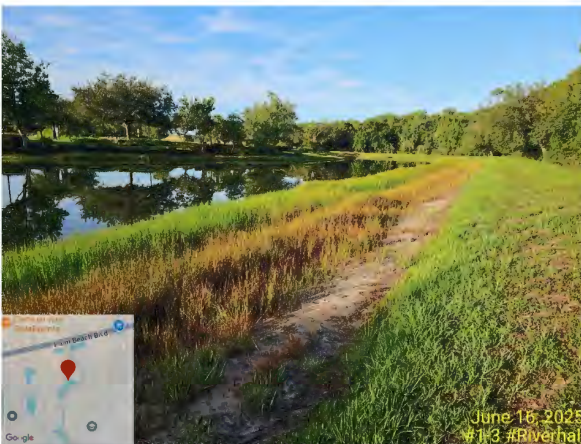
Lake **1-2B**

Notes/Comments

Heavy
Grasses/Weeds

Action Needed

Requires immediate attention



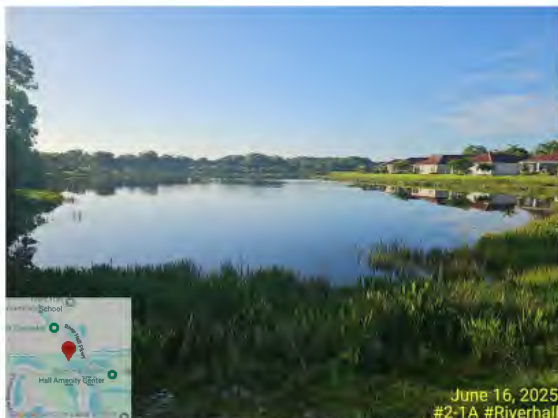
Lake **3-Jan**

Notes/Comments

No problems noted

Action Needed

Recently treated



Lake **2-1A**

Notes/Comments

Moderate
Grasses/Weeds

Action Needed

Requires immediate attention

River Hall CDD

Lake Treatment Report

Treatment Dates May 2025



Lake **2-1B**

Notes/Comments

Excessive
Grasses/Weeds

Action Needed

Requires immediate attention



Lake **1-6B**

Notes/Comments

Moderate
Grasses/Weeds

Action Needed

Recently treated



Lake **2-2A**

Notes/Comments

Hydrilla
Torpedograss

Action Needed

Requires immediate attention

River Hall CDD

Lake Treatment Report

Treatment Dates May 2025



Lake **2-2C**

Notes/Comments

Excessive
Grasses/Weeds

Action Needed

Requires immediate attention



Lake **2-2F**

Notes/Comments

Excessive
Grasses/Weeds

Action Needed

Requires immediate attention



Lake **2-2H**

Notes/Comments

Excessive
Grasses/Weeds

Action Needed

Requires immediate attention

River Hall CDD

Lake Treatment Report

Treatment Dates May 2025



Lake

2-2I

Notes/Comments

Excessive

Grasses/Weeds

Action Needed

Requires immediate attention



Lake

2-2K

Notes/Comments

Excessive

Water Lilies

Action Needed

Requires immediate attention



Lake

2-2L

Notes/Comments

No problems noted

Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

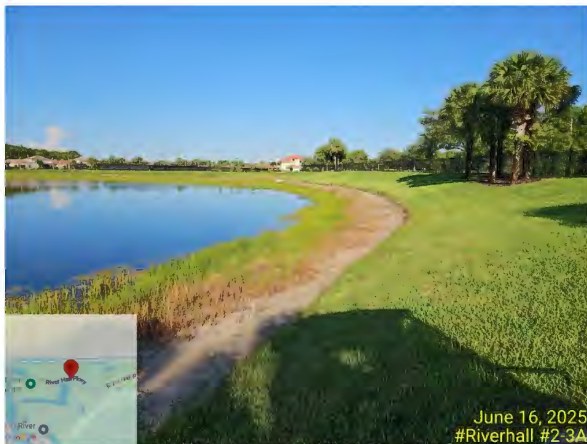
Treatment Dates May 2025



Lake **2-2M**

Notes/Comments
No problems noted

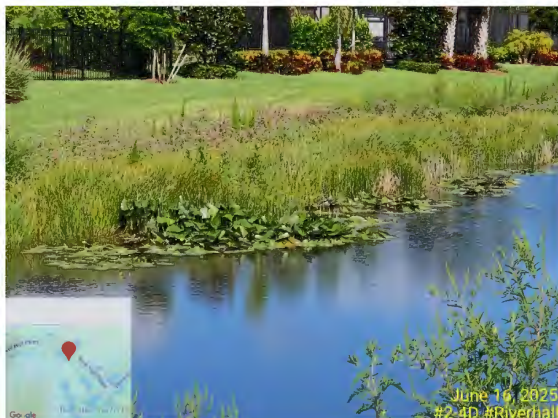
Action Needed
Routine maintenance



Lake **2-3A**

Notes/Comments
No problems noted

Action Needed
Recently treated



Lake **2-4D**

Notes/Comments
Excessive
Water Lilies

Action Needed
Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates May 2025



Lake **2-4D**

Notes/Comments

Excessive
Grasses/Weeds

Action Needed

Requires immediate attention



Lake **2-5AB**

Notes/Comments

Excessive
Grasses/Weeds

Action Needed

Requires immediate attention



Lake **2-5E**

Notes/Comments

Excessive
Grasses/Weeds

Action Needed

Requires immediate attention

River Hall CDD

Lake Treatment Report

Treatment Dates May 2025



Lake **2-8B**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **2-8C**

Notes/Comments
No problems noted

Action Needed
Routine maintenance



Lake **2-8E**

Notes/Comments
Minor
Grasses/Weeds

Action Needed
Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates May 2025



Lake **3-4B**

Notes/Comments

Minor
Grasses/Weeds

Action Needed

Routine maintenance



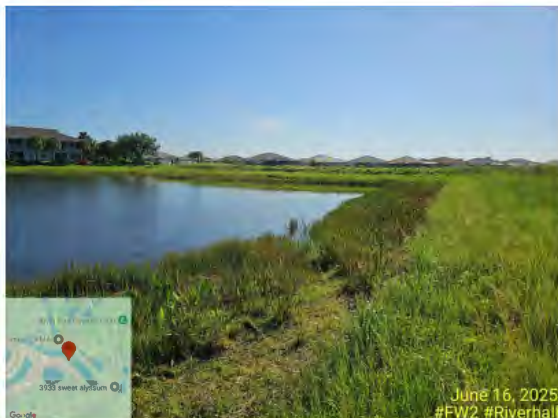
Lake **4-1A**

Notes/Comments

Moderate
Grasses/Weeds

Action Needed

Recently treated



Lake **FW2**

Notes/Comments

Minor
Torpedograss

Action Needed

Routine maintenance

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4A

Serial Number
25-01911L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

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

being a Notice of Rule Development

in the matter of River Hall CDD Notice of Rule Development

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

issues of 5/23/2025

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

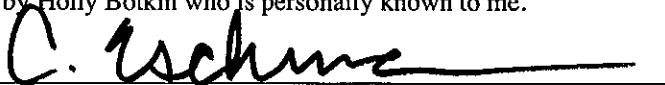
*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.


Holly Botkin

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

23rd day of May, 2025 A.D.

by Holly Botkin who is personally known to me.



Notary Public, State of Florida
(SEAL)



Catherine Eschmann
Comm.: HH 322509
Expires October 17, 2026
Notary Public - State of Florida

NOTICE OF RULE DEVELOPMENT BY RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

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

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

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

River Hall Community Development District
Chesley E. Adams, Jr.
District Manager
May 23, 2025

25-019111

Serial Number
25-01936L

Business Observer

Published Weekly
Fort Myers, Lee County, Florida

COUNTY OF LEE

STATE OF FLORIDA

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

being a Notice of Rulemaking

in the matter of River Hall CDD Notice of Rulemaking

in the Court, was published in said newspaper by print in the issues of 5/30/2025

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


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



Holly Botkin

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

30th day of May, 2025 A.D.

by Holly Botkin who is personally known to me.


Notary Public, State of Florida
(SEAL)

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

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

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

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

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager at Wrathell, Hunt and Associates, LLC, 9220 Bonita Beach Road, Suite 214, Bonita Springs, Florida 34135.

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

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 464-7114 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)/ 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

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

25-01936L

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

4B

RESOLUTION NO. 2025-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES
RELATING TO DESIGNATION OF A SCHOOL ZONE ON A PORTION
OF RIVER HALL PARKWAY; PROVIDING FOR SEVERABILITY,
CONFLICTS AND AN EFFECTIVE DATE.**

WHEREAS, River Hall Community Development District (the “**District**”) is a community development district that was established pursuant to the provisions of Chapter 190, Florida Statutes and Chapter 42YY-1, Florida Administrative Code, implemented by the Florida Land and Water Adjudicatory Commission, effective on April 21, 2005, as amended by Rule 42YY-1.002, effective on July 20, 2006; and

WHEREAS, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway attached hereto as **Exhibit “A”** for immediate use and application; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning the development and adoption.

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

SECTION 1. FINDINGS. The above recitals are true and correct and incorporated herein by this reference.

SECTION 2. ADOPTION OF RULES. The attached Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway are hereby adopted pursuant to this Resolution and shall repeal and supersede all prior rules and/or policies governing the same subject matter. These Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway shall stay in full force and effect until such time as the Board of Supervisors may amend these rules in accordance with Chapter 190, Florida Statutes.

SECTION 3. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional, it being expressly

found and declared that the remainder of this Resolution would have been adopted despite the invalidity of such section or part of such section.

SECTION 4. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of River Hall Community Development District this 3rd day of July, 2025.

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Chesley E. Adams, Jr., Secretary

Kenneth D. Mitchell, Chair

Exhibit “A”

River Hall Community Development District Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway

In accordance with Chapter 190, Florida Statutes, and on July 3, 2025 at a duly noticed public meeting, the Board of Supervisors of River Hall Community Development District (“District”) adopted these Rules Relating To Designation of a School Zone on a Portion of River Hall Parkway (these “Rules”) to designate and establish a school zone on River Hall Parkway, a right-of way owned and operated by the District. These Rules repeal and supersede all prior rules and/or policies governing the same subject matter.

Section 1. Introduction. The purpose of these Rules is to designate a school zone on River Hall Parkway near River Hall Elementary School and establish rules relating to the school zone. These Rules are intended to enhance the safety of students and other pedestrians during designated hours near the Elementary School (defined below), regulate traffic and provide for enforcement cooperation with the Lee County Sheriff’s Office or other law enforcement agency.

Section 2. Applicability. These Rules shall be applicable on, over, or within the School Zone (as defined below). These Rules shall not apply to any other District right-of-ways or District property unless these Rules are amended to include such District right-of-ways or District property or additional rules are adopted which affect such District right-of-ways or District property.

Section 3. Definitions.

- a. **Elementary School.** The educational facility currently named River Hall Elementary School that is operated by the School District of Lee County (“School District”) and located adjacent to River Hall Parkway.
- b. **School Zone Hours.** Those certain hours set forth in Section 4.b.iii below wherein students are arriving and leaving a regularly scheduled school session at the Elementary School.
- c. **School Zone.** That certain portion of the District’s right-of-way known as River Hall Parkway, as depicted in Exhibit “A”.
- d. **School Zone Signage.** Any signage marking the presence of the School Zone, which signage may include: (i) school zone signs or markers, (ii) traffic control devices and pedestrian control devices, (iii) flashing beacons or time-indicated signage, and (iv) pavement markings.

Section 4. Designation and Establishment of the School Zone.

- a. **Designation.** The District hereby designates the School Zone as an official school zone where special speed limits and traffic control measures apply during School Zone Hours.
- b. **Speed Limits.**
 - i. **Speed Limit During School Zone Hours.** The speed limit within the School Zone shall be twenty (20) miles per hour (mph) during the School Zone Hours.

- ii. **Speed Limit Outside of School Zone Hours.** The standard speed limit on River Hall Parkway outside of School Zone Hours shall remain thirty (30) miles per hours (mph).
- iii. **School Zone Hours.** School Zone speed limits shall be enforced during the following times on those days when school is in session at the Elementary School:

Morning: 7:30 a.m. to 9:00 a.m.

Afternoon: 2:30 p.m. to 4:00 p.m.

The School Zone Hours may be adjusted from time to time by resolution of the Board in coordination with the School District.

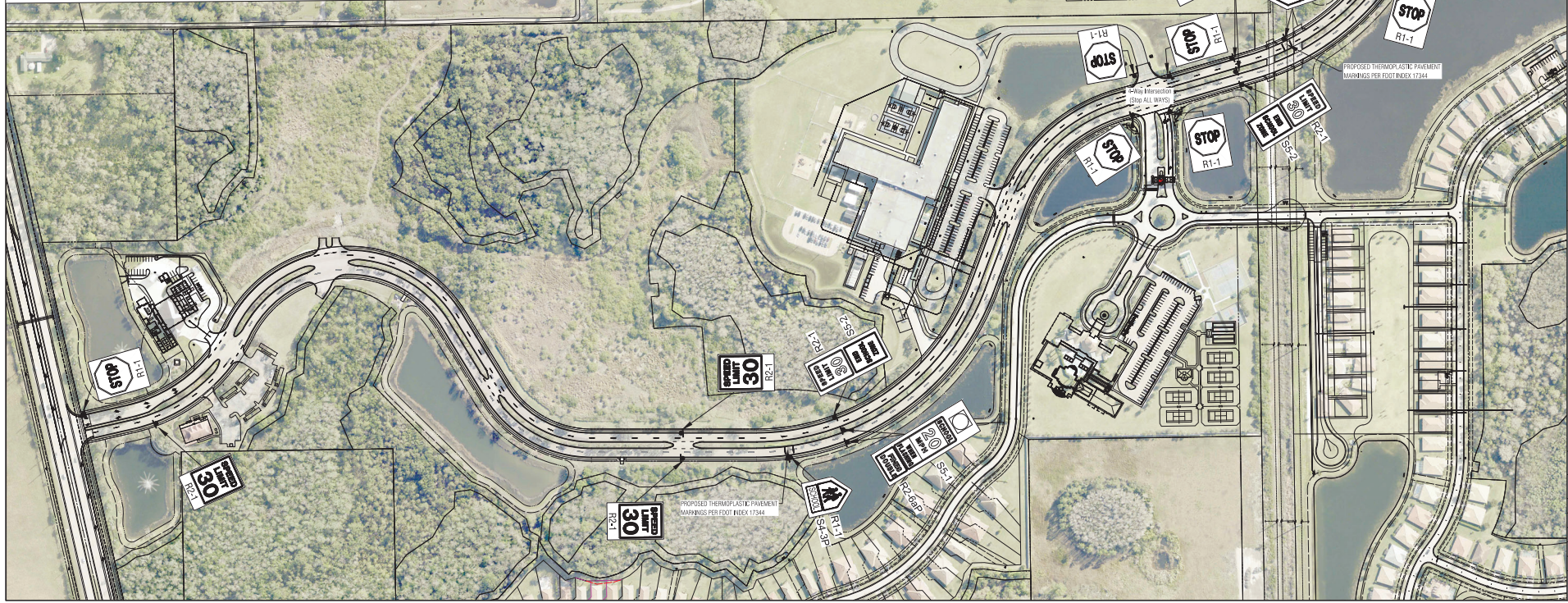
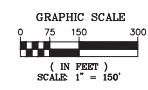
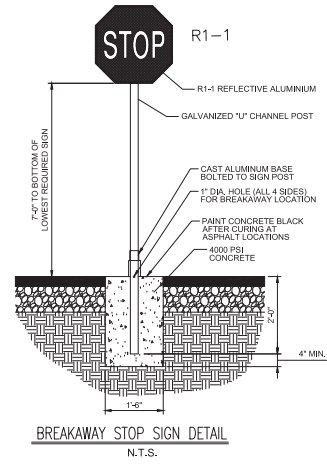
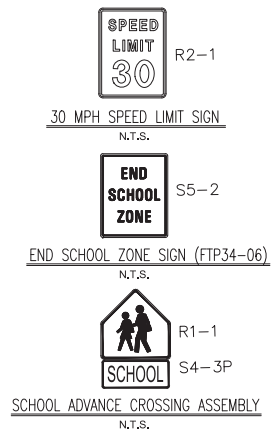
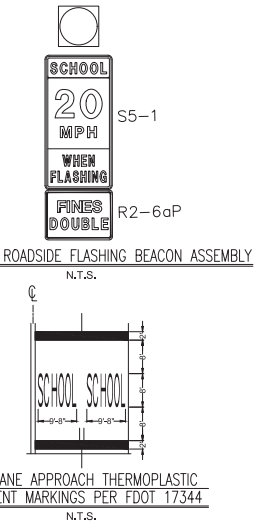
- c. **Signage and Traffic Control Devices.** The District will install appropriate School Zone Signage in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and/or as permitted by Lee County to notify motorists of the School Zone and the reduced speed limit during School Zone Hours. The School Zone Signage will be installed and maintained by the District to ensure visibility and compliance.

Section 5. Coordination and Enforcement. The District may engage or authorize the Lee County Sheriff's Office or any other law enforcement agency to coordinate or enforce the speed limits within the School Zone and any related traffic laws. Violations of posted speed limits and other traffic laws within the School Zone shall be subject to the penalties provided under Chapter 316, Florida Statutes and/or as otherwise provided by law.

Specific Authority: Sections 120.54, 120.69, 190.011(5), 190.012(1)(d), 190.012(3), and Chapter 316, Florida Statutes.

Exhibit “A”
District ROW

CAD: [Name] DATE: 4/24/2025 PROJECT: [Name] DRAWING: [Name] SCALE: 1" = 20' SHEET: EXH-01



FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 3462

RIVER HALL PARKWAY
ALVA
River Hall Pkwy
Alva, Florida 33520

SPEED LIMIT SIGN EXHIBIT

CHARLES L. KNEBS, P.E.
FL LICENSE NO. 96835
04/28/2025

REV.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

JKH DESIGN	JKH DRAWN	CLK CHKD
SCALE 1" = 20'		
JOB No. 2015.012		
DRAWING No. EXHIBIT		
DATE 4/24/2025		
SPEED LIMIT SIGN EXHIBIT		
SHEET EXH-01		

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

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

	General Fund	Debt Service Fund Series 2020A	Debt Service Fund Series 2021	Debt Service Fund Series 2023A	Debt Service Fund Series 2024	Capital Projects Fund Series 2020A	Capital Projects Fund Series 2023A	Capital Projects Fund Series 2024	Total Governmental Funds
ASSETS									
SunTrust	\$ 470,723	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 470,723
Bank United MMA	90,000	-	-	-	-	-	-	-	90,000
Bank United ICS	550,680	-	-	-	-	-	-	-	550,680
Investments									
SBA	6,085	-	-	-	-	-	-	-	6,085
Reserve A-1	-	206,925	75,400	645,429	237,567	-	-	-	1,165,321
Reserve A-2	-	-	342,063	-	-	-	-	-	342,063
Capitalized interest	-	-	-	16	3,524	-	-	-	3,540
Revenue A-1	-	-	285,664	-	-	-	-	-	285,664
Revenue A-2	-	-	595,096	-	-	-	-	-	595,096
Revenue 23	-	-	-	243,918	193,242	-	-	-	437,160
Revenue 2020A	-	188,894	-	-	-	-	-	-	188,894
Prepayment A-1	-	165	72	-	-	-	-	-	237
Prepayment A-2	-	-	1,047	-	-	-	-	-	1,047
Cost of issuance	-	-	-	-	2,254	-	-	-	2,254
Construction	-	-	-	-	-	-	124	351,603	351,727
Due from general fund	-	3,085	10,066	4,236	-	-	-	-	17,387
Deposits	1,622	-	-	-	-	-	-	-	1,622
Accounts receivable - RH Venture II	-	-	59,326	-	-	-	-	-	59,326
Accounts receivable - RH Venture III	12,763	-	-	-	-	-	-	-	12,763
Hampton golf & country club	9,137	-	-	-	-	-	-	-	9,137
Total assets	<u>\$ 1,141,010</u>	<u>\$ 399,069</u>	<u>\$ 1,368,734</u>	<u>\$ 893,599</u>	<u>\$ 436,587</u>	<u>\$ -</u>	<u>\$ 124</u>	<u>\$ 351,603</u>	<u>\$ 4,590,726</u>
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	\$ 37,598	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,598
Due to Developer	20,404	-	-	-	-	-	-	-	20,404
Due to Ashton Oaks HOA	1,297	-	-	-	-	-	-	-	1,297
Due to debt service fund 2020A	3,085	-	-	-	-	-	-	-	3,085
Due to debt service fund 2021A1	5,612	-	-	-	-	-	-	-	5,612
Due to debt service fund 2021A2	4,454	-	-	-	-	-	-	-	4,454
Due to debt service fund 2023	4,236	-	-	-	-	-	-	-	4,236
Accrued contracts payable	-	-	-	-	-	-	87,418	-	87,418
Total liabilities	<u>76,686</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>87,418</u>	<u>-</u>	<u>164,104</u>
DEFERRED INFLOWS OF RESOURCES									
Unearned revenue	317	-	-	-	-	-	-	-	317
Deferred receipts	22,533	-	59,326	-	-	-	-	-	81,859
Total deferred inflows of resources	<u>22,850</u>	<u>-</u>	<u>59,326</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>82,176</u>
Fund balances:									
Nonspendable									
Prepaid and deposits	1,622	-	-	-	-	-	-	-	1,622
Restricted for:									
Debt service	-	399,069	1,309,408	893,599	436,587	-	-	-	3,038,663
Capital projects	-	-	-	-	-	-	(87,294)	351,603	264,309
Assigned to:									
Operating capital	145,000	-	-	-	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	-	-	-	250,000
Unassigned	644,852	-	-	-	-	-	-	-	644,852
Total fund balances	<u>1,041,474</u>	<u>399,069</u>	<u>1,309,408</u>	<u>893,599</u>	<u>436,587</u>	<u>-</u>	<u>(87,294)</u>	<u>351,603</u>	<u>4,344,446</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 1,141,010</u>	<u>\$ 399,069</u>	<u>\$ 1,368,734</u>	<u>\$ 893,599</u>	<u>\$ 436,587</u>	<u>\$ -</u>	<u>\$ 124</u>	<u>\$ 351,603</u>	<u>\$ 4,590,726</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 4,187	\$ 549,176	558,180	98%
Assessment levy: off-roll	39,938	159,754	159,754	100%
Miscellaneous hog program shared cost	-	2,575	12,000	21%
Interest and miscellaneous	13,525	26,548	7,500	354%
Total revenues	<u>57,650</u>	<u>738,053</u>	<u>737,434</u>	100%
EXPENDITURES				
Legislative				
Supervisor	800	6,800	12,000	57%
<i>Financial & administrative</i>				
District management	3,750	30,000	45,000	67%
District engineer	10,510	24,936	25,000	100%
Trustee	-	16,340	16,000	102%
Tax collector/property appraiser	-	7,009	6,165	114%
Assessment roll prep	375	3,000	4,500	67%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	13,977	14,000	100%
Legal advertising	-	464	1,100	42%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	271	1,471	1,500	98%
ADA website compliance	-	-	210	0%
Website maintenance	-	705	705	100%
EMMA software services	-	1,500	-	N/A
<i>Legal counsel</i>				
District counsel	4,430	7,280	14,000	52%
<i>Electric utility services</i>				
Utility services	993	7,094	11,000	64%
Street lights	-	-	2,000	0%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	7,500	0%
Aquatic maintenance	13,291	89,545	160,000	56%
Hog removal	3,800	15,200	15,000	101%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	560	40,000	1%

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

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,972	5,200	96%
Property insurance	-	12,497	13,800	91%
Entry & walls maintenance	-	19,873	13,750	145%
Landscape maintenance	33,003	121,281	195,000	62%
Irrigation repairs & maintenance	-	-	12,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	6,681	10,500	64%
Holiday decorations	2,250	12,956	12,000	108%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	2,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	-	750	900	83%
Street light/decorative light maintenance	-	2,176	3,500	62%
Roadway repair & maintenance	-	13,750	25,000	55%
Sidewalk repair & maintenance	-	-	5,000	0%
Street sign repair & replacement	-	745	1,500	50%
Off-duty sheriff patrol	3,684	10,284	15,000	69%
<i>Contingency</i>				
Miscellaneous contingency	13	608	50	1216%
Total expenditures	<u>77,170</u>	<u>432,629</u>	<u>722,605</u>	60%
Excess/(deficiency) of revenues over/(under) expenditures	(19,520)	305,424	14,829	
Fund balances - beginning	1,060,994	736,050	930,350	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	646,474	646,474	550,179	
Fund balances - ending	<u>\$ 1,041,474</u>	<u>\$ 1,041,474</u>	<u>\$ 945,179</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 3,084	\$ 401,166	\$ 414,720	97%
Interest	2,007	11,845	-	N/A
Total revenues	<u>5,091</u>	<u>413,011</u>	<u>414,720</u>	100%
EXPENDITURES				
Debt service				
Principal	155,000	155,000	155,000	100%
Interest	128,106	256,213	256,213	100%
Total debt service	<u>283,106</u>	<u>411,213</u>	<u>411,213</u>	100%
Other fees & charges				N/A
Transfer In	-	(166)	-	N/A
Total other fees and charges	<u>-</u>	<u>(166)</u>	<u>-</u>	N/A
Total expenditures	<u>283,106</u>	<u>411,047</u>	<u>411,213</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(278,015)	1,964	3,507	
Fund balances - beginning	677,084	397,105	383,840	
Fund balances - ending	<u>\$ 399,069</u>	<u>\$ 399,069</u>	<u>\$ 387,347</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED MAY 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 10,066	\$ 1,309,299	\$ 1,357,204	96%
Special assessment: off-roll	17,788	71,154	71,154	100%
Assessment prepayments	-	210,622	-	N/A
Interest	5,798	32,494	-	N/A
Total revenues	<u>33,652</u>	<u>1,623,569</u>	<u>1,428,358</u>	114%
EXPENDITURES				
Debt service				
Principal (A-1)	535,000	535,000	535,000	100%
Principal (A-2)	-	225,000	450,000	50%
Interest (A-1)	113,400	226,800	226,800	100%
Interest (A-2)	96,675	198,300	200,550	99%
Total expenditures	<u>745,075</u>	<u>1,185,100</u>	<u>1,412,350</u>	84%
Excess/(deficiency) of revenues over/(under) expenditures	(711,423)	438,469	16,008	
Fund balances - beginning	<u>2,020,831</u>	<u>870,939</u>	<u>803,949</u>	
Fund balances - ending	<u><u>\$ 1,309,408</u></u>	<u><u>\$ 1,309,408</u></u>	<u><u>\$ 819,957</u></u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ 4,236	\$ 550,924	\$ 527,205	104%
Special assessment: off-roll	8,658	34,634	76,964	45%
Interest	3,648	23,915	-	N/A
Total revenues	<u>16,542</u>	<u>609,473</u>	<u>604,169</u>	101%
EXPENDITURES				
Debt service				
Principal (A-2)	95,000	95,000	95,000	100%
Principal prepayment (A-1)	-	-	507,256	0%
Interest (A-1)	253,628	507,256	-	N/A
Total debt service	<u>348,628</u>	<u>602,256</u>	<u>602,256</u>	100%
Excess/(deficiency) of revenues over/(under) expenditures	(332,086)	7,217	1,913	
Fund balances - beginning	1,225,685	886,382	857,847	
Fund balances - ending	<u>\$ 893,599</u>	<u>\$ 893,599</u>	<u>\$ 859,760</u>	

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

	Current Month	Year To Date	% of Budget
REVENUES			
Special assessment: off-roll	\$ -	\$ 188,273	N/A
Interest	2,779	9,747	N/A
Total revenues	<u>2,779</u>	<u>198,020</u>	N/A
EXPENDITURES			
Debt service			
Interest	174,675	174,675	N/A
Total debt service	<u>174,675</u>	<u>174,675</u>	N/A
Other fees & charges			
Underwriter's discount	-	138,800	N/A
Cost of issuance	-	203,541	N/A
Total other fees and charges	<u>-</u>	<u>342,341</u>	N/A
Total expenditures	<u>174,675</u>	<u>517,016</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	(171,896)	(318,996)	
OTHER FINANCING SOURCES/(USES)			
Bond proceeds	-	755,583	
Total other financing sources	<u>-</u>	<u>755,583</u>	
Fund balances - beginning	608,483	-	
Fund balances - ending	<u>\$ 436,587</u>	<u>\$ 436,587</u>	

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

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 1,453
Interest	-	166
Total revenues	<u>-</u>	<u>1,619</u>
EXPENDITURES		
Construction in progress	<u>(165)</u>	<u>1,453</u>
Total expenditures	<u>(165)</u>	<u>1,453</u>
Excess/(deficiency) of revenues over/(under) expenditures	165	166
OTHER FINANCING SOURCES/(USES)		
Transfer Out	<u>-</u>	<u>(166)</u>
Total other financing sources/(uses)	<u>-</u>	<u>(166)</u>
Fund balances - beginning	<u>(165)</u>	<u>-</u>
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

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

	Current Month	Year To Date
REVENUES		
Developer contribution	\$ -	\$ 10,273
Interest income	44	141
Total revenues	<u>44</u>	<u>10,414</u>
EXPENDITURES		
Construction in progress	<u>-</u>	<u>11,806</u>
Total expenditures	<u>-</u>	<u>11,806</u>
Excess/(deficiency) of revenues over/(under) expenditures	44	(1,392)
Fund balances - beginning	(87,338)	(85,902)
Fund balances - ending	<u>\$ (87,294)</u>	<u>\$ (87,294)</u>

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

	Current Month	Year To Date
REVENUES		
Interest income	\$ 8,556	\$ 70,959
Total revenues	<u>8,556</u>	<u>70,959</u>
EXPENDITURES		
Construction in progress	-	5,903,773
Total expenditures	<u>-</u>	<u>5,903,773</u>
Excess/(deficiency) of revenues over/(under) expenditures	8,556	(5,832,814)
OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	6,184,417
Total other financing sources/(uses)	<u>-</u>	<u>6,184,417</u>
Fund balances - beginning	343,047	-
Fund balances - ending	<u>\$ 351,603</u>	<u>\$ 351,603</u>

River Hall Community Development District
Check Detail
May 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	05/29/2025	FPL	101.001 · Suntrust-...		-993.24
Bill	82155-24268 041825	05/05/2025		531.431 · Utility Ser...	-840.80	840.80
Bill	02979-06091 041825	05/05/2025		531.431 · Utility Ser...	-152.44	152.44
TOTAL					-993.24	993.24
Check	3080	05/29/2025	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3081	05/29/2025	ROBERT H. CUNNI...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3082	05/29/2025	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3083	05/29/2025	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	3084	05/29/2025	COLEMAN, YOVA...	101.001 · Suntrust-...		-804.00
Bill	16581-001M 59	05/05/2025		514.100 · Legal Fee...	-804.00	804.00
TOTAL					-804.00	804.00
Bill Pmt -Check	3085	05/29/2025	FEDEX	101.001 · Suntrust-...		-89.15
Bill	8-823-31132	05/05/2025		519.410 · Postage	-79.66	79.66
Bill	8-831-57469	05/05/2025		519.410 · Postage	-9.49	9.49
TOTAL					-89.15	89.15

River Hall Community Development District
Check Detail
May 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	3086	05/29/2025	FL GIS SOLUTION...	101.001 · Suntrust-...		-3,240.00
Bill	1547	05/05/2025		519.320 · Engineeri...	-3,240.00	3,240.00
TOTAL					-3,240.00	3,240.00
Bill Pmt -Check	3087	05/29/2025	GULFSCAPES LA...	101.001 · Suntrust-...		-12,636.00
Bill	347643	05/05/2025		539.464 · Landscap...	-12,636.00	12,636.00
TOTAL					-12,636.00	12,636.00
Bill Pmt -Check	3088	05/29/2025	LEE COUNTY CO...	101.001 · Suntrust-...		-1,100.00
Bill	2132337	05/05/2025		519.320 · Engineeri...	-1,100.00	1,100.00
TOTAL					-1,100.00	1,100.00
Bill Pmt -Check	3089	05/29/2025	LEE COUNTY SHE...	101.001 · Suntrust-...		-2,456.00
Bill	36175	05/05/2025		541.466 · Off-duty s...	-1,228.00	1,228.00
Bill	36060	05/05/2025		541.466 · Off-duty s...	-1,228.00	1,228.00
TOTAL					-2,456.00	2,456.00
Bill Pmt -Check	3090	05/29/2025	SUPERIOR WATE...	101.001 · Suntrust-...		-13,290.78
Bill	104118	05/05/2025		538.461 · Aquatic M...	-13,290.78	13,290.78
TOTAL					-13,290.78	13,290.78
Bill Pmt -Check	3091	05/29/2025	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,900.00
Bill	593	05/05/2025		538.465 · Hog Rem...	-1,900.00	1,900.00
TOTAL					-1,900.00	1,900.00
Bill Pmt -Check	3092	05/29/2025	TRIMMER'S HOLI...	101.001 · Suntrust-...		-2,250.00
Bill	1523	05/05/2025		539.467 · Holiday D...	-2,250.00	2,250.00
TOTAL					-2,250.00	2,250.00

River Hall Community Development District
Check Detail
May 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	3093	05/29/2025	RIVER HALL CDD	101.001 · Suntrust-...		-54,595.53
				207.203 · Due to D...	-54,595.53	54,595.53
TOTAL					-54,595.53	54,595.53
Check	3094	05/29/2025	RIVER HALL CDD	101.001 · Suntrust-...		-134,915.97
				207.204 · Due to Se...	-134,915.97	134,915.97
TOTAL					-134,915.97	134,915.97
Check	3095	05/29/2025	RIVER HALL CDD	101.001 · Suntrust-...		-78,846.30
				207.205 · Due to Se...	-78,846.30	78,846.30
TOTAL					-78,846.30	78,846.30
Check	3096	05/29/2025	RIVER HALL CDD	101.001 · Suntrust-...		-92,293.34
				207.206 · Due to Se...	-92,293.34	92,293.34
TOTAL					-92,293.34	92,293.34
Check	3097	05/29/2025	DISCLOSURE TEC...	101.001 · Suntrust-...		-1,500.00
				513.317 · EMMA S...	-1,500.00	1,500.00
TOTAL					-1,500.00	1,500.00



Invoice Number	Invoice Date	Account Number	Page
8-823-31132	Apr 08, 2025	XXXX-X251-5	1 of 4

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

**Invoice Questions?
Contact FedEx Revenue Services**

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

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$79.66
TOTAL THIS INVOICE	USD	\$79.66

Other discounts may apply.

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

**Important Service Message:**

Stay alert to fraud targeting your FedEx shipments and accounts. What to Watch For: - Fake tracking numbers. - Suspicious invoices. - Account compromise. How to Protect Yourself: - Track shipments and check invoices only on the official FedEx website/app. - Confirm unexpected invoices with FedEx. - Use strong passwords and enable two-factor authentication. For more info on protecting your account and reporting fraud, visit: www.fedex.com/report-fraud. Stay secure with FedEx!

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-823-31132	Apr 08, 2025	XXXX-X251-5	2 of 4

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	5	7.0	44.29	35.37			79.66
Total FedEx Express	5	7.0	\$44.29	\$35.37			\$79.66

TOTAL THIS INVOICE **USD** **\$79.66**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Mar 28, 2025		Cust. Ref.: River Hall CDD 04.03.25		Ref.#2:	
Payor: Third Party		Ref.#3:			
Fuel Surcharge - FedEx has applied a fuel surcharge of 15.75% to this shipment.					
Distance Based Pricing, Zone 2					
Package Delivered to Recipient Address - Release Authorized					
Automation	INET	Sender	Recipient		
Tracking ID	880142258330	Brendha Silva	Shane Willis		
Service Type	FedEx Priority Overnight	WHA	MARCO ISLAND FL 34145 US		
Package Type	FedEx Pak	BOCA RATON FL 33431 US			
Zone	02				
Packages	1				
Rated Weight	2.0 lbs, 0.9 kgs				
Delivered	Mar 31, 2025 10:25	Transportation Charge			8.95
Svc Area	A5	Fuel Surcharge			1.06
Signed by	see above	Residential Delivery			6.15
FedEx Use	000000000/377048/02	Total Charge		USD	\$16.16

FedEx® Billing Online

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

**Invoice Number**

8-823-31132

Invoice Date

Apr 08, 2025

Account Number

XXXX-X251-5

Page

3 of 4

Ship Date: Mar 28, 2025**Cust. Ref.:** River Hall CDD 04.03.25**Ref.#2:****Payor:** Third Party**Ref.#3:**

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

Automation	INET	Sender	Recipient
Tracking ID	880142259900	Brendha Silva	Gregory Urbancic, Esq.
Service Type	FedEx Priority Overnight	WHA	Goodlette, Coleman & Johnson
Package Type	FedEx Pak	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Zone	02		
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs		
Delivered	Mar 31, 2025 09:38		
Svc Area	A4	Transportation Charge	8.95
Signed by	K.Stevenson	Fuel Surcharge	0.63
FedEx Use	000000000/377048/_	Total Charge	USD \$9.58

Ship Date: Mar 28, 2025**Cust. Ref.:** River Hall CDD 04.03.25**Ref.#2:****Payor:** Third Party**Ref.#3:**

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

Automation	INET	Sender	Recipient
Tracking ID	880142261727	Brendha Silva	Charlie Krebs
Service Type	FedEx Priority Overnight	WHA	Hole Montes & Associates, Inc.
Package Type	FedEx Pak	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US
Zone	02		
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs		
Delivered	Mar 31, 2025 09:11		
Svc Area	A1	Transportation Charge	8.77
Signed by	M.Mario	Fuel Surcharge	0.61
FedEx Use	000000000/377048/_	Total Charge	USD \$9.38

Ship Date: Mar 28, 2025**Cust. Ref.:** River Hall CDD 04.03.25**Ref.#2:****Payor:** Third Party**Ref.#3:**

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

Automation	INET	Sender	Recipient
Tracking ID	880142322387	Brendha Silva	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	NORTH FORT MYERS FL 33917 US
Package Type	FedEx Box	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	2.0 lbs, 0.9 kgs	Transportation Charge	8.95
Delivered	Mar 31, 2025 09:49	Fuel Surcharge	1.47
Svc Area	A3	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/377078/02	Total Charge	USD \$22.42

Ship Date: Mar 31, 2025**Cust. Ref.:** River Hall CDD - Budget**Ref.#2:****Payor:** Third Party**Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 2
Package Delivered to Recipient Address - Release Authorized

Automation	INET	Sender	Recipient
Tracking ID	880190526302	Brendha Silva	Chuck Adams-Cleo Adams
Service Type	FedEx Priority Overnight	WHA	NORTH FORT MYERS FL 33917 US
Package Type	FedEx Envelope	BOCA RATON FL 33431 US	
Zone	02		
Packages	1		
Rated Weight	N/A	Transportation Charge	8.67
Delivered	Apr 01, 2025 12:02	Fuel Surcharge	1.45

Continued on next page



Invoice Number	Invoice Date	Account Number	Page
8-823-31132	Apr 08, 2025	XXXX-X251-5	4 of 4

Tracking ID: 880190526302 continued

Svc Area	A3	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/90920/02	Total Charge	USD \$22.12
		Third Party Subtotal	USD \$79.66
		Total FedEx Express	USD \$79.66



Invoice Number	Invoice Date	Account Number	Page
8-831-57469	Apr 15, 2025	XXXX-X251-5	1 of 3

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

Shipping Address:

RIVER HALL CDD
BOCA RATON FL 33431-8536

Invoice Questions?**Contact FedEx Revenue Services**

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

Invoice Summary**FedEx Express Services**

Total Charges	USD	\$9.49
TOTAL THIS INVOICE	USD	\$9.49

Other discounts may apply.

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

**Important Service Message:**

Stay alert to fraud targeting your FedEx shipments and accounts. What to Watch For:- Fake tracking numbers.- Suspicious invoices.- Account compromise. How to Protect Yourself:- Track shipments and check invoices only on the official FedEx website/app.- Confirm unexpected invoices with FedEx.- Use strong passwords and enable two-factor authentication. For more info on protecting your account and reporting fraud, visit: www.fedex.com/report-fraud. Stay secure with FedEx!

Detailed descriptions of surcharges can be located at fedex.com



Invoice Number	Invoice Date	Account Number	Page
8-831-57469	Apr 15, 2025	XXXX-X251-5	2 of 3

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

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

TOTAL THIS INVOICE

USD

\$9.49

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 07, 2025	Cust. Ref.: River Hall Meeting File	Ref.#2:
Payor: Third Party	Ref.#3:	

Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
Distance Based Pricing, Zone 2
Package sent from: 33913 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	880192625286	cleo adams	Daphne Gillyard
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates
Package Type	Customer Packaging	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US
Zone	02		
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Apr 08, 2025 12:25		
Continued on next page			

FedEx® Billing Online

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



Invoice Number	Invoice Date	Account Number	Page
8-831-57469	Apr 15, 2025	XXXX-X251-5	3 of 3

Tracking ID: 880192625286 continued

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

INVOICE

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

Felipel@flgis.com
+1 (239) 565-3066
www.flgis.com



Bill to

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

Ship to

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

Invoice details

Invoice no.: 1547
Terms: Net 15
Invoice date: 04/01/2025
Due date: 04/16/2025

Service Date	Product/service	Description	Qty	Rate	Amount
03/26/2025	GIS Services	GIS Application update 2025	8	\$120.00	\$960.00
03/27/2025	GIS Services	GIS Application update 2025	8	\$120.00	\$960.00
03/28/2025	GIS Services	GIS Application update 2025	6	\$120.00	\$720.00
03/29/2025	GIS Services	GIS Application update 2025	5	\$120.00	\$600.00

Ways to pay

BANK

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

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

Total

\$3,240.00

GF
Engineering

4/7/25

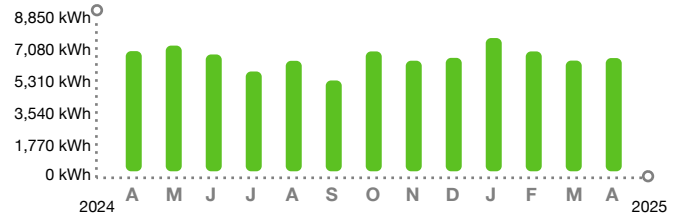
View and pay

**Electric Bill Statement****For:** Mar 20, 2025 to Apr 18, 2025 (29 days)**Statement Date:** Apr 18, 2025**Account Number:** 82155-24268**Service Address:**2401 RIVER HALL PKWY # FOUNTN
ALVA, FL 33920**RIVER HALL COMMUNITY DEVELOPMENT,**
Here's what you owe for this billing period.**CURRENT BILL****\$1,671.58**

TOTAL AMOUNT YOU OWE

May 9, 2025

NEW CHARGES DUE BY

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

Amount of your last bill	830.78
Balance before new charges	830.78
Total new charges	840.80
Total amount you owe	\$1,671.58

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 11, 2025 is considered LATE; a late payment charge of 1% will apply.

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

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

/ 27

83078 5314821552426898517610000

RIVER HALL COMMUNITY
DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556**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:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

82155-24268

ACCOUNT NUMBER

\$1,671.58

TOTAL AMOUNT YOU OWE

May 9, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	830.78
Balance before new charges	\$830.78
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$231.53
Fuel: (\$0.027180 per kWh)	\$185.69
Demand: (\$13.41 per KW)	\$335.25
Electric service amount	782.88
Gross receipts tax (State tax)	20.09
Franchise fee (Reqd local fee)	37.12
Taxes and charges	57.21
Regulatory fee (State fee)	0.71
Total new charges	\$840.80
Total amount you owe	\$1,671.58

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading May 20, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	86101		79269		6832
	18.62				
Actual demand					19
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 18, 2025	Mar 20, 2025	Apr 19, 2024
kWh Used	6832	6679	7251
Service days	29	28	30
kWh/day	235	238	241
Amount	\$840.80	\$830.78	\$891.34

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.

Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

[Upgrade today ›](#)

Download the app

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

[Download now ›](#)

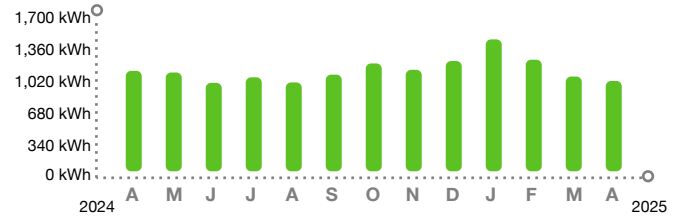
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not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

**Electric Bill Statement****For:** Mar 20, 2025 to Apr 18, 2025 (29 days)**Statement Date:** Apr 18, 2025**Account Number:** 02979-06091**Service Address:**2501 RIVER HALL PKWY # ST LTS
ALVA, FL 33920**RIVER HALL COMMUNITY DEVELOPMENT,**
Here's what you owe for this billing period.**CURRENT BILL****\$311.65**

TOTAL AMOUNT YOU OWE

May 9, 2025

NEW CHARGES DUE BY

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

Amount of your last bill	159.21
Balance before new charges	159.21
Total new charges	152.44
Total amount you owe	\$311.65

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after July 11, 2025 is considered LATE; a late payment charge of 1% will apply.

FPL filed a request for a new four-year rate plan, beginning in 2026, to support investments in delivering reliable service, diversifying our energy mix and keeping bills as low as possible. Visit FPL.com/Answers.

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

/ 27

15921 5314029790609105611300000

RIVER HALL COMMUNITY
DEVELOPMENT
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556**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:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

02979-06091

ACCOUNT NUMBER

\$311.65

TOTAL AMOUNT YOU OWE

May 9, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	159.21
Balance before new charges	\$159.21

New Charges

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

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$100.61

Fuel: (\$0.027180 per kWh) \$28.46

Electric service amount 141.94

Gross receipts tax (State tax) 3.64

Franchise fee (Reqd local fee) 6.73

Taxes and charges 10.37

Regulatory fee (State fee) 0.13

Total new charges \$152.44

Total amount you owe \$311.65

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading May 20, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	47432		46385		1047

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Apr 18, 2025	Mar 20, 2025	Apr 19, 2024
kWh Used	1047	1098	1164
Service days	29	28	30
kWh/day	36	39	38
Amount	\$152.44	\$159.21	\$163.00

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.

Last chance for rebates

Our ventilation rebates are set to expire this summer. Submit your requests today to secure your savings!

[Upgrade today ›](#)

Download the app

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

[Download now ›](#)

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

INVOICE

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

brook@gulfscapeslandscape.com
+1 (239) 455-4911
www.gulfscapeslandscape.com

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

Invoice details

Invoice no.: 347643
Invoice date: 03/31/2025
Due date: 04/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/31/2025	Monthly Maintenance	(Item #1) Monthly Maintenance for March 2025	1	\$12,636.00	\$12,636.00

Total

\$12,636.00

GF
Other Physical Environment
Landscape Maint

4/2/25

Office of the Sheriff, Lee County, Fort Myers, FL 33912 Invoice Date: 04/28/2026 Customer: RIVERHALL COMMUNITY DEVELOPMENT

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	DIST #8991 Amount Due
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Traffic w/vehicle - Earthen Brown from 4/15/2025 12:00:00 to 4/15/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Jonathon Miller from 4/16/2025 07:00:00 to 4/16/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Aaron Eubanks from 4/24/2025 07:45:00 to 4/24/2025 11:45:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Jacob Zavacky from 4/25/2025 12:00:00 to 4/25/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00

OFF-DUTY DETAIL

GF
off-duty Sheriff

4/29/25

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

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

Invoice Total:

\$1,228.00

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Mail your remittance to:



Office of the Sheriff, Lee County

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

Invoice Date	Invoice No.
04/28/2025	36175
Customer Number	
8991	
Invoice Total Due	
\$1,228.00	
Amount Paid	

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

Due Upon Receipt

Description	Quantity	Price	UOM	Original Bill	Adjusted	Paid	Amount Due
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Marked or Unmarked Patrol Vehicle - Flat Rate per Detail	1.00	\$15.00	EACH	\$15.00	\$0.00	\$0.00	\$15.00
Traffic w/vehicle - Francisco Lorenzo from 4/1/2025 08:00:00 to 4/1/2025 12:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Danny Quijano from 4/4/2025 12:00:00 to 4/4/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Matthew Cail from 4/7/2025 07:00:00 to 4/7/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Kenan Ural from 4/10/2025 07:00:00 to 4/10/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
OFF-DUTY DETAIL							

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

This account is due and payable to: Office of the Sheriff, Lee County upon receipt.	Invoice Total:	\$1,228.00
---	----------------	------------

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

Mail your remittance to:



Office of the Sheriff, Lee County

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

GF
off-duty Sheriff

Invoice Date	Invoice No.
04/14/2025	36060
Customer Number	
8991	
Invoice Total Due	
\$1,228.00	
Amount Paid	

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

Due Upon Receipt

4/15/25



Case #: LDO2025-00231

Invoice # 2132337

04/17/2025

Case #: LDO2025-00231
Property Owner: RIVER HALL CDD
Property Address: 0 RIGHT OF WAY, ALVA, FL NA

Contractor:
License Number:

Account Number	Description	Fees	Paid	Date	Check #	Receipt #	Recorded By
LC5151315500.341900.9016	Limited Review Type D	1,100.00					
		Total Fees: 1,100.00	Paid: \$0.00	TOTAL REMAINING DUE: \$1,100.00			

No Cash Accepted.
Acceptable In-Person Payment Methods: Credit/Debit Cards (Visa, MasterCard, Discover, American Express); Money Order; Check/Cashier's Check.
Online Payment- please visit <https://www.leegov.com/dcd/eServ/payfees>

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

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

Attn: Debbie Tudor

Gen Rep

Page: 1
April 21, 2025
File No: 16581-001M
Statement No: 59

Previous Balance \$3,018.17

Fees

			Hours	
03/06/2025	MEM	Preparation for and participation in March Board of Supervisors meeting	1.20	330.00
03/09/2025	GLU	Review email correspondence from Cleo Adams on rules; Research and review questions regarding school zone	1.00	395.00
03/13/2025	GLU	Review multiple email correspondence regarding LAMSID canal and gate	0.20	79.00
		Professional Fees through 04/21/2025	2.40	804.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	1.20	\$395.00	\$474.00
Meagan E. Magaldi	1.20	275.00	330.00

Total Current Work 804.00

Balance Due (includes previous balance, if any) \$3,822.17

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

INVOICE

DATE
4/3/2025

INVOICE #
104118

BILL TO

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

P.O. No.	Terms
March 2025	Net 30

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

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

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

GF
Stormwater Control
Aquatic Maint.

4/7/25

[Signature]

INVOICE

Swine Solutions
12013 Rose Ln
Riverview, FL 33569

Thomas@swinesolutionsfl.com
+1 (813) 365-2568
<https://www.SwineSolutionsFL.com>



Swine Solutions

River Hall CDD

Bill to
9220 Bonita Beach Road
Suite 214
Bonita Springs
FL
34135

Ship to
9220 Bonita Beach Road
Suite 214
Bonita Springs
FL
34135

Invoice details

Invoice no.: 593
Invoice date: 04/23/2025
Due date: 05/23/2025

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

Total

\$1,900.00

Ways to pay



View and pay

GF
Stormwater Control
hog removal

4/24/25

Trimmers Holiday Decor, Inc.

2053 17th St SW
Naples, FL 34117-4709 USA
tanner@trimmershd.com
www.trimmershd.com



TRIMMERS
HOLIDAY DECOR

INVOICE

BILL TO
River Hall Pkwy
Fort Myers, FL 33905

INVOICE 1523
DATE 01/01/2025
TERMS Net 30
DUE DATE 01/31/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Jan	Holiday Lighting & Decor Balance due January 31 - River Hall Entry	1	2,250.00	2,250.00

Please make checks out to Trimmers Holiday Decor, Inc. and mail to 4731 NE
26th Ave, Fort Lauderdale, FL 33308

SUBTOTAL 2,250.00
TAX 0.00
TOTAL 2,250.00
BALANCE DUE **\$2,250.00**

*GF
Holiday Decorations*

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 June 5, 2025 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present:

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

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Andy Nott	Superior Waterways Services, Inc.
Karen Lacy	Resident
Patrick Infante	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Adams called the meeting to order at 3:30 p.m.

Supervisors Asfour, Stark, Mitchell and Block were present. Supervisor Cunningham was absent.

SECOND ORDER OF BUSINESS

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

Resident Patrick Infante stated several months ago, dead landscaping was removed from River Hall Parkway (RHP) and residents were informed that it would be replaced. He asked if that

is still the plan and if Florida Power & Light (FPL) and/or Pike will clean up the remainder of the debris that is on the left and right sides of RHP.

Mr. Mitchell stated replacing the landscaping on RHP is still the plan.

Mr. Willis stated FPL is required to restore the area to its original condition.

THIRD ORDER OF BUSINESS

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

Mr. Nott stated he recently toured the community and noted two problematic lakes, which are currently being sprayed. Four or five other lakes are contingent; the technicians are addressing those. The West Lake fountain must be repaired.

In response to Mr. Mitchell's question, Mr. Nott stated he conferred with the technicians and they will increase their efforts and take care of the weeds.

FOURTH ORDER OF BUSINESS

Discussion/Consideration: Collier Paving & Concrete, Estimate # 25-340 for Pavement Markings

Mr. Krebs presented the Collier Paving & Concrete Estimate #25-340 for Pavement Markings, in the amount of \$5,600. With the approval of the Limited Development Order (LDO) and Board approval, installation of the pavement markings will be put on the schedule.

This item will be considered during the Sixth order of Business, as part of the signage discussion.

FIFTH ORDER OF BUSINESS

Discussion: Updated Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway

Mr. Urbancic presented the Rules Relating to Designation of a School Zone on a Portion of River Hall Parkway. Staff updated the school zone hours and set the public hearing to formally adopt the updated rules for July 3, 2025.

The Board and Staff discussed a dual advertising requirement and when school will start.

Mr. Urbancic will follow up with Ms. Gillyard regarding the July 3, 2025 advertisement for the public hearing.

SIXTH ORDER OF BUSINESS**Discussion/Consideration**

Mr. Krebs presented the following:

A. Lykins Signtek Inc., Quote 99403 – Option 1 in the amount of \$33,000

B. Lykins Signtek Inc., Quote 99403 [No Total] – Option 2 in the amount of \$29,222

Discussion ensued regarding whether to select installation Option 1, which is controlled remotely, or Option 2, which is controlled manually on-site; cloud costs; flashing signs; if the school controls the signs; and permitting.

Resident Karen Lacy asked if quotes were obtained from other vendors and if Staff investigated purchasing signs from the County. Mr. Krebs stated Lykins is the only signage manufacturer in the area that does this type of work and County Officials previously disclosed that public funds cannot be expended on private roadways.

Mr. Krebs recommended Option 1, which would provide Staff with greater control of the signs. He will research the cloud costs and provide an update at the next meeting.

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the Lykins Signtek Inc., Quote 99403 Option 1m in the amount of \$33,000, and Collier Paving & Concrete Estimate #25-340 for Pavement Markings, in the amount of \$5,600, were approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Mr. Adams presented Resolution 2025-06. He reviewed the proposed Fiscal Year 2026 budget, highlighting increases, decreases and adjustments, compared to the Fiscal Year 2025 budget, and explained the reasons for any changes.

The following changes were made:

- Page 2: Decrease "Excess/(deficiency) of revenues over/(under) expenditures" from \$99,000 to \$6,600
- Page 2: Increase "Operating capital" from \$145,000 to \$185,000
- Page 2: Decrease "Parkway repave and striping" from \$500,000 to \$400,000, which changes the Unassigned fund balance to \$35,100 and results in \$870,000 in surplus funds.

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, Resolution 2025-06, Approving a Proposed Budget for Fiscal Year 2025/2026, as amended, and Setting Public Hearing Thereon Pursuant to Florida Law for August 7, 2025 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

Mr. Adams presented Resolution 2025-06. The following will be inserted:

DATE: January 8, 2026

On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, Resolution 2025-07, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026, as amended, and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2025

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

The financials were accepted.

TENTH ORDER OF BUSINESS**Approval of May 1, 2025 Regular Meeting Minutes**

On MOTION by Mr. Stark and seconded by Mr. Asfour, with all in favor, the May 1, 2025 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS**Staff Reports****A. District Engineer: Hole Montes**

There was no report.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic reminded the Board Members to file Form 1 by June 30, 2025.

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

- **NEXT MEETING DATE: July 3, 2025 at 3:30 PM [Public Hearing and Regular Meeting]**

- **QUORUM CHECK**

All Supervisors present confirmed their attendance at the July 3, 2025 meeting, except for Mr. Block, who will attend via telephone.

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

Referencing a handout, Mrs. Adams presented the June Field Operations Status Report. She asked for a motion to renew the Landscape Maintenance contract with GulfScapes, for an additional two years in the annual amount of \$193,287.

On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, renewing the GulfScapes Landscape Maintenance contract through September 2027, in the annual amount of \$193,287, was approved.

▪ Superior Waterways Service Agreement Fountain Repair Proposal

This item was an addition to the agenda.

Mr. Nott presented the Superior Waterways Service Agreement Fountain Repair Proposal in the amount of \$3,429.26 and explained the scope of work.

Mr. Asfour asked about insurance coverage. Mrs. Adams stated Staff will photograph the fountain and submit a claim and report their findings at the next meeting.

On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the Superior Waterways Service Agreement Fountain Repair Proposal for the west fountain, in the amount of \$3,429.26, was approved.

- Discussion on Continuing Hog Removal Services**

Mr. Willis stated, although additional hogs were recently removed, several residents are complaining that their properties are still being damaged and the hogs are not being removed quickly enough. One resident threatened to sue the CDD and contact a local news outlet.

Discussion ensued regarding whether to discontinue the hog service contract with the HOA, whether the CDD could actually be held liable for hog damage on private property, circulating hog damage reports to homeowners, fencing the perimeter and issuing a one-time \$308 assessment to each homeowner. It was decided by consensus that the hog removal program will continue.

TWELFTH ORDER OF BUSINESS

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

No members of the public spoke.

THIRTEENTH ORDER OF BUSINESS

Supervisors' Comments/Requests

Mr. Mitchell asked if agenda books can be sent one to two days prior to meetings. Mr. Adams replied affirmatively.

205 Mr. Mitchell reported that neighborhood teens have been trespassing and riding scooters
206 on the golf course and cows are accessing the property. He suggested sending a letter to the
207 owner of the cows.

208 Discussion ensued regarding cows gaining access to the property, alerting the HOA about
209 the cows since the HOA oversees security and installing a perimeter fence to deter trespassers.

210

211 **FOURTEENTH ORDER OF BUSINESS**

Adjournment

212

213 **On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the**
214 **meeting adjourned at 4:28 p.m.**

215

216

217

218

219

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

220

221

222

223

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2025

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2025
Babcock Ranch	0
Bay Creek	758
Bayside Improvement	2,910
Beach Road Golf Estates	1,307
Brooks I of Bonita Springs	2,167
Brooks II of Bonita Springs	1,483
Coral Bay	264
East Bonita Beach Road	701
Mediterra	431
Parklands Lee	559
Parklands West	585
River Hall	3,093
River Ridge	1,421
Saltleaf CDD	0
Savanna Lakes	239
Stonewater	349
Stoneybrook	1,680
University Square	0
University Village	0
Verandah East	1,032
Verandah West	957
Waterford Landing	1,507
WildBlue	988

Send to: Daphne Gillyard gillyardd@whhassociates.com Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE		
LOCATION		
<i>River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 3, 2024 <i>rescheduled to September 30, 2024</i>	Regular Meeting	3:30 PM
November 7, 2024	Regular Meeting	3:30 PM
December 5, 2024 <i>rescheduled to December 12, 2024</i>	Regular Meeting	3:30 PM
December 12, 2024	Regular Meeting	3:30 PM
January 9, 2025*	Regular Meeting	3:30 PM
February 6, 2025	Regular Meeting	3:30 PM
March 6, 2025	Regular Meeting	3:30 PM
April 3, 2025	Regular Meeting	3:30 PM
May 1, 2025	Regular Meeting	3:30 PM
June 5, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	3:30 PM
July 3, 2025	Public Hearing & Regular Meeting <i>Adoption of Rules Relating to School Zone Designation</i>	3:30 PM
August 7, 2025	Public Hearing & Regular Meeting <i>Adoption of FY2026 Budget</i>	3:30 PM
September 4, 2025	Regular Meeting	3:30 PM

Exception(s)

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

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: July 3, 2025

SUBJECT: Status Report – Field Operations

Fountains:

Service schedule set to 9am -10pm daily. New

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

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

Landscape Maintenance Contract: Gulfscapes landscape agreement signed 10/01/23 for \$190,387.00, one year auto-renewal began October 1, 2024. RFP to begin May 2025.

- Installation of replacement bougainvillea for a cost NTE 4K will take place after June 1, 2025. Gulfscapes to install in the next couple of weeks.

Street Sweeping: Scheduled annually in December. For 2023/24 budget purposes - \$750.00. Completed during the month of December.

Pressure Cleaning: Scheduled annually between the months of October to mid-November. For 2024/25 budget purposes - \$13,750.00, previous contract was \$13,100.00. Proposal requested, contract to be executed as soon as it is received.

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

FPL Buffer Fence: Cost to replace chain link fence with decorative fence \$9,888.29. Contract signed, waiting for FPL to complete work before installation.