

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

December 11, 2025

BOARD OF SUPERVISORS

**REGULAR MEETING
AGENDA**

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

AGENDA
LETTER

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

December 4, 2025

Board of Supervisors
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on December 11, 2025 at 3:30 p.m., at the River Hall Town Hall Center, Kids Room, 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. Acceptance of Resignation of Robert Stark [Seat 4]
4. Consideration of Appointment of Qualified Elector to Fill Unexpired Term of Seat 4; *Term Expires November 2026*
 - Administration of Oath of Office (*the following will also be provided in a separate package*)
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligation and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
5. Consideration of Resolution 2026-02, Electing and Removing Officers of the District and Providing for an Effective Date
6. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott*
7. Update: School Zone Signage

8. Continued Discussion: Bowman Consulting Group LTD River Hall Lake Investigation Memo
9. Discussion: Tree Removal Request at Lake 3-5B
10. Consideration of Carter Fence Company, Inc. Estimate #66932 for Front Entrance Fence Replacement
11. Consideration of Resolution 2026-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Conduct the District's General Elections; Providing for Compensation; Setting Forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date
12. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
 - A. October 1, 2024 - September 30, 2025 [Posted]
 - B. October 1, 2025 - September 30, 2026
13. Acceptance of Unaudited Financial Statements as of October 31, 2025
14. Approval of November 6, 2025 Regular Meeting Minutes
15. Staff Reports
 - A. District Engineer: *Hole Montes*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - NEXT MEETING DATE: January 8, 2026 at 3:30 PM
 - QUORUM CHECK
16. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
17. Supervisors' Comments/Requests

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		<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

18. Adjournment

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

Sincerely,



Chesley E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:

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

PARTICIPANT PASSCODE: 229 774 8903

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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NOTICE OF TENDER OF RESIGNATION

To: Board of Supervisors
River Hall Community Development District
Attn: Chuck Adams, District Manager
2300 Glades Road, Suite 410W
Boca Raton, FL 33431

From:

Robert Starks
Printed Name

Date:

12/5/25

I hereby tender my resignation as a member of the Board of Supervisors of the *River Hall Community Development District*. My tendered resignation will be deemed to be effective as of the time a quorum of the remaining members of the Board of Supervisors accept it at a duly noticed meeting of the Board of Supervisors, effective immediately.

I certify that this Notice of Tender of Resignation has been executed by me and ☐ faxed to 561-571-0013 or ☒ scanned and electronically transmitted to gillyardd@whhassociates.com and agree that the executed fax or email copy shall be binding and enforceable as an original.



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF RIVER HALL COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of River Hall Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the River Hall Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective December 11, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of December 11, 2025:

Robert Stark Vice Chair

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Chuck Adams is Secretary

Craig Wrathell is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 11TH DAY OF DECEMBER, 2025.

ATTEST:

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

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River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
1-1A	Inspected			11/7	No problem noted
1-1B	Inspected			11/7	No problem noted
1-2A	Inspected			11/7	No problem noted
1-2B	Inspected			11/7	No problem noted
1-3	Treated	Torpedograss		11/21	Treated Littorals for Torpedograss
1-4	Treated	Torpedograss		11/21	Treated Littorals for Torpedograss
1-6A	Inspected			11/21	No problem noted
1-6B	Treated	Torpedograss		11/21	Treated Littorals for Torpedograss
2-1A	Treated	Torpedograss		11/17	Treated Littorals for Torpedograss
2-1B	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds
2-2A	Treated	Grasses/Weeds		11/3	Crew treated lake bank grasses and weeds
2-2B	Treated	Grasses/Weeds	Torpedograss	11/3 and 11/7	Crew treated lake bank grasses and weeds
2-2C	Treated	Grasses/Weeds		11/3	Crew treated lake bank grasses and weeds
2-2D	Treated	Grasses/Weeds		11/3	Crew treated lake bank grasses and weeds
2-2E	Treated	Grasses/Weeds		11/7	Treated Littorals for Torpedograss and weeds



River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
2-2F	Inspected			11/3	No problem noted
2-2G	Inspected			11/3	No problem noted
2-2H	Inspected			11/3	No problem noted
2-2I	Treated	Grasses/Weeds		11/3	Crew treated lake bank grasses and weeds
2-2J	Treated	Grasses/Weeds		11/3	Crew treated lake bank grasses and weeds
2-2K	Treated	Torpedograss		11/7	Treated Littorals for Torpedograss
2-2L	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2-2M	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2-3A	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2-3B	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2-4A	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds
2-4B	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds
2-4C	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds
2-4D	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds
2-4E	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds



River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
2-5A/2-5B	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds
Flowway Lake 2	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds
2-5C	Treated	Torpedograss		11/1	Treated Littorals for Torpedograss
2-5D	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds
2-6A	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2-6B	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2-6C	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2.-7	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2.-8A	Inspected			11/20	No problem noted
2-8B	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2-8C	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2-8D	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
2-8E	Inspected			11/20	No problem noted
3-1	Treated	Torpedograss		11/20	Treated Littorals for Torpedograss
3-2	Inspected			11/20	No problem noted



River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025

Lake #	Work Preformed	Target	Target	Treatment Date	Notes/Comments
3-3	Treated	Grasses/Weeds		11/7	Treated shoreline grasses and weeds
3-3A	Inspected			11/7	No problem noted
3-4A	Treated	Grasses/Weeds		11/7	Treated shoreline grasses and weeds
3-4B	Inspected			11/1	No problem noted
3-4C	Treated	Grasses/Weeds		11/7	Treated shoreline grasses and weeds
3-5A	Treated	Grasses/Weeds		11/7	Treated shoreline grasses and weeds
3-5B	Treated	Grasses/Weeds		11/7	Treated shoreline grasses and weeds
3-5C	Treated	Grasses/Weeds		11/7	Treated shoreline grasses and weeds
3-5D	Treated	Grasses/Weeds		11/7	Treated shoreline grasses and weeds
3-5E	Treated	Grasses/Weeds		11/7	Treated shoreline grasses and weeds
4-1A	Treated	Grasses/Weeds		11/7	Treated shoreline grasses and weeds
4-1B	Treated	Grasses/Weeds		11/7 and 11/1	Treated shoreline grasses and weeds
4-1C	Treated	Grasses/Weeds		11/7 and 11/1	Crew treated lake bank grasses and weeds
4-1D	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds
4-1E	Treated	Grasses/Weeds		11/1	Crew treated lake bank grasses and weeds

[illegible]

River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025



Lake **1-1A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **1-1B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **1-2A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025



Lake **3-Jan**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **4-Jan**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **1-6A**

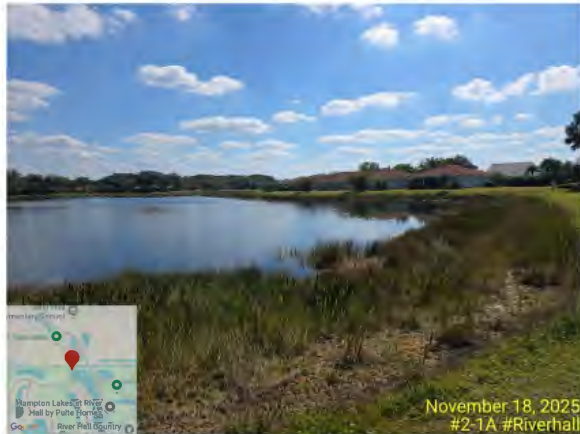
Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025



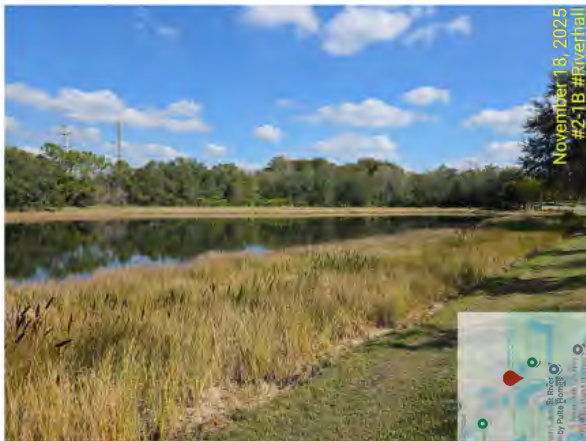
Lake **2-1A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-2B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-2C**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates Nov 2025



Lake **2-2E**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



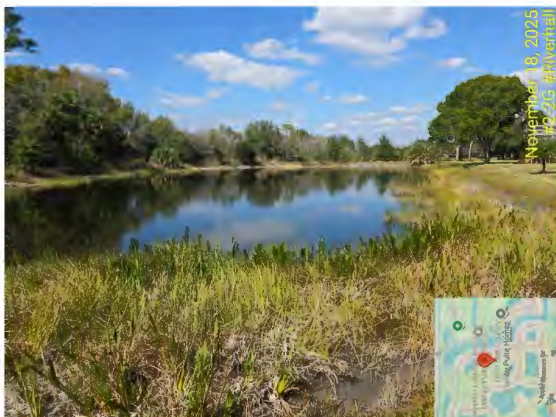
Lake **2-2F**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-2G**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025



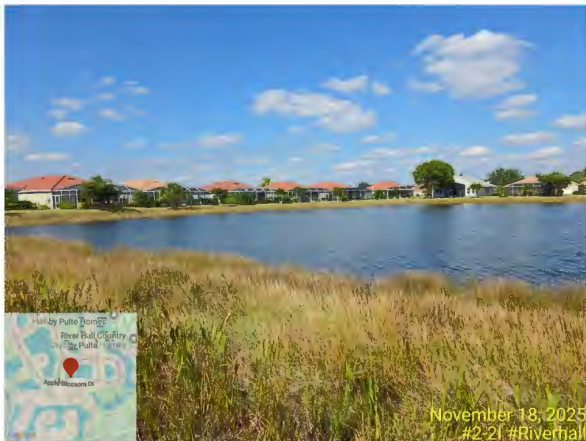
Lake **2-2H**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-2I**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-2K**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025



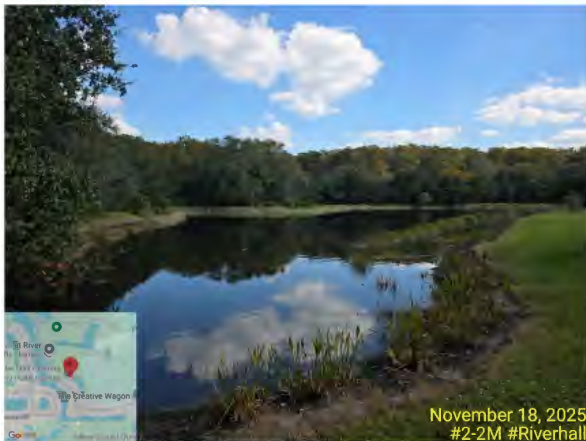
Lake **2-2L**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-2M**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-3A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025



Lake **2-4A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-4C**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-4E**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025



Lake **2-6B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-6C**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-8A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025



Lake **2-8D**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **1-Mar**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **3-3A**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates Nov 2025



Lake **3-4B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **4-1B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **Ditch**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

8

memo

To: River Hall Country Club
From: Bowman Consulting
CC:
Date: 8-21-2025
Re: River Hall Lake Investigation

Bowman Consulting Group LTD was requested by the River Hall Community Development District to evaluate the water management system for River Hall CDD. The primary objective was to evaluate shoreline stability, identify areas showing signs of erosion or structural degradation, and determine the necessity and priority of maintenance or restoration efforts. This assessment aimed to support long-term lake health, prevent property damage, and ensure compliance with environmental and aesthetic standards.

The River Hall community features 65 interconnected lakes, each exhibiting varying degrees of bank erosion. Figures 1 and 2 provide an aerial photograph of the project site, including lake designations. A comprehensive investigation of the lake banks was conducted on August 11th-19th, 2025, under low water level conditions during which all 65 lakes within the community were inspected. Each lake was evaluated based on the integrity of its bank, highlighting specific areas of concern related to erosion and slope instability. Lakes were classified into three categories based on shoreline condition: No Action, for stable banks requiring only routine monitoring, Maintenance, for localized erosion or minor washouts needing scheduled repairs, and Immediate Remediation, for severe erosion or significant washouts posing risks to stability or nearby infrastructure.

The purpose of this visit was to gauge a general assessment of shoreline conditions. During the inspections, the slopes along the lake banks were carefully examined, with particular attention given to the extent of erosion observed at both the top of the bank and the toe of the slope. Additional factors assessed included the health of shoreline vegetation, current water levels, and the presence of washouts caused by irrigation lines or roof leaders.

The recommendations presented in this report are intended to serve as general guidelines, offering a clear and informed overview of the varied shoreline conditions throughout the River Hall Lake system.

Figure 1: Location Map 1



Note: Lakes that have not been colored blue are either under construction or have not been turned over to the CDD for ongoing maintenance

Bowman

Figure 2: Location Map 2



Bowman

It is recommended that lake bank repair efforts begin as early as possible in the dry season—typically between mid-November and December—and be completed by late April. This schedule allows sufficient time for plantings, soil, and other stabilization measures to be established before the onset of the wet season. The dry season generally provides a five-month window each year for conducting repairs under more favorable, drier conditions.

Repair recommendations have been prioritized based on the degree of erosion, lake size, estimated costs, and the potential need for Development Order modifications or variances. The lakes have been grouped into three categories according to the urgency of repairs needed.

Category Level 1 – No Action

Low-priority or no action required (Category Level 1) applies to lakes which are currently stable but should be periodically monitored to ensure that conditions do not deteriorate over time. The lakes in Category 1 include:

- | | |
|--------|-------------------|
| - 1-2A | - 2-5D |
| - 1-2B | - 2-5C |
| - 1-3 | - 3-4C |
| - 1-4 | - Flow way Lake 2 |
| - 2-2L | - 3-3A |
| - 2-2M | - 3-5E |
| - 2-3B | - 4-1A |
| - 2-6A | - 4-1D |
| - 2-4A | - 4-2B |
| - 2-6B | - 4-1C |
| - 2-4C | - 4-1F |
| - 2-4E | - 4-2I |
| - 3-1 | - 4-2J |

A lake falls into Category 1 when its shoreline is stable and shows no significant signs of active erosion or structural distress. Banks typically maintain a gentle, uniform slope with continuous vegetative cover that provides natural stabilization. Minor cosmetic issues, such as small bare spots or slight surface irregularities, may be present but do not indicate progressive erosion. Protective measures, such as riprap or sod, remain intact and properly aligned, with no evidence of displacement or settlement. There are no abnormal washouts, undercutting, or concentrated flow paths along the shoreline. In this condition, the lake requires only routine monitoring as part of normal maintenance practices, with inspections recommended annually or following major storm events.

Category Level 2 – Moderate Priority Repairs

Moderate-priority repairs (Category Level 2) are recommended for lakes where erosion is present but is still compliant in most areas. The lakes in Category 2 include:

- | | |
|--------|--------|
| - 2-1A | - 3-5C |
| - 2-2K | - 4-2H |
| - 2-4D | - 2-5C |
| - 2-5A | - 2-2C |
| - 3-2 | - 2-2D |
| - 1-1A | - 2-2J |
| - 3-4A | - 2-2B |
| - 3-5D | |

A lake is classified as Category 2 – Maintenance when it exhibits moderate signs of shoreline distress that, while not immediately critical, indicate progressive erosion if left unaddressed. Typical conditions include localized undercutting or small escarpments ranging from approximately 6 to 12 inches in height, as well as intermittent sloughing along limited sections of the bank. Vegetative cover is often patchy, with exposed soil or shallow root mats beginning to detach, reducing the shoreline's natural stabilization. Protective measures such as riprap or sod may show isolated displacement or settlement, and minor gaps may appear in shoreline armoring. Hydrologic indicators, such as small rills or gullies formed by concentrated runoff, may be present near inlets or outfalls, signaling early-stage erosion pathways. Additionally, small abnormal washouts—typically less than 3 feet in diameter and under 1 foot deep—may occur, suggesting localized subsurface soil loss. While these conditions do not pose an immediate threat to infrastructure, they require scheduled maintenance within 6 to 12 months to prevent escalation into severe erosion or structural failure.

Category Level 3 – Immediate Remediation

High-priority repairs (Category Level 3) are required for lakes where significant erosion, vertical drop-offs, slope instability, or active washouts pose a risk to bank stability and surrounding infrastructure. The lakes in Category 3 include:

- | | |
|--------|--------|
| - 2-3A | - 4-1E |
| - 2-2A | - 4-1A |
| - 2-7 | |
| - 2-8B | |
| - 2-8C | |
| - 2-8E | |
| - 2-8F | |
| - 3-4B | |
| - 3-3 | |
| - 3-5A | |
| - 3-5B | |
| - 4-1B | |

Bowman

A lake is classified as Category 3 when it exhibits severe and active erosion that poses an immediate risk to shoreline stability, water quality, or nearby infrastructure. Common indicators include large vertical scarps exceeding 12 inches, significant undercutting, or active sloughing and bank collapse. Vegetative cover is largely absent, leaving extensive areas of exposed soil vulnerable to further erosion. Protective systems, such as riprap or geotextile, may be widely displaced, settled, or completely failed. Hydrologic signs, such as deep gullies, head cuts at inlets, or severe toe scour, are often present. Large abnormal washouts—typically greater than 3 feet in diameter or more than 1 foot deep—may indicate subsurface piping or void formation, further compromising stability.

The following are the locations of Category 3 repairs

Bowman



Picture 1: >8" T.O.B erosion
(~72 LF)



Picture 2: >8" T.O.B erosion
(~100 LF)



Picture 3: >8" T.O.B erosion
(~160 LF)



Picture 4: >8" T.O.B erosion
(~780 LF)



Picture 5: >8" T.O.B erosion
(~230 LF)

Bowman

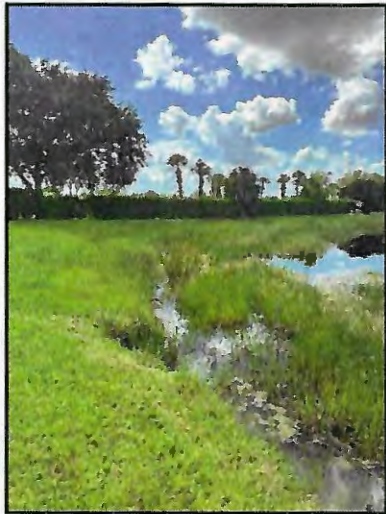
Lake 2-2A

This lake exhibits extensive top-of-bank (T.O.B.) erosion along its southeast, east, north, and west banks, indicating a dynamic and potentially unstable shoreline environment. The southeast corner was also observed to have abnormal areas of wash out with exposed wiring. The erosion is likely driven by a combination of natural processes such as wave action, fluctuating water levels, and possibly anthropogenic influences like altered drainage patterns or nearby development. The affected banks show signs of soil loss, undercutting, and potential vegetation displacement, which may contribute to sedimentation within the lake and impact water quality. Stabilization efforts may be necessary to prevent further degradation and to protect adjacent land uses and ecological habitats.

Figure 1: Lake 2-2A Aerial



Bowman



Picture 1: >1' deep washout



Picture 2: >1' deep washout



Picture 3: >8" T.O.B erosion

(~120 LF)



Picture 4: >8" T.O.B erosion

(~420 LF)

Lake 2-3A

The lake's south bank is significantly impacted by multiple large, abnormal washouts originating from residential roof drains located along the edges of private easements. These concentrated discharges have created pronounced erosion channels, undermined the bank structure and accelerated sediment transport into the lake. In addition to these washouts, both the south and north banks exhibit heavy top-of-bank (T.O.B.) erosion, characterized by soil loss, bank instability, and potential vegetation displacement. These conditions suggest a combination of poor stormwater management and natural erosive forces, which may threaten the long-term stability of the shoreline and adjacent properties. Mitigation strategies such as redirecting roof runoff, installing energy dissipation structures, and reinforcing the banks with native vegetation or engineered solutions may be necessary to restore and protect the lake's perimeter.

Figure 2: Lake 2-3A Aerial



Bowman



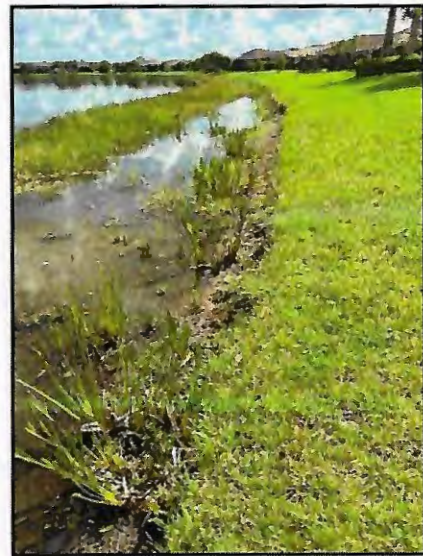
Picture 1: 6-8" T.O.B erosion



Picture 2: Large washout area



Picture 3: Large washout >1'



Picture 4: 6-8" T.O.B erosion

Bowman

Lake 2-7

The lake's west bank, southwest corner, and southeast corner are experiencing significant degradation due to multiple large washouts and heavy top-of-bank (T.O.B.) erosion. These areas show signs of severe soil displacement, likely caused by concentrated surface runoff and inadequate stormwater control. The washouts have created deep channels and exposed subsoil, contributing to shoreline instability and increased sedimentation in the lake. The T.O.B. erosion along these sections further indicates ongoing bank retreat and potential risk to nearby infrastructure or vegetation.

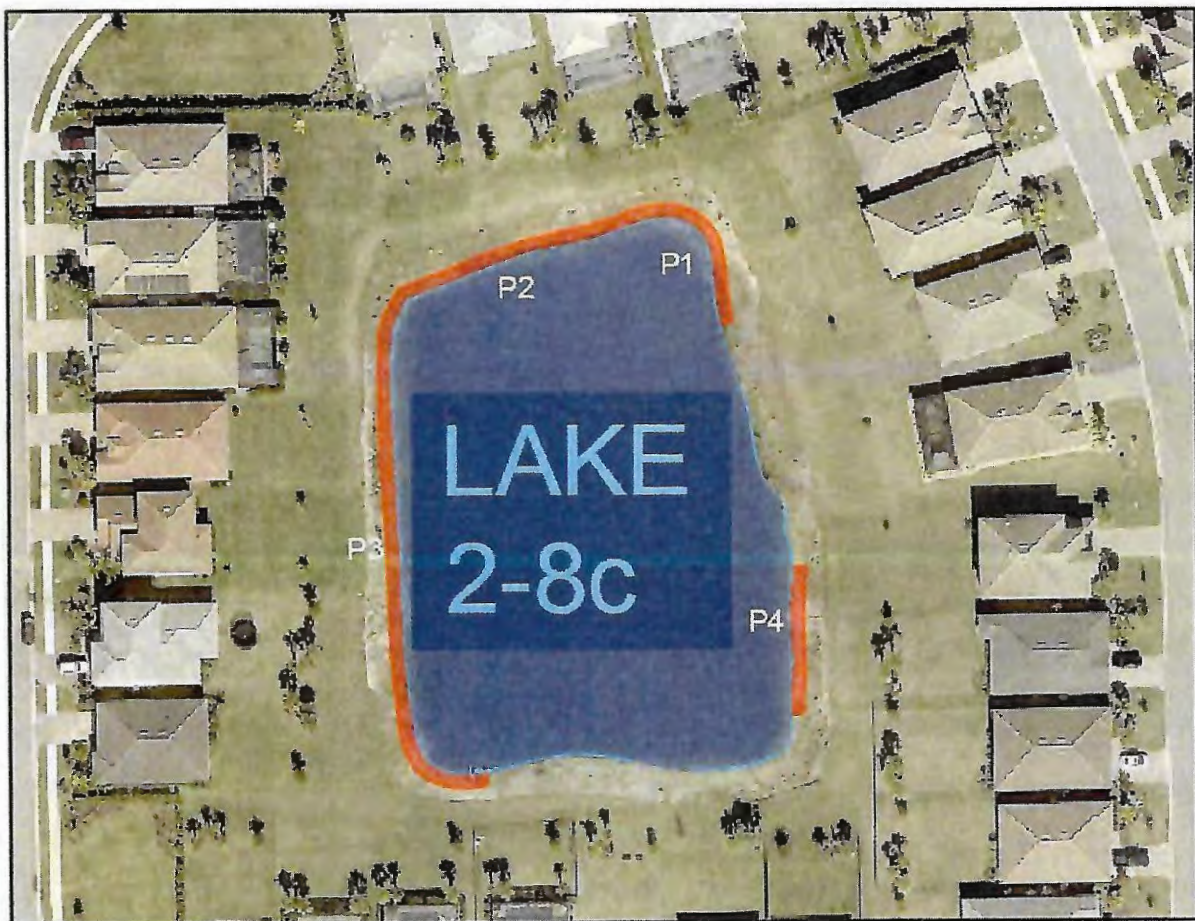
Figure 3: Lake 2-7 Aerial



Lake 2-8C

The lake exhibits significant shoreline instability, particularly at all four corners, where large washouts have developed. These washouts appear to be the result of concentrated surface runoff or poor drainage control, leading to severe soil displacement and localized bank failure. In addition, the north and west banks are experiencing moderate to heavy top-of-bank (T.O.B.) erosion, characterized by progressive bank retreat, exposed roots, and loss of vegetative cover. These conditions suggest ongoing hydrological stress and may pose risks to nearby infrastructure and water quality. Targeted erosion control measures and improved stormwater management are recommended to mitigate further damage and restore shoreline stability. These patterns persist along the vast majority of the lake's perimeter.

Figure 4: Lake 2-8C Aerial



Bowman

Figure 5: Lake 2-8C Aerial



Picture 1: Large washout



Picture 2: Receding bank



Picture 3: 6-8" T.O.B erosion

(~260 LF)



Picture 4: Washout from roof leader

Bowman



Picture 1: >8" T.O.B erosion
(~160 LF)



Picture 2: Large washout



Picture 3: 6-8" T.O.B erosion
(~418 LF)



Picture 4: >8" T.O.B erosion
(~600 LF)

Bowman

Lake 2-8B

The lake exhibits significant shoreline instability, particularly along its southeast, west, and northeast banks, where heavy top-of-bank (T.O.B.) erosion is clearly present. These areas show signs of active soil loss, undercutting, and potential slope failure. Additionally, two large washouts have formed along the north shoreline, further exacerbating sediment transport into the lake and contributing to water quality degradation. These conditions indicate a need for immediate assessment and the implementation of targeted erosion mitigation strategies to preserve bank integrity and protect surrounding infrastructure.

Figure 6: Lake 2-8B Aerial



Bowman



Picture 1: Large erosion trails >20' wide



Picture 2: Large erosion trails >20' wide



Picture 3: >1' deep washout

Bowman

Lake 2-8E

This lake is experiencing severe shoreline degradation, particularly due to multiple very large, abnormal washouts ranging from 1 to 2 feet or more in depth. These washouts originate from residential roof drains that discharge directly toward the lake, creating concentrated flow paths that have carved into the banks. The corners of the lake also show visible washout trails, indicating widespread surface runoff issues and poor stormwater dispersion. In addition to the washouts, there is clear evidence of top-of-bank (T.O.B.) erosion along several major shoreline segments. These eroded areas show signs of soil instability, undercutting, and potential slope failure, which may threaten nearby structures and contribute to sediment loading in the lake. Notably, the lake lacks littoral vegetation, which would typically help stabilize the shoreline, filter runoff, and provide ecological benefits. The absence of littorals further exacerbates erosion and reduces the lake's natural resilience to stormwater impacts.

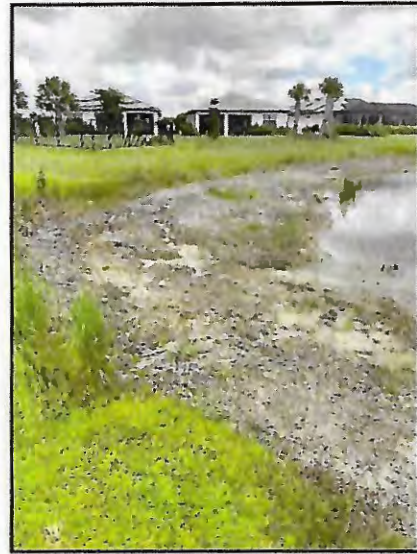
Figure 7: Lake 2-8E Aerial



Bowman



Picture 4: Large washout



Picture 5: 6-8" T.O.B erosion



Picture 6: Large washout trails



Picture 7: >1' deep washout

Lake 2-8F

This lake is experiencing severe shoreline degradation, primarily due to multiple very large, abnormal washouts—ranging from 1 to 2 feet or more in depth—originating from residential roof drains. These concentrated discharges have created deep erosion channels that cut through the banks, destabilizing the shoreline and contributing to sedimentation within the lake. Additional signs of washout trails are present at several corners of the lake, indicating widespread surface runoff issues and poor stormwater dispersion. Furthermore, there is clear evidence of top-of-bank (T.O.B.) erosion along multiple shoreline segments. These eroded areas show signs of active soil loss, undercutting, and potential slope failure. Compounding these issues is the complete absence of littoral vegetation.

Figure 8: Lake 2-8F Aerial



Bowman



Picture 4: >1-2' deep washout



Picture 5: >1" deep washout



Picture 6: Large washout area



Picture 7: >1" deep washout

Bowman



Picture 1: >8" T.O.B erosion



Picture 2: 1-2" deep washout



Picture 3: Large length of washout

Bowman



Picture 1: 1-2' deep washout



Picture 2: >8" T.O.B erosion

(~193 LF)



Picture 3: Large washout
washout



Picture 4: Light erosion with

Bowman

Lake 3-3

This lake is experiencing widespread shoreline instability, with a large portion of its perimeter affected by significant top-of-bank (T.O.B.) erosion. In many areas, erosion exceeds 8 inches in depth, indicating ongoing soil loss and potential slope failure. These conditions suggest that the shoreline is highly vulnerable to further degradation, especially during periods of heavy rainfall or increased runoff. In addition to the T.O.B. erosion, there are multiple areas along the shoreline where large washouts have formed, each with depths greater than 1 foot. These washouts are likely the result of concentrated stormwater flow or poor drainage management, and they contribute to sedimentation and reduced water quality within the lake. The combination of extensive erosion and deep washouts poses a risk to both the structural integrity of the shoreline and the surrounding environment.

Figure 10: Lake 3-3 Aerial



Bowman

Lake 3-5A

The lake exhibits significant erosion along its southwest corner and the entire northern bank, with soil loss exceeding 8 inches in depth in these areas. Additionally, a large washout is present, measuring over 1 foot in depth, indicating severe localized erosion and potential instability of the shoreline. These conditions suggest a need for immediate assessment and remediation to prevent further degradation and protect surrounding land and water quality.

Figure 11: Lake 3-5A



Bowman



Picture 5: >8" T.O.B erosion

(~166 LF)



Picture 6: >1' deep washout



Picture 7: >8" T.O.B erosion

(~388 LF)

Bowman

Lake 3-5B

The lake exhibits severe shoreline degradation characterized by continuous erosion along the majority of the west and south banks, with measured vertical soil loss exceeding 8 inches. Three significant washout zones were identified: one located on the west bank, attributed to concentrated discharge from a residential sprinkler head, and two additional washouts along the south bank resulting from localized hydraulic erosion. These conditions indicate compromised bank stability and elevated risk of progressive shoreline failure.

Figure 12: Lake 3-5B Aerial



Bowman



Picture 1: Steep slope along southwest corner



Picture 2: >8" T.O.B erosion



Picture 3: >8" T.O.B erosion ; steep bank slope



Picture 4: >1' deep washout

Bowman

Lake 4-1B

The lake exhibits moderate to heavy shoreline erosion along the majority of its perimeter, with the most severe degradation concentrated on the eastern section of the north bank. Multiple washout zones are present, including one particularly large washout on the western bank. These conditions indicate widespread bank instability and localized failure points, likely exacerbated by surface runoff and hydraulic forces.

Figure 13: Lake 4-1B Aerial



Bowman



Picture 1: Large sprinkler washout



Picture 2: >8" T.O.B erosion



Picture 3: >8" T.O.B erosion



Picture 4: >8" T.O.B erosion



Picture 5: Large washout



Picture 6: >1' deep washout

Lake 4-1E

The lake exhibits significant top-of-bank (TOB) erosion along the majority of its western and northern shorelines. The erosion is characterized by steep, undercut banks with visible soil loss and minimal vegetative stabilization. In several areas, the bank has receded noticeably, exposing root systems and creating unstable conditions. Sediment deposition is evident near the waterline, suggesting active soil displacement into the lake. These conditions indicate a high risk of continued bank failure without intervention.

Figure 14: Lake 4-1E Aerial



Bowman



Picture 1: Disconnected PVC yard drain



Picture 2: >8" T.O.B erosion



Picture 3: Large washout within bank



Picture 4: Washout trails



Picture 5: Washout forming under bank



Picture 6: Large washout from irrigation

Lake 4-1A

The lake exhibits severe shoreline instability, with multiple abnormal large-scale washouts concentrated along the eastern and western banks. These washouts have resulted in significant soil displacement and localized bank collapse, creating irregular shoreline contours. In addition, there is heavy top-of-bank (TOB) erosion present along the majority of the shoreline perimeter, characterized by undercut banks, loss of vegetative cover, and active soil sloughing. These conditions indicate advanced erosion processes and a high potential for continued shoreline degradation without corrective measures.

Figure 15: Lake 4-1A Aerial



Bowman



Picture 1: >8" T.O.B erosion



Picture 2: >8" T.O.B erosion with washout



Picture 3: >8" T.O.B erosion with washout



Picture 4: Washout trails

Bowman



Picture 1: Large washout with TOB erosion



Picture 2: Large washout with TOB erosion



Picture 3: Forming washout trails



Picture 4: Large washout with TOB erosion



Picture 5: Large washout



Picture 6: Steep side slope

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

9



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

10

www.carter-fence.com
3490 Shearwater Street
Naples, FL 34117
(239) 353-4102
MHunter@carter-fence.com



Estimate #66932
Date Created: Wed Dec 3, 2025

Customer	Point of Contact
River Hall CDD 3089 River Hall Pkwy Alva, FL 33920-6003 239-777-1032	Shane Willis williss@whhassociates.com 239-259-4299

Service Location	Billing Address:
3089 River Hall Pkwy Alva, FL 33920-6003	3089 River Hall Pkwy Alva, FL 33920-6003

Item(s)		
Qty	Name	Description
1	Mobilization: Lee County	FRONT ENTRANCE / LIKE FOR LIKE REPLACEMENT
288	Vinyl Fence: 4'H	Manufacturer: Catalyst Grade: Commercial Style: 3 Rail Ranch Rail Color: Sand Post Size: 5"x5" // Cemented Panel Width: 8' Wide Material Needed North West: (4) End Posts (10) Line Posts (12) Sections (14) Post Caps Material Needed North East: (8) End Posts (20) Line Posts (24) Sections (28) Post Caps
1	Removal	Remove / Dispose of existing 3 Rail Concrete Fence

IF THERE IS AN OPTION LISTED ON THE PROPOSAL, PLEASE SIGN YOUR INITIALS NEXT TO THE LINE ITEM
TO CONFIRM YOU WOULD LIKE TO PROCEED WITH THIS OPTION

TOTAL: \$18,531.36

Estimate Notes

Signature

Date

Print Name:

For all projects with a total over \$2,500, a 50% deposit is required within two weeks of the accepted estimate before an installation date can be scheduled. Failure to submit the required deposit within two weeks will result in withdrawal of your project due to material pricing fluctuations.

If a Contract or Purchase Order (PO) is provided, the 50% deposit is not required.

Accepted Payment Methods: Cash, Check, ACH, or Credit Card
Please note: A 3% convenience fee applies to all credit card payments.

After accepting this estimate, a Deposit Invoice will be emailed to you.

Projects under \$2,500 must be paid in full.

Introducing to you our new FIVE YEAR WARRANTY! We stand behind our workmanship by offering this to you





Thank you for your business. We look forward to working with you!

Terms and Conditions

TERMS AND CONDITIONS

By signing or providing written consent to this contract, the Owner agrees to pay for the services described herein, as well as any additional services previously or subsequently ordered from Carter Fence Co. Inc. ("Carter Fence").

CARTER FENCE warrants the fence against defects in materials for one (1) year and defects in workmanship for five (5) years from the date of completed installation. If a material defect is reported within one (1) year, or a workmanship defect within five (5) years, CARTER FENCE will repair or replace the defective portion at no charge during normal business hours.

Estimates are valid for ten (10) days from the date of issuance. Owner authorizes commencement of work and agrees to pay the quoted price. Any additional materials or labor required will incur additional charges, which will be reflected on the final invoice. If CARTER FENCE supplies less material than originally quoted, the corresponding amount will be deducted from the final invoice. Payment is due upon completion of work. A finance charge of 1.5% per month will apply to any balance unpaid after ten (10) days.

All costs incurred in collecting a delinquent account will be added to the outstanding balance and are the Owner's responsibility.

Owner is solely responsible for identifying fence lines and all underground cables, lines, and pipes. CARTER FENCE is not liable for damage to any underground utilities not properly identified by the Owner.

CARTER FENCE requires at least 48 hours' notice for cancellation or rescheduling prior to the scheduled installation date provided via email. The following cancellation terms apply:

- If cancellation occurs before materials are ordered, a 10% cancellation fee will be applied to the total contract amount.
- If materials have been ordered, the Owner will be charged the full cost of materials plus a 10% administrative fee.
- If cancellation occurs within 24 hours of the scheduled installation, or in the event of a no-show, a fee equal to 25% of the contract total or \$750—which ever is greater—will be charged.

One reschedule is permitted without penalty. Each additional reschedule will incur a \$250 fee. Weather-related or emergency delays may be rescheduled without penalty at the CARTER FENCE's discretion. CARTER FENCE reserves the right to place job identification or CARTER FENCE signage on the property before, during, and immediately after project completion. These signs are necessary for city or county inspections, crew site identification, and to indicate active or completed work. Signs may be placed in non-intrusive locations such as lawn areas, fences, or near driveways. By signing this contract, Owner acknowledges and agrees not to remove or obstruct signage during the active project period."Right to Use Project Images: Owner grants CARTER FENCE, its agents, employees, and assigns the right to photograph, film, and otherwise capture images of the work and project areas before, during, and after completion. These images may be used, without compensation to Owner, for marketing, promotional, or documentation purposes, including but not limited to websites, social media, and advertising. Owner's identity and personal information will remain confidential, and reasonable efforts will be made to respect Owner's privacy. CARTER FENCE shall be credited in any published use of the images."

NW



NE





GENERAL LOCATION OF FENCELINE



RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

11

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), FLORIDA STATUTES, AND REQUESTING THAT THE LEE COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

WHEREAS, the River Hall Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Lee County, Florida; and

WHEREAS, the Board of Supervisors of River Hall Community Development District ("Board") seeks to implement section 190.006(3), Florida Statutes, and to instruct the Lee County Supervisor of Elections ("Supervisor") to conduct the District's General Elections ("General Election").

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

1. **GENERAL ELECTION SEATS.** Seat 4, currently vacant, and Seat 5, currently held by Daniel Block, are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. **QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. **COMPENSATION.** Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 11TH DAY OF DECEMBER, 2025.

**RIVER HALL COMMUNITY DEVELOPMENT
DISTRICT**

CHAIR/VICE CHAIR, BOARD OF SUPERVISORS

ATTEST:

SECRETARY/ASSISTANT SECRETARY

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE
RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the River Hall Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Third Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The River Hall Community Development District has two (2) seats up for election, specifically seats 4 and 5. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

District Manager
River Hall Community Development District

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

12

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

12A

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2024 – September 30, 2025

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☒ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☒ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☒ No ☐

2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☒ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☒ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☒ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☒

The audit was received September 2, 2025.

COP & AL:

District Manager

CHESLEY E. ADAMS JR.

Print Name

8.1.24

Date

Kenneth D. Mitchell

Chair/Vice Chair, Board of Supervisors

Kenneth Mitchell

Print Name

08.01.24

Date

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

12B

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 1.1 Public Meetings Compliance

Objective: Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two (2) regular board meetings was held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

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Goal 2.1 District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

Goal 3.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2 Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

Measurement: Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

Standard: CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3 Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

Achieved: Yes ☐ No ☐

District Manager

Chair/Vice Chair, Board of Supervisors

Print Name

Print Name

Date

Date

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

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

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
OCTOBER 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	\$ 61,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 61,614
Bank United MMA	90,000	-	-	-	-	-	-	-	90,000
Bank United ICS	509,468	-	-	-	-	-	-	-	509,468
Investments									
SBA	6,175	-	-	-	-	-	-	-	6,175
Reserve A-1	-	-	75,400	-	-	-	-	-	75,400
Reserve A-2	-	-	342,063	-	-	-	-	-	342,063
Reserve	-	206,925	-	656,048	240,931	-	-	-	1,103,904
Capitalized interest	-	-	-	17	3,607	-	-	-	3,624
Revenue A-1	-	-	329,447	-	-	-	-	-	329,447
Revenue A-2	-	-	640,648	-	-	-	-	-	640,648
Revenue	-	217,602	-	276,526	197,525	-	-	-	691,653
Prepayment A-1	-	-	74	-	-	-	-	-	74
Prepayment A-2	-	-	1,065	-	-	-	-	-	1,065
Prepayment	-	171	-	-	-	-	-	-	171
Construction	-	-	-	-	-	1	147	1,208	1,356
Deposits	1,622	-	-	-	-	-	-	-	1,622
Ashton oaks HOA	3,800	-	-	-	-	-	-	-	3,800
RH Golf, LLC.	12,937	-	-	-	-	-	-	-	12,937
Total assets	<u>\$ 685,616</u>	<u>\$ 424,698</u>	<u>\$ 1,388,697</u>	<u>\$ 932,591</u>	<u>\$ 442,063</u>	<u>\$ 1</u>	<u>\$ 147</u>	<u>\$ 1,208</u>	<u>\$ 3,875,021</u>
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	\$ 18,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,871
Total liabilities	<u>18,871</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>18,871</u>
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	16,737	-	-	-	-	-	-	-	16,737
Total deferred inflows of resources	<u>16,737</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,737</u>
Fund balances:									
Nonspendable									
Prepaid and deposits	1,622	-	-	-	-	-	-	-	1,622
Restricted for:									
Debt service	-	424,698	1,388,697	932,591	442,063	-	-	-	3,188,049
Capital projects	-	-	-	-	-	1	147	1,208	1,356
Assigned to:									
Operating capital	185,000	-	-	-	-	-	-	-	185,000
Disaster recovery	250,000	-	-	-	-	-	-	-	250,000
Unassigned	213,386	-	-	-	-	-	-	-	213,386
Total fund balances	<u>650,008</u>	<u>424,698</u>	<u>1,388,697</u>	<u>932,591</u>	<u>442,063</u>	<u>1</u>	<u>147</u>	<u>1,208</u>	<u>3,839,413</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 685,616</u>	<u>\$ 424,698</u>	<u>\$ 1,388,697</u>	<u>\$ 932,591</u>	<u>\$ 442,063</u>	<u>\$ 1</u>	<u>\$ 147</u>	<u>\$ 1,208</u>	<u>\$ 3,875,021</u>

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

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ -	\$ -	566,812	0%
Assessment levy: off-roll	-	-	150,627	0%
Miscellaneous hog program shared cost	-	-	19,000	0%
Interest and miscellaneous	-	-	7,500	0%
Total revenues	-	-	743,939	0%
EXPENDITURES				
Legislative				
Supervisor	1,000	1,000	12,000	8%
<i>Financial & administrative</i>				
District management	3,750	3,750	45,000	8%
District engineer	-	-	25,000	0%
Trustee	12,309	12,309	16,500	75%
Tax collector/property appraiser	-	-	7,200	0%
Assessment roll prep	375	375	4,500	8%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	14,816	14,816	15,750	94%
Legal advertising	-	-	1,100	0%
Bank fees	25	25	350	7%
Dues, licenses & fees	175	175	175	100%
Postage	-	-	1,500	0%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
<i>Legal counsel</i>				
District counsel	-	-	14,000	0%
<i>Electric utility services</i>				
Utility services	900	900	11,000	8%
Street lights	170	170	2,000	9%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	7,500	0%
Aquatic maintenance	-	-	160,000	0%
Hog removal	1,900	1,900	22,800	8%
Lake/pond bank maintenance	-	-	5,000	0%
Stormwater system maintenance	-	-	40,000	0%

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

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	5,270	5,270	5,200	101%
Property insurance	11,224	11,224	13,500	83%
Entry & walls maintenance	-	-	13,750	0%
Landscape maintenance	-	-	206,000	0%
Irrigation repairs & maintenance	-	-	5,000	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	10,500	0%
Holiday decorations	5,750	5,750	11,500	50%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	2,000	0%
<i>Road & street facilities</i>				
Street/parking lot sweeping	14,285	14,285	900	1587%
Street light/decorative light maintenance	-	-	3,500	0%
Roadway repair & maintenance	-	-	25,000	0%
Sidewalk repair & maintenance	-	-	5,000	0%
Street sign repair & replacement	-	-	1,500	0%
Off-duty sheriff patrol	2,456	2,456	15,000	16%
<i>Contingency</i>				
Miscellaneous contingency	-	-	1,000	0%
Total expenditures	<u>74,405</u>	<u>74,405</u>	<u>737,340</u>	10%
Excess/(deficiency) of revenues over/(under) expenditures	(74,405)	(74,405)	6,599	
Fund balances - beginning	724,413	724,413	863,501	
Assigned				
Operating capital	145,000	145,000	185,000	
Disaster recovery	250,000	250,000	250,000	
Parkways repave and striping	400,000	400,000	400,000	
Unassigned	(144,992)	(144,992)	35,100	
Fund balances - ending	<u>\$ 650,008</u>	<u>\$ 650,008</u>	<u>\$ 870,100</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ -	\$ 414,720	0%
Interest	2,662	2,662	-	N/A
Total revenues	<u>2,662</u>	<u>2,662</u>	<u>414,720</u>	1%
EXPENDITURES				
Debt service				
Principal	-	-	160,000	0%
Interest	-	-	251,950	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>411,950</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	2,662	2,662	2,770	
Fund balances - beginning	422,036	422,036	408,398	
Fund balances - ending	<u>\$ 424,698</u>	<u>\$ 424,698</u>	<u>\$ 411,168</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ -	\$ 1,357,204	0%
Special assessment: off-roll	-	-	71,154	0%
Interest	4,366	4,366	-	N/A
Total revenues	<u>4,366</u>	<u>4,366</u>	<u>1,428,358</u>	0%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	545,000	0%
Principal (A-2)	-	-	460,000	0%
Interest (A-1)	-	-	210,750	0%
Interest (A-2)	-	-	179,850	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>1,395,600</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	4,366	4,366	32,758	
Fund balances - beginning	<u>1,384,331</u>	<u>1,384,331</u>	<u>893,383</u>	
Fund balances - ending	<u><u>\$ 1,388,697</u></u>	<u><u>\$ 1,388,697</u></u>	<u><u>\$ 926,141</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 OCTOBER 31, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: on-roll	\$ -	\$ -	\$ 604,169	0%
Interest	2,934	2,934	-	N/A
Total revenues	<u>2,934</u>	<u>2,934</u>	<u>604,169</u>	0%
EXPENDITURES				
Debt service				
Principal	-	-	100,000	0%
Interest	-	-	502,150	0%
Total expenditures	<u>-</u>	<u>-</u>	<u>602,150</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	2,934	2,934	2,019	
Fund balances - beginning	929,657	929,657	904,842	
Fund balances - ending	<u>\$ 932,591</u>	<u>\$ 932,591</u>	<u>\$ 906,861</u>	

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

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ -	475,135	0%
Interest	1,502	1,502	-	N/A
Total revenues	1,502	1,502	475,135	0%
EXPENDITURES				
Debt service				
Principal	-	-	100,000	0%
Interest	-	-	376,546	0%
Total expenditures	-	-	476,546	0%
Excess/(deficiency) of revenues over/(under) expenditures	1,502	1,502	(1,411)	
Fund balances - beginning	440,561	440,561	438,195	
Fund balances - ending	<u>\$ 442,063</u>	<u>\$ 442,063</u>	<u>\$ 436,784</u>	

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

	Current Month	Year To Date
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	1	1
Fund balances - ending	<u><u>\$ 1</u></u>	<u><u>\$ 1</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 OCTOBER 31, 2025**

	Current Month	Year To Date
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	147	147
Fund balances - ending	<u><u>\$ 147</u></u>	<u><u>\$ 147</u></u>

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

	Current Month	Year To Date
REVENUES		
Interest income	\$ 4	\$ 4
Total revenues	<u>4</u>	<u>4</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	4	4
Fund balances - beginning	1,204	1,204
Fund balances - ending	<u><u>\$ 1,208</u></u>	<u><u>\$ 1,208</u></u>

River Hall Community Development District
Check Detail
October 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	10/29/2025	FPL	101.001 · Suntrust-...		-1,068.29
Bill	82155-24268 102125	10/29/2025		531.431 · Utility Ser...	-900.46	900.46
Bill	02979-06091 102125	10/29/2025		531.437 · Street Lig...	-167.83	167.83
TOTAL					-1,068.29	1,068.29
Check	3682	10/09/2025	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3683	10/09/2025	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3684	10/09/2025	ROBERT H. CUNNI...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3685	10/09/2025	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3686	10/09/2025	ROBERT STARK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	3687	10/10/2025	BOWMAN	101.001 · Suntrust-...		-4,315.00
Bill	518431	09/30/2025		519.320 · Engineeri...	-4,315.00	4,315.00
TOTAL					-4,315.00	4,315.00

River Hall Community Development District

Check Detail

October 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	3688	10/10/2025	COLEMAN, YOVA...	101.001 · Suntrust-...		-1,057.25
Bill	16581-001M 61	09/30/2025		514.100 · Legal Fee...	-1,057.25	1,057.25
TOTAL					-1,057.25	1,057.25
Bill Pmt -Check	3689	10/10/2025	COLLIER PAVING ...	101.001 · Suntrust-...		-11,087.50
Bill	13786	09/30/2025		541.462 · Roadway ...	-5,487.50	5,487.50
Bill	13721	09/30/2025		541.462 · Roadway ...	-5,600.00	5,600.00
TOTAL					-11,087.50	11,087.50
Bill Pmt -Check	3690	10/10/2025	DEPARTMENT OF ...	101.001 · Suntrust-...		-175.00
Bill	92927	10/09/2025		519.540 · Annual Di...	-175.00	175.00
TOTAL					-175.00	175.00
Bill Pmt -Check	3691	10/10/2025	EGIS INSURANCE ...	101.001 · Suntrust-...		-31,310.00
Bill	30254	10/09/2025		519.450 · Insurance	-14,816.00	14,816.00
				539.453 · General L...	-5,270.00	5,270.00
				539.454 · Property I...	-11,224.00	11,224.00
TOTAL					-31,310.00	31,310.00
Bill Pmt -Check	3692	10/10/2025	FL GIS SOLUTION...	101.001 · Suntrust-...		-120.00
Bill	1675	09/30/2025		519.320 · Engineeri...	-120.00	120.00
TOTAL					-120.00	120.00
Bill Pmt -Check	3693	10/10/2025	LEE COUNTY SHE...	101.001 · Suntrust-...		-1,228.00
Bill	37102	09/30/2025		541.466 · Off-duty s...	-1,228.00	1,228.00
TOTAL					-1,228.00	1,228.00
Bill Pmt -Check	3694	10/10/2025	LYKINS SIGNTEK I...	101.001 · Suntrust-...		-26,750.00
Bill	210122	09/30/2025		541.464 · Street Sig...	-26,750.00	26,750.00
TOTAL					-26,750.00	26,750.00

River Hall Community Development District

Check Detail

October 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	3695	10/10/2025	SUPERIOR WATE...	101.001 · Suntrust-...		-33,884.06
Bill	109503	09/30/2025		538.461 · Aquatic M...	-1,897.50	1,897.50
Bill	109502	09/30/2025		538.461 · Aquatic M...	-5,405.00	5,405.00
Bill	107823	09/30/2025		538.461 · Aquatic M...	-13,290.78	13,290.78
Bill	108572	09/30/2025		538.461 · Aquatic M...	-13,290.78	13,290.78
TOTAL					-33,884.06	33,884.06
Bill Pmt -Check	3696	10/10/2025	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,900.00
Bill	638	09/30/2025		538.465 · Hog Rem...	-1,900.00	1,900.00
TOTAL					-1,900.00	1,900.00
Bill Pmt -Check	3697	10/10/2025	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2025-5188	10/09/2025		512.311 · Managem...	-3,750.00	3,750.00
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Bill Pmt -Check	3698	10/29/2025	COLEMAN, YOVA...	101.001 · Suntrust-...		-1,362.00
Bill	16581-001M 65	09/30/2025		514.100 · Legal Fee...	-1,362.00	1,362.00
TOTAL					-1,362.00	1,362.00
Bill Pmt -Check	3699	10/29/2025	FLORIDA PAINTE...	101.001 · Suntrust-...		-14,285.00
Bill	25-230 River Hall 20	10/29/2025		541.460 · Street/Pa...	-14,285.00	14,285.00
TOTAL					-14,285.00	14,285.00
Bill Pmt -Check	3700	10/29/2025	GULFSCAPES LA...	101.001 · Suntrust-...		-48,996.00
Bill	348385	09/30/2025		539.468 · Landscap...	-24,545.00	24,545.00
Bill	348311	09/30/2025		539.464 · Landscap...	-9,125.00	9,125.00
Bill	348377	09/30/2025		539.464 · Landscap...	-14,286.00	14,286.00
Bill	348309	09/30/2025		539.464 · Landscap...	-1,040.00	1,040.00
TOTAL					-48,996.00	48,996.00

River Hall Community Development District

Check Detail

October 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	3701	10/29/2025	LEE COUNTY SHE...	101.001 · Suntrust-...		-2,456.00
Bill	37210	10/29/2025		541.466 · Off-duty s...	-1,228.00	1,228.00
Bill	37282	10/29/2025		541.466 · Off-duty s...	-1,228.00	1,228.00
TOTAL					-2,456.00	2,456.00
Bill Pmt -Check	3702	10/29/2025	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,900.00
Bill	661	10/29/2025		538.465 · Hog Rem...	-1,900.00	1,900.00
TOTAL					-1,900.00	1,900.00
Bill Pmt -Check	3703	10/29/2025	TRIMMER'S HOLI...	101.001 · Suntrust-...		-5,750.00
Bill	9328	10/29/2025		539.467 · Holiday D...	-5,750.00	5,750.00
TOTAL					-5,750.00	5,750.00
Bill Pmt -Check	3704	10/29/2025	US BANK	101.001 · Suntrust-...		-12,308.75
Bill	7905759	10/29/2025		513.313 · Trustee F...	-8,062.50	8,062.50
Bill	7906097	10/29/2025		513.313 · Trustee F...	-4,246.25	4,246.25
TOTAL					-12,308.75	12,308.75
Check	3705	10/29/2025	RIVER HALL CDD	101.001 · Suntrust-...		-946.70
				207.203 · Due to D...	-946.70	946.70
TOTAL					-946.70	946.70
Check	3706	10/29/2025	RIVER HALL CDD	101.001 · Suntrust-...		-1,722.55
				207.204 · Due to Se...	-1,722.55	1,722.55
TOTAL					-1,722.55	1,722.55
Check	3707	10/29/2025	RIVER HALL CDD	101.001 · Suntrust-...		-1,367.21
				207.205 · Due to Se...	-1,367.21	1,367.21
TOTAL					-1,367.21	1,367.21

River Hall Community Development District
Check Detail
October 2025

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	3708	10/29/2025	RIVER HALL CDD	101.001 · Suntrust-...		-1,300.10
				207.206 · Due to Se...	-1,300.10	1,300.10
TOTAL					-1,300.10	1,300.10

River Hall Board Pay 10/2/25

ID 1766612316, created by Shane Willis on Oct 3 at 09:27

Location

Board Pay

Status

Active

Assignees

Stephanie Schackmann

Dates

Oct 3 (1d)

Description

Board Pay:

Mitchell

Asfour

Cunningham

Block

Stark

Shane Willis Oct 3 09:27

Scheduled task for Oct 3 (1d)

Included task into Board Pay

Assigned task to Katherine Bradshaw, Chuck Adams, Cleo Adams

Katherine Bradshaw Oct 3 09:31

Reassigned task from Katherine Bradshaw, Chuck Adams, Cleo Adams to Stephanie Schackmann



PLEASE
REMIT
PAYMENT
VIA:

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

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

September 30, 2025

Project No: 340039-01-001
Invoice No: 518431

Project 340039-01-001 2015012 | |River Hall CDD

Email: RiverHallcdd@districtap.com

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

Hourly

		Hours	Rate	Amount
Principal in Charge Engineer				
Krebs, Charles	9/3/2025	.25	238.00	59.50
review letter from shane to residences				
Krebs, Charles	9/4/2025	3.00	238.00	714.00
attend board meeting, print out exhibits for meeting, cor with lykins on update for signage				
Krebs, Charles	9/5/2025	2.50	238.00	595.00
attend continued meeting				
Krebs, Charles	9/15/2025	.25	238.00	59.50
cor with lykins on signs				
Krebs, Charles	9/17/2025	.50	238.00	119.00
review drainage easement behind Weston Manor, ownership & dedication, respond copy greg u.				
Krebs, Charles	9/18/2025	1.25	238.00	297.50
site visit to review pavement repairs for invoice payment to collier paving, search files for FDOT TIS and send out,				
Krebs, Charles	9/19/2025	3.00	238.00	714.00
search permits for light poles, request plans from barraco, count poles from google earth and send number to cleo, site visit to verify pavement repairs again, new pothole found in median, request repair from collier pave., send request to relocate/remove signs to jabari				
Krebs, Charles	9/22/2025	.25	238.00	59.50
gen cor on river hall parkway signs, school zone and street lights				
Krebs, Charles	9/24/2025	.25	238.00	59.50
review proposal from collier paving on repair				
Krebs, Charles	9/25/2025	1.00	238.00	238.00
site visit to review status of signs and pothole				
Krebs, Charles	9/26/2025	.75	238.00	178.50
set up account cor with Lykins and Shane to set up flashers, email collier on pavement repair and estimate, way too high, lake report for next weeks meeting				
Krebs, Charles	9/29/2025	.25	238.00	59.50
cor with shane on school zone, email from karen, lykins on batteries not working				

Project	340039-01-001	River Hall CDD			Invoice	518431
	Krebs, Charles	9/30/2025	.25	238.00	59.50	
	proposal from collier on pavement repair, forward to shane					
Technician	Lazo, Yeisen	9/18/2025	3.00	83.00	249.00	
	Began reformatting and comment markups for Lake Inspection report. Completed reformatting first half of report to condense page count.					
	Lazo, Yeisen	9/19/2025	3.00	83.00	249.00	
	Completed reformatting of final lake report to condense page count. Migrated category 2 lake section to separate document to further condense word count.					
	Lazo, Yeisen	9/22/2025	2.00	83.00	166.00	
	- Verified CDD lake ownership and updated lake descriptions with proper designations. - Final submission of lake report.					
	Lazo, Yeisen	9/26/2025	1.00	83.00	83.00	
	Completed markups for Lake report.					
	Lazo, Yeisen	9/29/2025	1.00	83.00	83.00	
	Completed markups for Lake report.					
Engineer	Baker, John	9/2/2025	1.50	136.00	204.00	
	Review of updated NPDES report from Chuck, request signed copy					
	Baker, John	9/22/2025	.50	136.00	68.00	
	Compiled NPDES report final draft					
	Totals		25.50		4,315.00	
						4,315.00
				Task Sub Total		\$4,315.00
				CURRENT INVOICE TOTAL.....		\$4,315.00

Project Manager: Charles Krebs

519.320

001

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

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

Page: 1
 June 18, 2025
 File No: 16581-001M
 Statement No: 61

Attn: Debbie Tudor

Gen Rep

Previous Balance \$6,578.92

Fees

Hours

05/01/2025	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	0.75	296.25
05/02/2025	GLU	Review and respond to email correspondence from Charlie Krebs on school zone hours; review and revise notices; Review and respond to email correspondence from Daphne Gillyard	0.30	118.50
	MEM	Prepare notice of rulemaking and notice of rule development	0.90	247.50
05/05/2025	GLU	Review and respond to email correspondence from Madison Tappa on mutual aid agreement	0.20	79.00
05/14/2025	GLU	Review and respond to email correspondence from Charlie Krebs on school zone rules; Draft updates to rules for public hearing	0.30	118.50
05/15/2025	GLU	Review and respond to email correspondence from Charlie Krebs on school zone times; update rules	0.30	118.50
05/30/2025	GLU	Review and respond to email correspondence from WHA on agenda; review draft agenda	0.20	79.00
		Professional Fees through 06/18/2025	2.95	1,057.25

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	2.05	\$395.00	\$809.75
Meagan E. Magaldi	0.90	275.00	247.50

Total Current Work

514.100

1,057.25

Payments

001

06/03/2025	Fee payment received ck # 3084 River Hall CDD	-804.00
06/16/2025	Fee payment received ck # 3098 River Hall CDD	-3,625.75

River Hall CDD

Gen Rep

Page: 2

June 18, 2025

File No: 16581-001M

Statement No: 61

Total Payments	<u>-4,429.75</u>
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Balance Due (includes previous balance, if any)	<u>\$3,206.42</u>
---	-------------------

**16900 Gator Road
Fort Myers, FL 33912**

Invoice

Date	Invoice #
8/19/2025	13786

Phone # (239) 591-5903 accounting@collierpave.com
Fax # (239) 280-0762 www.collierpave.com

<p>Bill To</p> <p>River Hall CDD C/O Wrathell, Hunt & Associates LLC 9220 Bonita Beach Rd, Suite 214 Bonita Springs, FL 34135</p>	<p>Project</p> <p>71638*25-562 River Hall CDD - River Hall</p>
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P.O. No.	Terms	Due Date
	Net 30	9/18/2025

Description	Quantity	U/M	Unit	Rate	Amount
Mobilization	1		LS	600.00	600.00
R&R Asphalt Patching (3 locations)	250		SF	18.55	4,637.50
Incidental Striping Allowance	1		LS	250.00	250.00
541.462					
OO1					
<i>GF Other Physical Environment Roadway Repair & Maint</i>					

Thank you for your Business!

Total	\$5,487.50
Payments/Credits	\$0.00
Balance Due	\$5,487.50



16900 Gator Road
Fort Myers, FL 33912

Invoice

Date	Invoice #
7/31/2025	13721

Phone # (239) 591-5903 accounting@collierpave.com
Fax # (239) 280-0762 www.collierpave.com

Bill To
River Hall CDD C/O Wrathell, Hunt and Associates, LLC. 9220 Bonita Beach Road, Suite 214 Bonita Springs, FL 34135

Project
71598*25-340 River Hall CDD School Zone

P.O. No.	Terms	Due Date
	Net 30	8/30/2025

Description	Quantity	U/M	Unit	Rate	Amount
Pavement Markings	1		LS	5,600.00	5,600.00
Mobilization					
Layout & Stripe 24" Line with Thermoplastic					
Furnish & Install "SCHOOL" with Preformed Thermoplastic					
541.462					
001					
GF Other Physical Environment Roadway Repair & Maint					
9/29/25 MMW					

Thank you for your Business!				Total	\$5,600.00
				Payments/Credits	\$0.00
				Balance Due	\$5,600.00

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 92927
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

River Hall Community Development District
Mr. Craig Wrathell
Wrathell, Hunt and Associates, LLC
P.O. Box 810036
Boca Raton, Florida 33481



2. Telephone:	561-571-0010 Ext:	
3. Fax:	561-571-0013	
4. Email:	wrathellc@whhassociates.com	
5. Status:	Independent	
6. Governing Body:	Elected	519.540
7. Website Address:	riverhallcdd.org	
8. County(ies):	Lee	001
9. Special Purpose(s):	Community Development	
10. Boundary Map on File:	05/27/2005	
11. Creation Document on File:	05/27/2005	
12. Date Established:	04/21/2005	
13. Creation Method:	Rule of the Governor and Cabinet	
14. Local Governing Authority:	Lee County	
15. Creation Document(s):	Rule 42YY-1.001 - 1.003, Florida Administrative Code	
16. Statutory Authority:	Chapter 190, Florida Statutes	
17. Authority to Issue Bonds:	Yes	
18. Revenue Source(s):	Assessments	

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date: _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

MEMORANDUM

To: All Special District Registered Agents
From: Jack Gaskins Jr., Special District Accountability Program
Date: October 1, 2025
Subject: Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update
Due by 11:59 p.m. on December 2, 2025

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2025 – 2026 Special District State Fee Invoice and Profile Update* (invoice).

The Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit www.FloridaJobs.org/SpecialDistricts.

The Fiscal Year 2025 – 2026 state fee is now due and remains \$175, unless the special district certifies that it is eligible for a zero annual fee by executing "Step 3.b." on the invoice. FloridaCommerce requests payment by Visa, MasterCard or electronic check at www.FloridaJobs.org/SpecialDistrictFee. This website is the only acceptable portal for paying the state fee, and is fast, free and convenient. From this website, you may also download a duplicate invoice and FloridaCommerce's W-9 Form. Payment must be completed by 11:59 p.m. on December 2, 2025. Otherwise, a \$25 late fee will automatically be assessed on December 3, 2025. **Late fees are authorized by law and will not be waived by FloridaCommerce.**

Update Requirements

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain and update specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* (www.FloridaJobs.org/OfficialList). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and make informed policy decisions. To help ensure completeness and accuracy, each special district's registered agent must annually review the profile printed on the invoice, identify any needed corrections or updates by marking directly on the invoice, provide any missing information, sign and date the invoice and return the invoice to FloridaCommerce at SpecialDistricts@Commerce.fl.gov.

The Florida Special District Handbook

The *Florida Special District Handbook* (www.FloridaJobs.org/SpecialDistrictHandbook) covers the accountability and general operating requirements specified in the Act. FloridaCommerce encourages all special district staff and governing body members to regularly review the handbook.

Thank You

Thank you in advance for complying with the state fee and profile update requirements. Detailed instructions follow on the opposite side of this memorandum.

(TURN OVER FOR INSTRUCTIONS)

Instructions: Complete the following five steps by 11:59 p.m. on December 2, 2025:

STEP 1: Review the special district's profile on the invoice:

- ☐ Directly on the invoice, identify any needed changes by striking through the outdated or incorrect information and hand-writing the new or correct information.
- ☐ Complete any missing or unknown information.
- ☐ Provide any noted missing documents, such as the boundary map, creation document or amendments not referenced on the profile.

STEP 2: Certify accuracy and completeness by signing and dating where indicated.

STEP 3: Pay the state fee, or certify eligibility for the zero annual fee:

- ☐ **STEP 3.a.: If paying the state fee:**
 - ☐ Pay with a Visa, MasterCard or electronic check by visiting the official state fee website listed below and following the instructions.
 - ☐ Write "Paid Online" on the invoice.
 - ☐ In the event of a hardship preventing online payment, visit the official state fee website listed below and see, "Instructions for Paying by Check".
- ☐ **STEP 3.b.: If certifying eligibility for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code:**
 - ☐ Initial **both** statements.
 - ☐ For those special districts not required to file an Annual Financial Report covering Fiscal Year 2023 – 2024 (e.g., newly created special districts or housing authorities), provide an income statement verifying \$3,000 or less in revenues for the current fiscal year.

STEP 4: Make a copy of the completed invoice for your records.

STEP 5: Email the completed invoice and any other requested documents to SpecialDistricts@Commerce.fl.gov.

Official State Fee Website (process payment and download a duplicate invoice, previous memorandums and instructions, and FloridaCommerce's W-9 Form)

www.FloridaJobs.org/SpecialDistrictFee

Special District Accountability Program Contact

Jack Gaskins Jr.
850-717-8430
SpecialDistricts@Commerce.fl.gov



INVOICE

Customer	River Hall Community Development District
Acct #	502
Date	09/26/2025
Customer Service	Hunter Redinger
Page	1 of 1

River Hall Community Development District
P.O. Box 810036
Boca Raton, FL 33431

Payment Information	
Invoice Summary	\$ 31,310.00
Payment Amount	
Payment for:	Invoice#30254
100125638	

Thank You

Please detach and return with payment



Customer: River Hall Community Development District

Invoice	Effective	Transaction	Description	Amount
30254	10/01/2025	Renew policy	Policy #100125638 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 10/10/2025 519.450 - 14,816 519.453 - 5,270 539.454 - 11,224 001	31,310.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 31,310.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/26/2025



PREMIUM SUMMARY

River Hall Community Development District
PO Box 810036
Boca Raton, FL 33431

Term: October 1, 2025 to October 1, 2026

Policy Number: 100125638

PREMIUM BREAKDOWN

Property (Building & Contents)	\$9,881
Inland Marine	\$1,343
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$5,270
Public Officials and Employment Practices Liability	\$14,816
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	\$31,310

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

Optional Additional Coverage: \$100,000 in Crime Coverage would result in an additional premium of \$500.

INVOICE

FL GIS Solutions, LLC
21696 Windham Run
Estero, FL 33928-3256

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

519.320

Invoice details

Invoice no.: 1675
Terms: Net 15
Invoice date: 10/01/2025
Due date: 10/16/2025

001

Service Date	Product/service	Description	Qty	Rate	Amount
09/30/2025	GIS Services	Updates to GIS Application (Search tool functions)	1	\$120.00	\$120.00

Total

\$120.00

Ways to pay

BANK

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

FL GIS Solutions, LLC
21696 Windham Run
Estero, FL 33928

GSW

10/8/25

ENGINEERING

View and pay

Office of the Sheriff, Lee County, Fort Myers, FL 33912 Invoice Date: 09/29/2025 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 - Larry Wincelowicz from 9/16/2025 07:00:00 to 9/16/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Larry Wincelowicz from 9/19/2025 12:00:00 to 9/19/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Raymond Ferriol from 9/22/2025 12:00:00 to 9/22/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Daniel Taverna from 9/25/2025 07:00:00 to 9/25/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00

OFF-DUTY DETAIL							
541.466							
001							

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

9/25/25
GF
Roads & Streets
OFF Duty Sheriff

Invoice Date	Invoice No.
09/29/2025	37102
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



INVOICE

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

Invoice date
09/30/2025
Invoice Number
210122
Reference
210145

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

License #: ES12002160
lykins-signtek.com

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT USD
Decorative Post for Pedestrian Crossing School Zone Sign -Fabrication and installation of 3" smooth round post w/ ball finial and 3" Sun city base 1" aluminum tube frame with backer for 30" DOT spec "School zone Crosswalk Sign" and 1" tube frame with backer for a 12"x24" DOT Spec "School" rider. Assembly to be painted gloss black. Installation	2	\$1,370.00	\$2,740.00
Decorative Post for Speed Limit End School Zone Sign -Fabrication and installation of 3" smooth round post w/ ball finial and 3" sun city base 1" tube frame with backer for 18"x24" DOT Spec "30 MPH Speed Limit" sign and 1" tube frame with backer for 18"x24" DOT Spec "End School Zone" sign rider. Assembly to be painted gloss black. Installation	2	\$1,495.00	\$2,990.00
Provide and Install Solar Powered Flashing Speed Limit Sign for School Zone to be controlled Remotely - Provide and install a solar-powered flashing speed limit sign to flash during the hours requested by the client. - The time clock will be controlled remotely through a cloud-based system. *Cloud base Installation	4	\$11,780.00	\$47,120.00
Right Of Way Permit Includes the local permit cost and our service to process the original permit. Any permit revisions or extensions due to customer changes are additional.	1	\$350.00	\$350.00
Engineering Sign engineering by a registered Professional Engineer if required by Permitting	1	\$300.00	\$300.00
Warranty for School Zone Speed Limit Sigs -Fabrication and installation of DOT spec School zone speed limit sign to read: "SCHOOL" w/ yellow reflective vinyl and black vinyl "SPEED LIMIT 15" w/ HI white reflective vinyl and black vinyl applied "MON-FRI" "7:30 AM-9:00AM" "2:30 PM-4:00PM" Sign to be mounted on DOT galvanized post	4	\$0.00	\$0.00

Sub Total: \$53,500.00
Sales Tax : \$0.00

TOTAL USD: \$53,500.00
Less Amount Paid: \$26,750.00

541.464

001

Road and Street Facilities
Street Sign Repair
and Maintenance

Rec. 10.6.25



PAYMENT ADVICE

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

License #: ES12002160
lykins-signtek.com

Cleo Adams

Customer	River Hall CDD
Invoice Number	210122
Amount Due	\$26,750.00
Due Date:	10/01/2025
Amount Enclosed	

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

INVOICE

DATE
9/17/2025

INVOICE #
109503

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
	Due on receipt

QTY	DESCRIPTION	RATE	AMOUNT
	Littoral Plantings in Lakes 2-8 - Completed 8/28/2025		
350	Pickrelweed	1.15	402.50
350	Duck Potato	1.15	402.50
250	Yellow Canna	1.15	287.50
700	Jointed Spikerush	1.15	805.00
	Lee County Sales Tax	6.00%	0.00
	<i>Lake 2-8 F</i>		
	538.461		
	001		
	<i>GF Stormwater Aquatic Control Maint</i>		
			<i>9/30/25</i>
			<i>[Signature]</i>
Subtotal			\$1,897.50
Payments/Credits			\$0.00
Balance Due			\$1,897.50

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.

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

INVOICE

DATE
9/17/2025

INVOICE #
109502

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
			Due on receipt
QTY	DESCRIPTION	RATE	AMOUNT
	Littoral Plantings in Lakes 2-8. - Completed 8/28/2025		
975	Pickerelweed	1.15	1,121.25
975	Duck Potato	1.15	1,121.25
750	Yellow Canna	1.15	862.50
2,000	Jointed Spikerush	1.15	2,300.00
	Lee County Sales Tax	6.00%	0.00
	<i>Lake 2-8 E</i>		
	<i>538.461</i>		
	<i>001</i>		
	<i>GF Stormwater Aquatic Control Maint</i>		
			<i>9/30/25</i>
			<i>[Signature]</i>
		Subtotal	\$5,405.00
		Payments/Credits	\$0.00
		Balance Due	\$5,405.00

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.

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

INVOICE

DATE
9/5/2025

INVOICE #
107823

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
August 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: August 2025 Lee County Tax	13,290.78 7.00%	13,290.78 0.00
	538.461 001 <i>GF Stormwater Control Aquatic Maint</i>		<i>9/29/25</i>
		Subtotal	\$13,290.78
		Payments/Credits	\$0.00
		Balance Due	\$13,290.78

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

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

INVOICE

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

DATE

10/7/2025

INVOICE #

108572

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
September ...	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: September 2026 Lee County Tax 538.461 001 GENERAL FUND STORMWATER CONTROL AQUATIC MAINTENANCE	13,290.78 7.00%	13,290.78 0.00

GSW

Subtotal	\$13,290.78
Payments/Credits	\$0.00
Balance Due	\$13,290.78

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

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

Swine Solutions

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

INVOICE

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

INVOICE 638
DATE 08/04/2025
TERMS Net 30
DUE DATE 09/03/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month		1,900.00	1,900.00

BALANCE DUE

\$1,900.00

GF
Stormwater Control
Hog Removal

538.465
001

MLW
9/30/25

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
10/1/2025	2025-5188

Bill To:
River Hall CDD PO Box 810036 Boca Raton, FL 334811

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

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

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

Attn: Debbie Tudor

Gen Rep

Page: 1
 October 20, 2025
 File No: 16581-001M
 Statement No: 65

Previous Balance \$6,749.92

Fees

			Hours	
09/02/2025	GLU	Review and respond to email correspondence from Shane Willis	0.10	39.50
09/03/2025	GLU	Review and respond to email correspondence from Shane Willis; review and comment on proposed letter Review and respond to email correspondence from Charlie Krebs and Cleo Adams	0.60	237.00
09/04/2025	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting	1.10	434.50
09/05/2025	GLU	Review email correspondence from Cleo Adams on meeting continuation; Participation in continuation of Board of Supervisors meeting	0.60	237.00
09/08/2025	GLU	Review email correspondence from Samantha Duran; Draft email correspondence to Chuck Adams on deed	0.20	79.00
09/11/2025	MEM	Email correspondence with Samantha Duran	0.20	55.00
09/15/2025	GLU	Review and respond to email correspondence from Shane Willis regarding resident letter on littorals; review and comment on updated version	0.40	158.00
	MEM	Coordinate recording of portion of Tract B16 deed; email correspondence with Samantha Duran	0.30	82.50
09/23/2025	GLU	Exchange email correspondence with WHA on agenda	0.10	39.50
		Professional Fees through 10/20/2025	3.60	1,362.00

Recapitulation

<u>Timekeeper</u>	<u>Hours</u>	<u>Rate</u>	<u>Total</u>
Gregory L. Urbancic	3.10	\$395.00	\$1,224.50
Meagan E. Magaldi	0.50	275.00	137.50

Total Current Work 1,362.00

River Hall CDD

514.100

Gen Rep

001

Page: 2

October 20, 2025

File No: 16581-001M

Statement No: 65

Payments

09/17/2025	Fee payment received ck # 3663 River Hall CDD	-1,251.25
09/30/2025	Fee payment received ck # 3679 River Hall CDD	-2,292.25
10/15/2025	Fee payment received ck # 3688 River Hall CDD	-1,057.25
	Total Payments	-4,600.75
	Balance Due (includes previous balance, if any)	<u>\$3,511.17</u>

Florida Painters of Lee County, Inc.
4001 Wholesale Ct.
North Fort Myers FL 33903-3721
239-997-2133



Invoice

Invoice #: 25-230 River Hall 202

Invoice Date: 10/20/2025

Due Date: 12/04/2025

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

Job Location: River Hall 2025 PW
River Hall Parkway
Alva FL 33920

Description of Work	Current Contract	Previous Billed	Total Complete	Balance to Bill	Current Billed
Pressure washing	14,285.00	0.00	14,285.00	0.00	14,285.00
Totals:	14,285.00		14,285.00	0.00	14,285.00

GF
STREET/PARKING LOT SWEEPING

541.460

001

Amount Due for This Invoice: \$14,285.00

WE DO ACCEPT VISA & MASTER CARD - HOWEVER, THERE IS A 3% CHARGE TO COVER FEES ON ALL TRANSACTIONS

Thank you for your business!

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type.
See Specific Instructions on page 3.

1

Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

Florida Painters of Lee County, Inc.

2

Business name/disregarded entity name, if different from above.

3a

Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor

☐ C corporation

☒ S corporation

☐ Partnership

☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☐ Other (see instructions)

3b

If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions

☐

4

Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

5

Address (number, street, and apt. or suite no.). See instructions.

4001 Wholesale Ct

6

City, state, and ZIP code

North Fort Myers, FL 33903

7

List account number(s) here (optional)

Requester's name and address (optional)

Part I

Taxpayer Identification Number (TIN)

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

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

Social security number

-

-

or

Employer identification number

6

5

-

0

5

2

1

2

7

5

Part II

Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and

2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and

3. I am a U.S. citizen or other U.S. person (defined below); and

4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions.

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

Sign Here

Signed by:

Signature of U.S. person

kimberly alkema

075BFC9108ED47A...

Date

5/13/2025

General Instructions

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

Future developments.

For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

Cat. No. 10231X

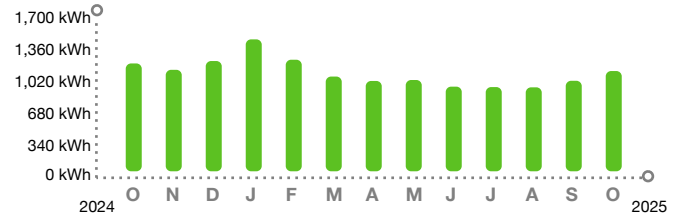
Form **W-9** (Rev. 3-2024)

**Electric Bill Statement****For:** Sep 19, 2025 to Oct 21, 2025 (32 days)**Statement Date:** Oct 21, 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****\$167.83**

TOTAL AMOUNT YOU OWE

Nov 11, 2025

NEW CHARGES DUE BY

Pay \$161.57 instead
of \$167.83 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	152.72
Payments received	-152.72
Balance before new charges	0.00
Total new charges	167.83
Total amount you owe	\$167.83

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$161.57 by your due date instead of \$167.83. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after January 07, 2026 is considered LATE; a late payment charge of 1% will apply.

531.431

001

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

16157 53140297906091 3876100000

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

02979-06091

ACCOUNT NUMBER

\$167.83

TOTAL AMOUNT YOU OWE

Nov 11, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	152.72
Payment received - Thank you	-152.72
Balance before new charges	\$0.00

New Charges

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

Base charge: \$12.87

Non-fuel: (\$0.096100 per kWh) \$111.67

Fuel: (\$0.027180 per kWh) \$31.58

Electric service amount 156.12

Gross receipts tax (State tax) 4.01

Franchise fee (Reqd local fee) 7.56

Taxes and charges 11.57

Regulatory fee (State fee) 0.14

Total new charges \$167.83

Total amount you owe \$167.83

METER SUMMARY

Meter reading - Meter KG85078. Next meter reading Nov 18, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	53631		52469		1162

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 21, 2025	Sep 19, 2025	Oct 21, 2024
kWh Used	1162	1049	1250
Service days	32	30	32
kWh/day	36	34	39
Amount	\$167.83	\$152.72	\$163.98

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.

Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

Download the app

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

[Download now](#)

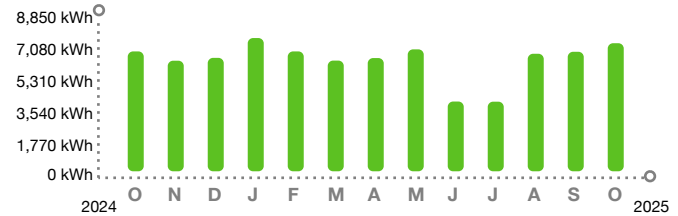
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not 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:** Sep 19, 2025 to Oct 21, 2025 (32 days)**Statement Date:** Oct 21, 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****\$900.46**

TOTAL AMOUNT YOU OWE

Nov 11, 2025

NEW CHARGES DUE BY

Pay \$824.90 instead
of \$900.46 by your
due date to enroll in
FPL Budget Billing®.
FPL.com/BB**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	865.67
Payments received	-865.67
Balance before new charges	0.00
Total new charges	900.46
Total amount you owe	\$900.46

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$824.90 by your due date instead of \$900.46. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after January 07, 2026 is considered LATE; a late payment charge of 1% will apply.

531.431

001

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

82490 5314821552426806400900000

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

82155-24268

ACCOUNT NUMBER

\$900.46

TOTAL AMOUNT YOU OWE

Nov 11, 2025

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	865.67
Payment received - Thank you	-865.67
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$261.91
Fuel: (\$0.027180 per kWh)	\$210.05
Demand: (\$13.41 per KW)	\$335.25
Electric service amount	837.62
Gross receipts tax (State tax)	21.50
Franchise fee (Reqd local fee)	40.58
Taxes and charges	62.08
Regulatory fee (State fee)	0.76
Total new charges	\$900.46
Total amount you owe	\$900.46

METER SUMMARY

Meter reading - Meter KCJ5863. Next meter reading Nov 18, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	23897		16169		7728
	19.06				
Actual demand					19
Contract demand					25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 21, 2025	Sep 19, 2025	Oct 21, 2024
kWh Used	7728	7211	7233
Service days	32	30	32
kWh/day	241	240	226
Amount	\$900.46	\$865.67	\$831.81

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.

Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

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.

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34135 US
2399137179

Invoice 348385



BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
River Hall CDD c/o Wrathell, Hart, Hunt & Associates, LLC 9220 Bonita Beach Rd., #214 Bonita Springs, FL 34135	River Hall CDD	09/30/2025	\$24,545.00	10/30/2025
	539.468			
	001			

DESCRIPTION	AMOUNT
Provide labor and material to complete the following landscape plant install following aerial map provided with proposal:	
- Install 122 - #3 Downy Jasmine to locations provided on aerial map design.	1,830.00
- Install 38 - #3 Duranta to locations provided on aerial map design.	570.00
- Install 12 - #3 Purple Fountain Grass to locations provided on aerial map design.	180.00
- Install 95 - #3 Thryallis to locations provided on aerial map design.	1,425.00
- Install 150 - #3 Carissa to locations provided on aerial map design.	2,250.00
- Install 108 - #3 Green Island Ficus to locations provided on aerial map design.	1,620.00
- Install 54 - #3 Fakahatchee Grass to locations provided on aerial map design.	810.00
- Install 62 - #3 Firebush to locations provided on aerial map design.	930.00
- Install 72 - #3 Radermachera to locations provided on aerial map design.	2,160.00
- Install 13 - #3 Dwarf Bougainvillea to locations provided on aerial map design.	260.00
- Install 55 - #3 Dazzle Arboricola to locations provided on aerial map design.	1,100.00
- Install 158 - #3 Java White Copperleaf to locations provided on aerial map design.	2,370.00
- Install 133 - #3 Copperleaf to locations provided on aerial map design.	1,995.00
- Install 75 - #3 Coffee Plant to locations provided on aerial map design.	1,125.00
- Install 155 pine straw bales to freshen up newly installed plant material.	920.00
- Install 4,000 sqft of Floratm sod to locations provided on aerial design.	5,000.00

GF
Other Physical Environment
Landscape Replacement

SUBTOTAL	24,545.00
TAX	0.00
TOTAL	24,545.00

TOTAL DUE

10/13/25
\$24,545.00

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34135 US
2399137179

Invoice 348311



BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
River Hall CDD	River Hall CDD	09/18/2025	\$9,125.00	10/18/2025
c/o Wrathell, Hart, Hunt & Associates, LLC				
9220 Bonita Beach Rd., #214				
Bonita Springs, FL 34135				

DESCRIPTION	AMOUNT
Provide labor and materials to complete the following:	
- Install 250 - 3 gallon Bougainvillea to gaps along fence line.	5,875.00
- Fertilize new and existing bougainvillea along fence line.	300.00
- Install 295 bales of pine straw to total Bougainvillea Hedge	2,950.00
Plants will not be under warranty due to lack of proper irrigation to planter bed.	
	SUBTOTAL 9,125.00
539.464	TAX 0.00
001	TOTAL 9,125.00
	TOTAL DUE \$9,125.00
	THANK YOU

GF
OTHER PHYSICAL ENVIRONMENT
LANDSCAPE MAINTENANCE

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34135 US
2399137179

Invoice 348377



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

SHIP TO
River Hall CDD

DATE
09/30/2025

PLEASE PAY
\$14,286.00

DUE DATE
10/30/2025

DESCRIPTION	AMOUNT
Monthly Maintenance for September 2025	14,286.00
	SUBTOTAL 14,286.00
	TAX 0.00
	TOTAL 14,286.00

539.464

001

TOTAL DUE

\$14,286.00

THANK YOU.

GF
Other Physical
Landscape Maint

10/13/25

Gulfscapes Landscape
Management Services
PO Box 366757
Bonita Springs, FL 34135 US
2399137179

Invoice 348309



BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
River Hall CDD	River Hall CDD	09/18/2025	\$1,040.00	10/18/2025
c/o Wrathell, Hart, Hunt & Associates, LLC				
9220 Bonita Beach Rd., #214				
Bonita Springs, FL 34135				

DESCRIPTION	AMOUNT
Provide labor and material to complete the following:	
- Water in newly installed Bougainvillea plants using lake water. After Planting we will water the next 5 working business days in a row then switch to every other day for 3 more watering days. This will in total be 2 weeks worth of grow in watering cycle.	1,040.00
	SUBTOTAL 1,040.00
	TAX 0.00
	TOTAL 1,040.00
	TOTAL DUE
	\$1,040.00

THANK YOU

GF
OTHER PHYSICAL ENVIRONMENT
LANDSCAPE MAINTENANCE

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 - Jacob Zavacky from 10/2/2025 07:00:00 to 10/2/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Cade Bray from 10/3/2025 12:00:00 to 10/3/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Raymond Ferriol from 10/7/2025 12:00:00 to 10/7/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Raymond Ferriol from 10/8/2025 07:00:00 to 10/8/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00

OFF-DUTY DETAIL
<div>541.466</div> <div>001</div> <div>GENERAL FUND ROADS & STREETS OFF DUTY SHERIFF</div>

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.
10/13/2025	37210
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 - Kyle Deak from 10/13/2025 07:00:00 to 10/13/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Jacob Zavacky from 10/16/2025 12:00:00 to 10/16/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Raymond Ferriol from 10/21/2025 07:00:00 to 10/21/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Jeremy Williams from 10/24/2025 12:00:00 to 10/24/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00

OFF-DUTY DETAIL
<div>541.466</div> <div>001</div> <div>GF ROAD AND STREET FACILITIES OFF-DUTY SHERIFF PATROL</div>

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.
10/27/2025	37282
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

Swine Solutions

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

INVOICE

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

INVOICE 661
DATE 10/24/2025
TERMS Net 30
DUE DATE 11/23/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,900.00	1,900.00
BALANCE DUE					\$1,900.00

Pay invoice

538.465
001

GF
STORMWATER CONTROL
HOG REMOVAL

Trimmers Holiday Decor, Inc.

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



INVOICE

BILL TO
River Hall CDD
River Hall Pkwy
Fort Myers, FL 33905
United States

INVOICE 9328
DATE 09/16/2025
DUE DATE 09/16/2025

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	50% Deposit Holiday Decorating	Entry	1	2,250.00	2,250.00T
	50% Deposit Holiday Decorating	Oak Trees	1	3,500.00	3,500.00T

Please make checks out to Trimmers Holiday Decor and mail to 2053 17th ST SW, Naples, FL 34117.

SUBTOTAL	5,750.00
TAX	0.00
TOTAL	5,750.00

BALANCE DUE *CA* **\$5,750.00**

Other Physical Environment
Holiday Decorations 539.467
10.17.25 001



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

Invoice Number: 7905759
Account Number: 254336000
Invoice Date: 09/25/2025
Direct Inquiries To: Kumar, Amanda
Phone: (954)-938-2475

River Hall Community Dev District
C/O Wrathell Hunt & Associates
2300 Glades Road Ste 410W
Boca Raton, FL 33431
United States

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REFUNDING REVENUE
BONDS SERIES 2021A1 AND 2021A2 A1 REVENUE ACCOUNT**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$8,062.50

All invoices are due upon receipt.

513.313

001

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

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REFUNDING REVENUE
BONDS SERIES 2021A1 AND 2021A2 A1 REVENUE
ACCOUNT**

Invoice Number: 7905759
Account Number: 254336000
Current Due: \$8,062.50

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

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 254336000
Invoice # 7905759
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7905759
Invoice Date: 09/25/2025
Account Number: 254336000
Direct Inquiries To: Kumar, Amanda
Phone: (954)-938-2475

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REFUNDING REVENUE
BONDS SERIES 2021A1 AND 2021A2 A1 REVENUE
ACCOUNT**

Accounts Included	254336000	254336001	254336002	254336003	254336004	254336005
In This Relationship:	254336006	254336007	254336008	254336009	254336010	254336011
	254336012	254336013				

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	7,500.00	100.00%	\$7,500.00
Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026				\$7,500.00
Incidental Expenses 09/01/2025 to 08/31/2026	7,500.00	0.075		\$562.50
Subtotal Incidental Expenses				\$562.50
TOTAL AMOUNT DUE				\$8,062.50





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

Invoice Number: 7906097
Account Number: 259531000
Invoice Date: 09/25/2025
Direct Inquiries To: Kumar, Amanda
Phone: (954)-938-2475

River Hall Community Dev District
C/O Wrathell Hunt & Associates
2300 Glades Road Ste 410W
Boca Raton, FL 33431
United States

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS,
SERIES 2020A (ASSESSMENT AREA 3) REVENUE ACCOUNT**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,246.25

All invoices are due upon receipt.

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

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2020A (ASSESSMENT AREA 3) REVENUE ACCOUNT**

Invoice Number: 7906097
Account Number: 259531000
Current Due: \$4,246.25

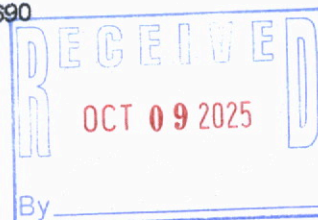
Direct Inquiries To: Kumar, Amanda
Phone: (954)-938-2475

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 259531000
Invoice # 7906097
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7906097
Invoice Date: 09/25/2025
Account Number: 259531000
Direct Inquiries To: Kumar, Amanda
Phone: (954)-938-2475

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES
2020A (ASSESSMENT AREA 3) REVENUE ACCOUNT**

Accounts Included 259531000 259531001 259531002 259531003 259531004 259531005
In This Relationship: 259531006 259531007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 09/01/2025 - 08/31/2026				\$3,950.00
Incidental Expenses	3,950.00	0.075		\$296.25
Subtotal Incidental Expenses				\$296.25
TOTAL AMOUNT DUE				\$4,246.25



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 November 6, 2025 at 3:30 p.m., at the River Hall Town Hall Center, Kids Room, 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
Bob Cunningham	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Andy Nott	Superior Waterways
Charlie Krebs	District Engineer
Chief Robert Rewis	Alva Fire Department
Keith Sexton	Resident
Colleen Lacy	Resident
Michael Hawes	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

All Supervisors were present.

SECOND ORDER OF BUSINESS

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

Resident Keith Sexton asked about the feasibility of installing a fountain in the middle of a pond in The Cascades. A Board Member asked if the inquiry is regarding aerators. Mr. Sexton

41 stated yes and voiced his assumption that a fountain is the same as an aerator. Mrs. Adams
42 explained that a fountain is a decorative water feature that has nothing to do with aeration.
43 Asked if any of the ponds are aerated, Mrs. Adams stated none of the ponds require aeration.

44 Resident Colleen Lacy asked for the procedure to have a water feature installed.

45 Mr. Adams stated, if the Board is amenable to having a fountain installed as an Association
46 or as an individual at the permission of the HOA, the first thing would be to have this Board
47 approve it in concept and then enter into a "Consent to Use Agreement" with the entity or
48 individual. The Agreement would outline certain maintenance provisions with installing a
49 fountain. Mr. Mitchell asked if anyone in The Cascades has a fountain or water feature in their
50 pond. Mr. Adams replied that nobody has one.

51 Mr. Adams stated multiple steps must be taken by an individual or group before the
52 Consent to Use Agreement is entered into because the request would impact other people. He
53 noted that the Board could approve installation of a fountain/water feature, conceptually,
54 subject to the residents obtaining the necessary approvals, and etc., related to the project.

55 The Board consensus was to approve the request conceptually.

56 **On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor,**
57 **conceptual approvment of installation of a fountain/water feature by the**
58 **residents of The Cascades, subject to them taking the necessary steps and**
59 **obtaining all necessary approvals, etc., prior to the CDD entering into a Consent**
60 **to Use Agreement, was approved.**

61
62
63 Resident Michael Hawes stated there is standing water between a few homes and asked
64 if the CDD can provide drainage to the pond between houses.

65 Mr. Adams stated Mr. Willis can assist. Mr. Willis will provide the drainage drawings and
66 then the residents can obtain a proposal from a landscape contractor to perform the work.

67
68 **THIRD ORDER OF BUSINESS**

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

69
70
71 Mr. Nott presented the Monthly Report and stated all lakes have been treated and no
72 major issues were noted except for an increase in shoreline algae, which is being actively treated.

The water lilies are starting to return in Lakes 4-1A and 1-1A and Flowways 2, 2-2L and 2-2K; Mr. Nott will follow up to ensure that those lakes receive a second treatment.

Mr. Mitchell asked for an update on Lake 3-5B. Mr. Adams stated that lake will be addressed during the Fifth Order of Business.

FOURTH ORDER OF BUSINESS

Update: School Zone Signage

Mr. Willis provided the following update:

➤ Service for the school zone signage has been spotty over the last few weeks. He and Mr. Krebs are coordinating regularly with Lykins to make the repairs. Staff has full control over the signs themselves from the online service. The issue is the cell phone service.

➤ Staff is trying to obtain clarification because the understanding was that the signs would be battery-powered, so they would not need cell phone service unless they were updating software or updating schedules.

Mr. Mitchell expressed disappointment that the Lykins invoice was paid and stated that he receives numerous complaints about the signs not working consistently, and the Sheriff was upset because, when speeders are pulled over, they claim they did not know that it is an active school zone because the lights are not working.

Discussion ensued regarding if the vendor is aware of how upset the Board is about this, if the vendor is doing everything it can to rectify the matter, the Board's legal recourse if Lykins does not resolve this issue, cell phone issues, the warranty coverage, if the original contract specified that the signs were supposed to be battery powered and next steps to resolve this matter.

FIFTH ORDER OF BUSINESS

Discussion: Bowman Consulting Group LTD River Hall Lake Investigation Memo

Mr. Mitchell presented the Bowman Consulting Group LTD River Hall Lake Investigation Memo dated August 21, 2025 and asked for any questions regarding the inspection.

Mrs. Adams asked why Lake 2-2A is a priority. Mr. Krebs will reexamine the lakes in question.

Discussion ensued regarding the number of lakes in the CDD, Lakes 2-5 and Lake 4-1A appearing in two different locations, the locations of the Category 3 lakes that need immediate remediation, lakes that are in compliance, irrigation lines, localized washouts, homeowners from adjacent homes being responsible for erosion repairs, South Florida Water Management District (SFWMD) rules, the builder and Lakes 2-8B, 2-8E and 2-8F.

Mr. Mitchell voiced his opinion that the CDD accepted lakes from GreenePointe that were not properly sloped and asked if the CDD has any legal recourse. Mr. Krebs stated, the lakes were inspected by the SFWMD and Lee County. He recently emailed Mr. Miars and they need to inform Staff about when the work was certified.

Discussion ensued regarding certifications, fee requests on requisitions, final bills of sale, plat transfers, the property appraiser's website, water levels, how best to address the issues with the lakes that were already turned over, dry retention areas, ongoing lake construction in Hampton Lakes East and the construction disturbing the south bank of Lake 4-2B.

Mr. Krebs will walk the shoreline with the Developer and Mr. Barraco while the lakes are under construction and point out deficiencies, and provide an update at the next meeting.

This item will be carried over to the next agenda.

SIXTH ORDER OF BUSINESS

Consideration of The Lee County Sheriff's Office Detail Request Form

Mr. Willis presented the Lee County Sheriff's Office Detail Request Form, which is renewed every January 1st. He asked the Board for approval to renew. Asked if there will be an increase in the rate, Mr. Willis stated no, the rates will remain the same.

On MOTION by Mr. Cunningham and seconded by Mr. Stark, with all in favor, the Lee County Sheriff's Office Detail Request Form, with the same rates, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and Providing for an Effective Date

Mr. Adams presented Resolution 2026-01. This is necessary to help avoid a finding in the annual audit.

On MOTION by Mr. Stark and seconded by Mr. Cunningham, with all in favor, Resolution 2026-01, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025; and Providing for an Effective Date, was adopted.

EIGHTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

Mr. Mitchell questioned the Engineering fee and asked how much time and effort was spent on school signs. Mr. Asfour voiced his opinion that the CDD should have recourse against the vendor.

Mr. Krebs will check his files and provide additional details regarding work schedules, permitting and time spent coordinating with Lykins representatives.

Mr. Adams and Mr. Willis responded to questions regarding check details.

The financials were accepted.

NINTH ORDER OF BUSINESS

Approval of October 2, 2025 Regular Meeting Minutes

On MOTION by Mr. Cunningham and seconded by Mr. Block, with all in favor, the October 2, 2025 Regular Meeting Minutes, as presented, were approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Engineer: Hole Montes

Mr. Krebs reported the following:

➤ Lykins will send a crew to relocate two signs but have not specified the exact date. Mr. Krebs will follow up and ask for clarification of when the work will be done.

➤ Collier Paving will be on site next Thursday to repair the pavement in the median.

Mr. Cunningham stated several Supervisors have a conflict with the December 4, 2025 meeting date, and asked if it can be changed to another date. The December meeting will be held on December 11, 2025.

B. District Counsel: Coleman, Yovanovich & Koester

Mr. Urbancic reminded the Board Members to complete the required four hours of ethics training by December 31, 2025. He noted that a new Legislative session will commence in January. He discussed the bills that will likely affect CDDs and stated he will monitor them and provide an update at a future meeting.

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

- **NEXT MEETING DATE: December 4, 2025 at 3:30 PM**

- **QUORUM CHECK**

The next meeting will be held on December 11, 2025, rather than on December 4, 2025.

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

The October Field Operations Status Report was included for informational purposes.

Mr. Willis reported the following:

➤ In response to a previous check detail inquiry, the Hog Trapping invoice is \$1,900, which does not match. He will review the Ashton Oaks invoice and provide an update at the next meeting.

➤ There were a few missed payments from the golf club; he has been working with accounting regarding the exact amount the CDD will receive.

ELEVENTH ORDER OF BUSINESS

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

Chief Robert Rewis stated the Board of County Commissioners approved a gas station.

Asked how far away from the CDD entrance EMS will be, Chief Rewis stated it is at Palm Beach Boulevard and Iverson.

A resident asked if the previous school signs could be re-installed while the flashing lights are being repaired. Mr. Krebs will study the code as to the feasibility.

199 In response to a resident question regarding if signs must be purchased from Lykins or if
200 another vendor can be used, Mr. Krebs stated that another vendor can be engaged; however,
201 there are not many sign companies to choose from.

202 A resident asked if the River Hall monument sign will be updated anytime soon and if the
203 CDD owns the building next to the monument. Mr. Mitchell stated the building is owned by RH
204 Venture II, a GreenePointe subsidiary.

205 Mrs. Adams stated holiday decorations will be installed the week before Thanksgiving and
206 pine straw installation and street sweeping are scheduled in December.

207

208 **TWELFTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

209

210 There were no Supervisor comments or requests.

211

212 **THIRTEENTH ORDER OF BUSINESS**

Adjournment

213

214 **On MOTION by Mr. Asfour and seconded by Mr. Stark, with all in favor, the**
215 **meeting adjourned at 4:33 p.m.**

216

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

222
223
224
225
226

Secretary/Assistant Secretary

Chair/Vice Chair

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
C

RIVER HALL COMMUNITY DEVELOPMENT DISTRICT		
BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE		
LOCATION		
<i>River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
¹ <i>River Hall Town Hall Center, Kids Room, located at 3089 River Hall Parkway, Alva, Florida 33920</i>		
DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 2, 2025	Regular Meeting	3:30 PM
November 6, 2025 ¹	Regular Meeting	3:30 PM
December 4, 2025 <i>rescheduled to December 11, 2025</i>	Regular Meeting	3:30 PM
December 11, 2025	Regular Meeting	3:30 PM
January 8, 2026*	Regular Meeting	3:30 PM
February 5, 2026	Regular Meeting	3:30 PM
March 5, 2026	Regular Meeting	3:30 PM
April 2, 2026	Regular Meeting	3:30 PM
May 7, 2026	Regular Meeting	3:30 PM
June 4, 2026	Regular Meeting	3:30 PM
July 2, 2026	Regular Meeting	3:30 PM
August 6, 2026	Regular Meeting	3:30 PM
September 3, 2026	Regular Meeting	3:30 PM

Exception

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

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

STAFF
REPORTS
D



Wrathell, Hunt and Associates, LLC

TO: River Hall CDD Board of Supervisors

FROM: Shane Willis – Operations Manager

DATE: December 11, 2025

SUBJECT: Status Report – Field Operations

Fountains:

Timers current schedule: 9am -10pm daily.

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

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

- **NOTE:** Lakes 2-8F and Lakes 2-8E have been added to the contract bringing the total \$164,866.40. New aquatics & wetlands contract executed week of 9/25/25 for 2025-2027.

Landscape Maintenance Contract: 2025-2027 Landscape Agreement (\$193,287.00) executed week 9/25/25.

FPL Buffer Fence: Cost to replace chain link fence with decorative fence \$9,888.29. Contract signed, pending permit approval by the County. Project completed 11/4/2025.