

RIVER HALL

**COMMUNITY DEVELOPMENT
DISTRICT**

March 5, 2026

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/>

February 26, 2026

Board of Supervisors
River Hall Community Development District

<p><u>ATTENDEES:</u> Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.</p>

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on March 5, 2026 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 - Agenda Items (*3 minutes per speaker*)
3. Update: Superior Waterway Services, Inc. Treatment Report – *Andy Nott*
4. Update: School Zone Signage
5. Discussion: Additional Street Light Request on NW Corner of Hampton Blvd and River Hall Pkwy
6. Discussion: River Hall Pkwy Lift Station Odor
7. Continued Discussion: Lake Investigation
8. Consideration of Carter Fence Company, Inc. Estimate #67998 Entrance Fence Removal
9. Acceptance of Unaudited Financial Statements as of January 31, 2026
10. Approval of February 5, 2026 Regular Meeting Minutes
11. Staff Reports
 - A. District Engineer: *Bowman Consulting Group LTD*
 - B. District Counsel: *Coleman, Yovanovich & Koester*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- NEXT MEETING DATE: April 2, 2026 at 3:30 PM
 - QUORUM CHECK

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

- D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
12. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
 13. Supervisors' Comments/Requests
 14. 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**

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

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River Hall CDD
Lake Treatment Report
Treatment Dates Jan 2026

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
1-1A	Treated	Grasses/Weeds		1/23 and 1/30	Treated exposed lake bank for grasses and weeds
1-1B	Treated	Grasses/Weeds		1/23 and 1/30	Treated exposed lake bank for grasses and weeds
1-2A	Treated	Grasses/Weeds		1/23 and 1/30	Dyed lake to help prevent algae growth
1-2B	Treated	Grasses/Weeds		1/23 and 1/30	Dyed lake to help prevent algae growth
1-3	Treated	Torpedograss	Grasses/Weeds	1/9 and 1/30	Treated exposed banks and littorals
1-4	Treated	Torpedograss	Grasses/Weeds	1/9 and 1/30	Treated exposed banks and littorals
1-6A	Treated	Torpedograss	Grasses/Weeds	1/9 and 1/30	Treated exposed banks and littorals
1-6B	Treated	Grasses/Weeds		1/23	Treated exposed lake bank for grasses and weeds
2-1A	Treated	Grasses/Weeds	Water Lilies	1/9, 1/16 and 1/30	Treated Water Lilies
2-1B	Treated	Grasses/Weeds		1/23	Treated exposed lake bank for grasses and weeds
2-2A	Treated	Torpedograss	Grasses/Weeds	1/14 and 1/30	Treated exposed banks and littorals
2-2B	Treated	Torpedograss	Grasses/Weeds	1/14 and 1/30	Treated exposed banks and littorals
2-2C	Treated	Torpedograss	Grasses/Weeds	1/14 and 1/30	Treated exposed banks and littorals
2-2D	Treated	Grasses/Weeds		1/23	Treated exposed lake bank for grasses and weeds
2-2E	Treated	Grasses/Weeds		1/23	Treated exposed lake bank for grasses and weeds

River Hall CDD
Lake Treatment Report
Treatment Dates Jan 2026

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
2-2F	Treated	Water Lilies		1/16	Treated Water Lilies
2-2G	Inspected			1/30	No treatment needed at this time
2-2H	Treated	Grasses/Weeds		1/23 and 1/30	Treated exposed lake bank for grasses and weeds
2-2I	Treated	Grasses/Weeds		1/30	Treated exposed lake bank for grasses and weeds
2-2J	Treated	Grasses/Weeds		1/30	Treated exposed lake bank for grasses and weeds
2-2K	Treated	Torpedograss	Grasses/Weeds	1/9 and 1/30	Treated exposed banks and littorals
2-2L	Treated	Algae	Grasses/Weeds	1/7 and 1/9	Treated shoreline Algae
2-2M	Treated	Algae	Grasses/Weeds	1/12 and 1/30	Treated shoreline Algae
2-3A	Inspected			1/30	No treatment needed at this time
2-3B	Treated	Algae		1/7	Treated shoreline Algae
2-4A	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
2-4B	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
2-4C	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
2-4D	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
2-4E	Treated	Torpedograss		1/13	Treated Littorals for Torpedograss

River Hall CDD
Lake Treatment Report
Treatment Dates Jan 2026

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
2-5A/2-5B	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
Flowway Lake 2	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
2-5C	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
2-5D	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
2-6A	Treated	Grasses/Weeds		1/30	Treated exposed lake bank for grasses and weeds
2-6B	Treated	Grasses/Weeds		1/30	Treated exposed lake bank for grasses and weeds
2-6C	Treated	Grasses/Weeds		1/30	Treated exposed lake bank for grasses and weeds
2.-7	Treated	Grasses/Weeds		1/30	Treated exposed lake bank for grasses and weeds
2.-8A	Treated	Grasses/Weeds		1/30	Treated exposed lake bank for grasses and weeds
2-8B	Treated	Torpedograss	Grasses/Weeds	1/14 and 1/30	Treated exposed banks and littorals
2-8C	Treated	Torpedograss	Grasses/Weeds	1/14 and 1/30	Treated exposed banks and littorals
2-8D	Treated	Torpedograss	Grasses/Weeds	1/14 and 1/30	Treated exposed banks and littorals
2-8E	Treated	Grasses/Weeds		1/30	Treated exposed lake bank for grasses and weeds
3-1	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
3-2	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds

River Hall CDD
Lake Treatment Report
Treatment Dates Jan 2026

Lake #	Work Performed	Target	Target	Treatment Date	Notes/Comments
3-3	Treated	Grasses/Weeds		1/8 and 1/30	Treated exposed lake bank for grasses and weeds
3-3A	Treated	Grasses/Weeds		1/8 and 1/30	Treated exposed lake bank for grasses and weeds
3-4A	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
3-4B	Treated	Grasses/Weeds		1/9 and 1/30	Treated exposed lake bank for grasses and weeds
3-4C	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
3-5A	Treated	Grasses/Weeds		1/8 and 1/30	Treated exposed lake bank for grasses and weeds
3-5B	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
3-5C	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
3-5D	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
3-5E	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
4-1A	Treated	Algae	Grasses/Weeds	1/12 and 1/30	Treated shoreline Algae
4-1B	Treated	Grasses/Weeds		1/8 and 1/30	Treated exposed lake bank for grasses and weeds
4-1C	Treated	Algae	Grasses/Weeds	1/12 and 1/30	Treated shoreline Algae
4-1D	Treated	Grasses/Weeds		1/3	Crew treated lake bank grasses and weeds
4-1E	Treated	Grasses/Weeds		1/5 and 1/30	Treated exposed lake bank for grasses and weeds



River Hall CDD
Lake Treatment Report
Treatment Dates Jan 2026

Lake inspection was done on Feb 24th few minor issues were noted

Lakes 2-8B, 2-5AB, 2-2M, we removed trash

Lakes 2-8E, and 2-8C some weeds on banks will be treated this month

We are seeing damage to littoral due to weather and lack of water, this is to be expect.

River Hall CDD
Lake Treatment Report
Treatment Dates Jan 2026



Lake **2-4B**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-4D**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-5AB**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD

Lake Treatment Report

Treatment Dates Jan 2026



Lake **2-5D**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-7**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-8A**

Notes/Comments

Minor
Grasses/Weeds

Action Needed

Monitor and treat as needed

River Hall CDD

Lake Treatment Report

Treatment Dates Jan 2026



Lake **2-8B**

Notes/Comments

Removed trash

Action Needed

Routine maintenance



Lake **2-8C**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **2-8D**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates Jan 2026



Lake **2-8E**

Notes/Comments

Moderate
Grasses/Weeds

Action Needed

Will be treated on the next scheduled service



Lake **2-8F**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **3-1**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance

River Hall CDD
Lake Treatment Report
Treatment Dates Jan 2026



Lake 3-4B

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake 4-1

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

River Hall CDD

Lake Treatment Report

Treatment Dates Jan 2026



Lake **4-1E**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



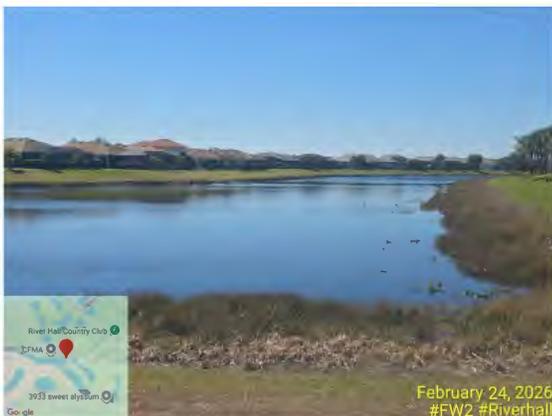
Lake **2-4E**

Notes/Comments

No problem noted during my inspection

Action Needed

Routine maintenance



Lake **Flowway 2**

Notes/Comments

Minimal
Water Lettuce

Action Needed

recently treated

TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

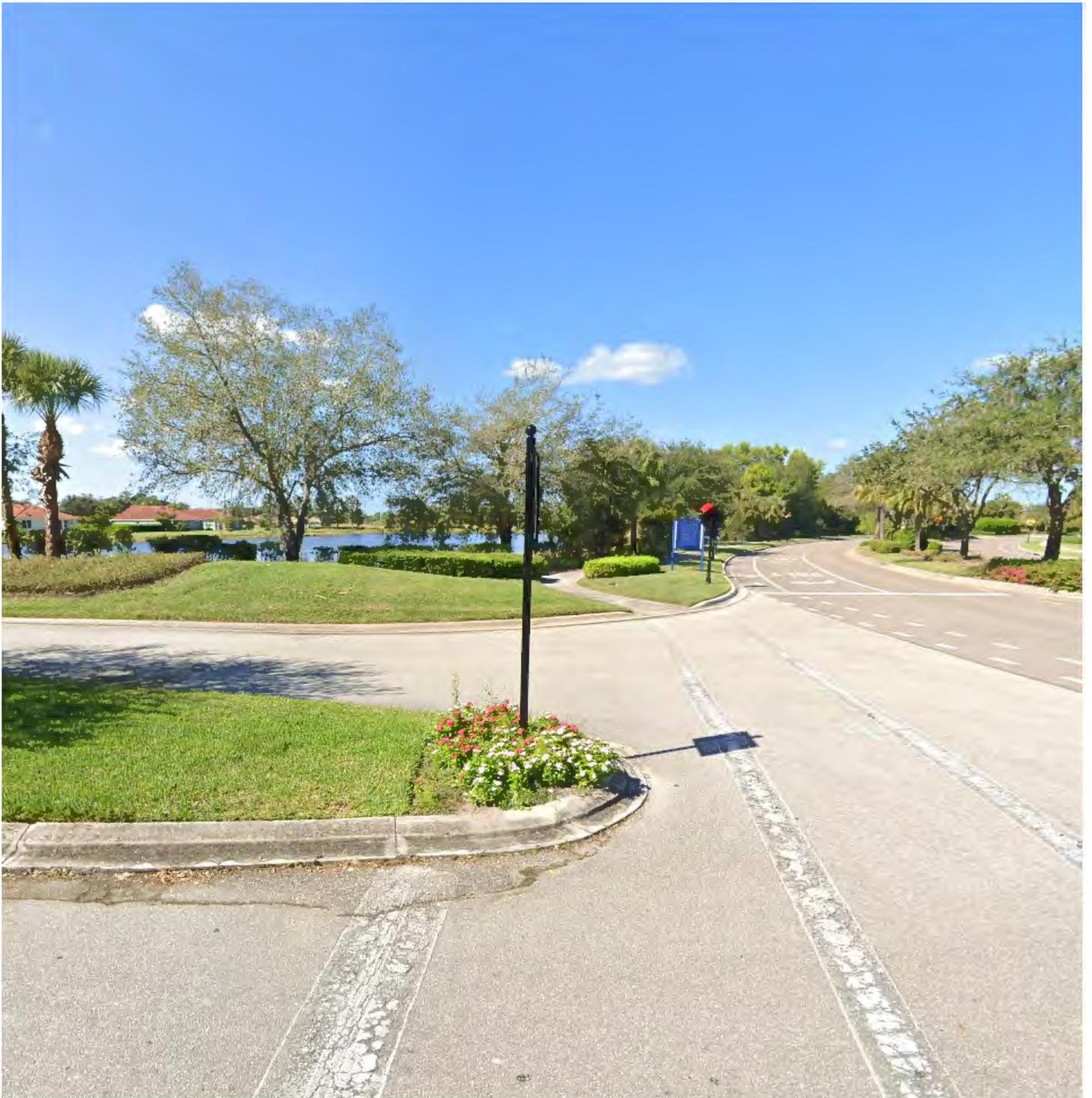
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Alysa Ruiz Gonzalez

From: Charlie Krebs <ckrebs@bowman.com>
Sent: Monday, January 19, 2026 3:18 PM
To: Patrick F. Infante; shane willis
Subject: RE: [EXTERNAL] Corner of Hampton Blvd and RH Parkway before the gates

Pat,

If this is the northeast corner it is where the two right of ways come together. I believe the sidewalk is in the River Hall CDD portion of the intersection. The lights for the road are in the median islands.



If the Board would want to install additional lights it would need to be approved by Lee County.

CHARLIE KREBS, P.E.

Director, Civil Engineering | **BOWMAN**

O: (239) 985-1200 | D: (239) 985-1214 | M: (239) 910-3030

ckrebs@bowman.com

From: Patrick F. Infante <pat@pinfante.com>

Sent: Monday, January 19, 2026 2:51 PM

To: Charlie Krebs <ckrebs@bowman.com>; Shane Willis <williss@whhassociates.com>

Subject: [EXTERNAL] Corner of Hampton Blvd and RH Parkway before the gates

This is the corner near the entrance to Hampton Lakes from River Hall Parkway, but obviously well before the gates. Is this CDD property or Hampton Lakes? Residents have contacted me that their kids are standing in darkness waiting for the school buses in the morning.



TERRA LAGO

COMMUNITY DEVELOPMENT DISTRICT

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



Estimate #67998
Date Created: Wed Feb 11, 2026

Customer	Point of Contact
River Hall CDD 3089 River Hall Pkwy Alva, FL 33920-6003 239-777-1032	Shane Willis williss@whassociates.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	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: \$8,250.00

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 and Full Payment Due Upon Completion. 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.

FULL Payment is Due Upon Completion of Project

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—whichever 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."

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2026**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2026**

	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	\$2,602,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,602,917
Bank United MMA	90,000	-	-	-	-	-	-	-	90,000
Bank United ICS	264,376	-	-	-	-	-	-	-	264,376
Investments									
SBA	6,261	-	-	-	-	-	-	-	6,261
Reserve A-1	-	-	75,400	-	-	-	-	-	75,400
Reserve A-2	-	-	342,063	-	-	-	-	-	342,063
Reserve	-	206,925	-	661,987	237,567	-	-	-	1,106,479
Capitalized interest	-	-	-	-	13	-	-	-	13
Revenue A-1	-	-	326,964	-	-	-	-	-	326,964
Revenue A-2	-	-	192,015	-	-	-	-	-	192,015
Revenue	-	148,264	-	106,471	257,054	-	-	-	511,789
Prepayment A-1	-	-	74	-	-	-	-	-	74
Prepayment A-2	-	-	476,206	-	-	-	-	-	476,206
Prepayment	-	171	-	-	-	-	-	-	171
Construction	-	-	-	-	-	-	148	1,220	1,368
Due from general fund	-	324,032	1,057,560	472,063	-	-	-	-	1,853,655
Deposits	1,622	-	-	-	-	-	-	-	1,622
Ashton oaks HOA	3,800	-	-	-	-	-	-	-	3,800
RH Golf, LLC.	9,137	-	-	-	-	-	-	-	9,137
Total assets	<u>\$2,978,113</u>	<u>\$ 679,392</u>	<u>\$ 2,470,282</u>	<u>\$ 1,240,521</u>	<u>\$ 494,634</u>	<u>\$ -</u>	<u>\$ 148</u>	<u>\$ 1,220</u>	<u>\$ 7,864,310</u>
LIABILITIES AND FUND BALANCES									
Liabilities:									
Accounts payable	\$ 24,710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,710
Due to debt service fund 2020A	324,032	-	-	-	-	-	-	-	324,032
Due to debt service fund 2021A1	589,578	-	-	-	-	-	-	-	589,578
Due to debt service fund 2021A2	467,982	-	-	-	-	-	-	-	467,982
Due to debt service fund 2023	472,063	-	-	-	-	-	-	-	472,063
Due to other	-	-	-	-	90	-	-	-	90
Total liabilities	<u>1,878,365</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>90</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,878,455</u>
DEFERRED INFLOWS OF RESOURCES									
Deferred receipts	12,937	-	-	-	-	-	-	-	12,937
Total deferred inflows of resources	<u>12,937</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>12,937</u>
Fund balances:									
Nonspendable									
Prepaid and deposits	1,622	-	-	-	-	-	-	-	1,622
Restricted for:									
Debt service	-	679,392	2,470,282	1,240,521	494,544	-	-	-	4,884,739
Capital projects	-	-	-	-	-	-	148	1,220	1,368
Assigned to:									
Operating capital	185,000	-	-	-	-	-	-	-	185,000
Disaster recovery	250,000	-	-	-	-	-	-	-	250,000
Unassigned	650,189	-	-	-	-	-	-	-	650,189
Total fund balances	<u>1,086,811</u>	<u>679,392</u>	<u>2,470,282</u>	<u>1,240,521</u>	<u>494,544</u>	<u>-</u>	<u>148</u>	<u>1,220</u>	<u>5,972,918</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 2,978,113</u>	<u>\$ 679,392</u>	<u>\$ 2,470,282</u>	<u>\$ 1,240,521</u>	<u>\$ 494,634</u>	<u>\$ -</u>	<u>\$ 148</u>	<u>\$ 1,220</u>	<u>\$ 7,864,310</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 12,585	\$ 522,113	566,812	92%
Assessment levy: off-roll	-	75,313	150,627	50%
Miscellaneous hog program shared cost	3,800	3,800	19,000	20%
Interest and miscellaneous	738	4,992	7,500	67%
Total revenues	<u>17,123</u>	<u>606,218</u>	<u>743,939</u>	81%
EXPENDITURES				
Legislative				
Supervisor	1,079	3,879	12,000	32%
<i>Financial & administrative</i>				
District management	3,750	15,000	45,000	33%
District engineer	2,748	8,545	25,000	34%
Trustee	-	20,801	16,500	126%
Tax collector/property appraiser	-	4,574	7,200	64%
Assessment roll prep	375	1,500	4,500	33%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	14,816	15,750	94%
Legal advertising	-	-	1,100	0%
Bank fees	-	439	350	125%
Dues, licenses & fees	-	175	175	100%
Postage	154	254	1,500	17%
ADA website compliance	-	-	210	0%
Website maintenance	-	-	705	0%
EMMA software services	-	3,000	-	N/A
<i>Legal counsel</i>				
District counsel	-	1,205	14,000	9%
<i>Electric utility services</i>				
Utility services	-	2,772	11,000	25%
Street lights	-	325	2,000	16%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	7,500	0%
Aquatic maintenance	13,739	41,216	160,000	26%
Hog removal	1,900	5,700	22,800	25%
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 JANUARY 31, 2026**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	5,270	5,200	101%
Property insurance	-	11,224	13,500	83%
Entry & walls maintenance	-	14,285	13,750	104%
Landscape maintenance	14,266	61,263	206,000	30%
Irrigation repairs & maintenance	-	-	5,000	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	-	-	10,500	0%
Holiday decorations	-	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	-	750	900	83%
Street light/decorative light maintenance	-	3,104	3,500	89%
Roadway repair & maintenance	-	1,500	25,000	6%
Sidewalk repair & maintenance	-	-	5,000	0%
Street sign repair & replacement	-	-	1,500	0%
Off-duty sheriff patrol	-	6,754	15,000	45%
<i>Contingency</i>				
Miscellaneous contingency	-	-	1,000	0%
Total expenditures	<u>38,011</u>	<u>234,101</u>	<u>737,340</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	(20,888)	372,117	6,599	
Fund balances - beginning	1,107,699	714,694	863,501	
Assigned				
Operating capital	185,000	185,000	185,000	
Disaster recovery	250,000	250,000	250,000	
Parkways repave and striping	400,000	400,000	400,000	
Unassigned	251,811	251,811	35,100	
Fund balances - ending	<u>\$ 1,086,811</u>	<u>\$ 1,086,811</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 JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 9,213	\$ 378,884	\$ 414,720	91%
Interest	866	4,446	-	N/A
Total revenues	<u>10,079</u>	<u>383,330</u>	<u>414,720</u>	92%
EXPENDITURES				
Debt service				
Principal	-	-	160,000	0%
Interest	-	125,975	251,950	50%
Total expenditures	<u>-</u>	<u>125,975</u>	<u>411,950</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	10,079	257,355	2,770	
OTHER FINANCING SOURCES/(USES)				
Transfer in	1	1	-	N/A
Total other financing sources	<u>1</u>	<u>1</u>	<u>-</u>	N/A
Net change in fund balances	10,080	257,356	2,770	
Fund balances - beginning	669,312	422,036	408,398	
Fund balances - ending	<u>\$ 679,392</u>	<u>\$ 679,392</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 JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 30,070	\$ 1,236,615	\$ 1,357,204	91%
Special assessment: off-roll	-	35,577	71,154	50%
Interest	3,488	15,809	-	N/A
Total revenues	<u>33,558</u>	<u>1,288,001</u>	<u>1,428,358</u>	90%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	545,000	0%
Principal (A-2)	-	-	460,000	0%
Interest (A-1)	-	105,375	210,750	50%
Interest (A-2)	-	96,675	179,850	54%
Total expenditures	<u>-</u>	<u>202,050</u>	<u>1,395,600</u>	14%
Excess/(deficiency) of revenues over/(under) expenditures	33,558	1,085,951	32,758	
Fund balances - beginning	<u>2,436,724</u>	<u>1,384,331</u>	<u>893,383</u>	
Fund balances - ending	<u><u>\$ 2,470,282</u></u>	<u><u>\$ 2,470,282</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 JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment: on-roll	\$ 13,422	\$ 551,987	\$ 604,169	91%
Interest	1,990	9,952	-	N/A
Total revenues	<u>15,412</u>	<u>561,939</u>	<u>604,169</u>	93%
EXPENDITURES				
Debt service				
Principal	-	-	100,000	0%
Interest	-	251,075	502,150	50%
Total expenditures	<u>-</u>	<u>251,075</u>	<u>602,150</u>	42%
Excess/(deficiency) of revenues over/(under) expenditures	15,412	310,864	2,019	
Fund balances - beginning	1,225,109	929,657	904,842	
Fund balances - ending	<u>\$ 1,240,521</u>	<u>\$ 1,240,521</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 JANUARY 31, 2026**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ 237,567	475,135	50%
Interest	809	4,689	-	N/A
Total revenues	<u>809</u>	<u>242,256</u>	<u>475,135</u>	51%
EXPENDITURES				
Debt service				
Principal	-	-	100,000	0%
Interest	-	188,273	376,546	50%
Total expenditures	<u>-</u>	<u>188,273</u>	<u>476,546</u>	40%
Excess/(deficiency) of revenues over/(under) expenditures	809	53,983	(1,411)	
Fund balances - beginning	493,735	440,561	438,195	
Fund balances - ending	<u>\$ 494,544</u>	<u>\$ 494,544</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 JANUARY 31, 2026**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
EXPENDITURES	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	-
OTHER FINANCING SOURCES/(USES)		
Transfer out	<u>(1)</u>	<u>(1)</u>
Total other financing sources/(uses)	<u>(1)</u>	<u>(1)</u>
Net change in fund balances	(1)	(1)
Fund balances - beginning	1	1
Fund balances - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023A
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest income	\$ -	\$ 1
Total revenues	-	1
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	-	1
Fund balances - beginning	148	147
Fund balances - ending	\$ 148	\$ 148

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2024
FOR THE PERIOD ENDED JANUARY 31, 2026**

	Current Month	Year To Date
REVENUES		
Interest income	\$ 4	\$ 16
Total revenues	4	16
EXPENDITURES		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	4	16
Fund balances - beginning	1,216	1,204
Fund balances - ending	\$ 1,220	\$ 1,220

River Hall Community Development District Check Detail January 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill Pmt -Check	0	01/05/2026	FPL	101.001 · Suntrust-...		-1,028.93
Bill	02979-06091 121725	12/29/2025		531.431 · Utility Ser...	-165.85	165.85
Bill	82155-24268 121725	12/29/2025		531.431 · Utility Ser...	-863.08	863.08
TOTAL					-1,028.93	1,028.93
Check	3738	01/05/2026	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	3739	01/05/2026	BENTLEY ELECTR...	101.001 · Suntrust-...		-3,104.00
Bill	2025-808	12/29/2025		541.461 · Street Lig...	-3,104.00	3,104.00
TOTAL					-3,104.00	3,104.00
Bill Pmt -Check	3740	01/05/2026	FEDEX	101.001 · Suntrust-...		-101.38
Bill	9-104-01378	12/29/2025		519.410 · Postage	-101.38	101.38
TOTAL					-101.38	101.38
Bill Pmt -Check	3741	01/05/2026	LEE COUNTY SHE...	101.001 · Suntrust-...		-1,228.00
Bill	37668	12/29/2025		541.466 · Off-duty s...	-1,228.00	1,228.00
TOTAL					-1,228.00	1,228.00
Bill Pmt -Check	3742	01/05/2026	SUPERIOR WATE...	101.001 · Suntrust-...		-13,738.83
Bill	110167	12/29/2025		538.461 · Aquatic M...	-13,738.83	13,738.83
TOTAL					-13,738.83	13,738.83
Bill Pmt -Check	3743	01/05/2026	SWEEPERMAN O...	101.001 · Suntrust-...		-750.00
Bill	508RH	12/29/2025		541.460 · Street/Pa...	-750.00	750.00
TOTAL					-750.00	750.00

River Hall Community Development District Check Detail January 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Check	3744	01/05/2026	RIVER HALL CDD	101.001 · Suntrust-...		-54,851.50
				207.203 · Due to D...	-54,851.50	54,851.50
TOTAL					-54,851.50	54,851.50
Check	3745	01/05/2026	RIVER HALL CDD	101.001 · Suntrust-...		-99,828.96
				207.204 · Due to Se...	-99,828.96	99,828.96
TOTAL					-99,828.96	99,828.96
Check	3746	01/05/2026	RIVER HALL CDD	101.001 · Suntrust-...		-79,225.63
				207.205 · Due to Se...	-79,225.63	79,225.63
TOTAL					-79,225.63	79,225.63
Check	3747	01/05/2026	RIVER HALL CDD	101.001 · Suntrust-...		-79,923.82
				207.206 · Due to Se...	-79,923.82	79,923.82
TOTAL					-79,923.82	79,923.82
Check	3748	01/23/2026	PAUL ASFOUR	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3749	01/23/2026	ROBERT H. CUNNI...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3750	01/23/2026	KENNETH MITCHE...	101.001 · Suntrust-...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3751	01/23/2026	DANIEL J BLOCK	101.001 · Suntrust-...		-200.00

River Hall Community Development District Check Detail January 2026

Type	Num	Date	Name	Account	Paid Amount	Original Amount
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Bill Pmt -Check	3752	01/23/2026	BOWMAN	101.001 · Suntrust-...		-2,748.00
Bill	538372	01/16/2026		519.320 · Engineeri...	-2,748.00	2,748.00
TOTAL					-2,748.00	2,748.00
Bill Pmt -Check	3753	01/23/2026	FEDEX	101.001 · Suntrust-...		-154.18
Bill	9-122-90031	01/16/2026		519.410 · Postage	-11.68	11.68
Bill	9-129-57428	01/16/2026		519.410 · Postage	-142.50	142.50
TOTAL					-154.18	154.18
Bill Pmt -Check	3754	01/23/2026	GULFSCAPES LA...	101.001 · Suntrust-...		-14,266.00
Bill	348750	01/16/2026		539.464 · Landscap...	-14,266.00	14,266.00
TOTAL					-14,266.00	14,266.00
Bill Pmt -Check	3755	01/23/2026	KENNETH MITCHE...	101.001 · Suntrust-...		-79.00
Bill	011626	01/16/2026		511.110 · Board of ...	-79.00	79.00
TOTAL					-79.00	79.00
Bill Pmt -Check	3756	01/23/2026	SUPERIOR WATE...	101.001 · Suntrust-...		-13,738.83
Bill	110644	01/16/2026		538.461 · Aquatic M...	-13,738.83	13,738.83
TOTAL					-13,738.83	13,738.83
Bill Pmt -Check	3757	01/23/2026	SWINE SOLUTIONS	101.001 · Suntrust-...		-1,900.00
Bill	682	01/16/2026		538.465 · Hog Rem...	-1,900.00	1,900.00
TOTAL					-1,900.00	1,900.00
Bill Pmt -Check	3758	01/23/2026	WRATHELL, HUNT...	101.001 · Suntrust-...		-4,125.00
Bill	2026-0708	01/16/2026		512.311 · Managem...	-3,750.00	3,750.00

River Hall Community Development District
Check Detail
 January 2026

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Paid Amount</u>	<u>Original Amount</u>
				513.310 · Assessm...	-375.00	375.00
TOTAL					-4,125.00	4,125.00
Check	3759	01/23/2026	PATRICK INFANTE	101.001 · Suntrust...		-200.00
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
Check	3760	01/27/2026	BOWMAN	101.001 · Suntrust...		-1,071.00
				519.320 · Engineeri...	-1,071.00	1,071.00
TOTAL					-1,071.00	1,071.00



Electric Bill Statement

For: Nov 18, 2025 to Dec 17, 2025 (29 days)

Statement Date: Dec 17, 2025

Account Number:

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

\$165.85

TOTAL AMOUNT YOU OWE

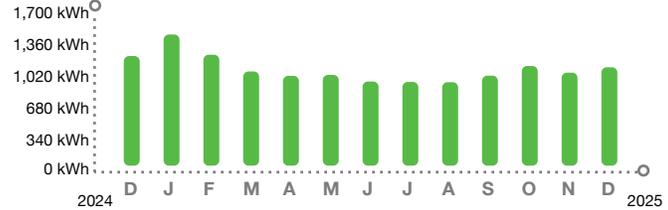
Jan 7, 2026

NEW CHARGES DUE BY



Scan to Pay
or visit
[FPL.com/WaystoPay](https://www.fpl.com/WaystoPay)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	157.50
Payments received	-157.50
Balance before new charges	0.00
Total new charges	165.85
Total amount you owe	\$165.85

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 12, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.fpl.com for more information.

531.431

001

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://www.fpl.com/rates).

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

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



/ 27

5314029790609175856100000

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

The amount enclosed includes
the following donation:
FPL Care To Share: _____

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

\$165.85

TOTAL AMOUNT YOU OWE

Jan 7, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Electric Bill Statement

For: Nov 18, 2025 to Dec 17, 2025 (29 days)

Statement Date: Dec 17, 2025

Account Number:

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

\$863.08

TOTAL AMOUNT YOU OWE

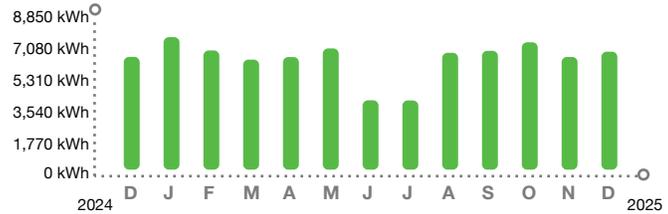
Jan 7, 2026

NEW CHARGES DUE BY



Scan to Pay
or visit
FPL.com/
WaystoPay

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after March 12, 2026 is considered LATE; a late payment charge of 1% will apply.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

BILL SUMMARY

Amount of your last bill	842.14
Payments received	-842.14
Balance before new charges	0.00
Total new charges	863.08
Total amount you owe	\$863.08

(See page 2 for bill details.)

531.431

001

New rates take effect Jan. 1, 2026. Learn more at FPL.com/rates.

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

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



Ways to Pay



/ 27

5314821552426888036800000

The amount enclosed includes the following donation:
FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

\$863.08

TOTAL AMOUNT YOU OWE

Jan 7, 2026

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED

Bentley Electric Co of Naples FL Inc.
P.O. BOX 10572
NAPLES, FL 34101
+12396435339
bentley1@bentleyelectric.com

Invoice 2025-808

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

DATE 12/26/2025	PLEASE PAY \$3,104.00	DUE DATE 01/25/2026
--------------------	---------------------------------	------------------------

PROJECT LOCATION
Riverhall Pkwy Streetlights

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Repaired streetlights out on 12/18/25			
	LED Corn Lamps	19	65.00	1,235.00
	Step down transformers	2	72.00	144.00
	BUCKET TRUCK W/ OPERATOR	14	105.00	1,470.00
	ELECTRICIAN	3	85.00	255.00

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

TOTAL DUE

\$3,104.00

THANK YOU.

541.461

001

**GF
ROAD & STREET FACILITIES
STREET LIGHT MAINTENANCE**



Invoice Number	Invoice Date	Account Number	Page
9-104-01378	Dec 16, 2025		1 of 4

FedEx Tax ID: 71-0427007

Billing Address:

RIVER HALL CDD
2300 GLADESRD STE 410W
SUITE 410W
BOCARATONFL 33431-8556

Shipping Address:

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

Invoice Questions?

Contact FedEx Revenue Services

Please email:
govt@fedex.com
Internet:
fedex.com/en-us/government-shipping.html

Invoice Summary

FedEx Express Services

Total Charges USD \$101.38
TOTAL THIS INVOICE USD \$101.38

Other discounts may apply.

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

Account Summary as of Dec 16, 2025

Previous Balance 0.00
Payments 0.00
Adjustments 0.00
New Charges 101.38

New Account Balance \$101.38



519.410

001



Detailed descriptions of surcharges can be located at fedex.com

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

Invoice Number	Invoice Amount	Account Number	Account Balance
9-104-01378	USD \$101.38		USD \$101.38

Remittance Advice

Your payment is due by Jan 30, 2026

910401378500001013862100617576000010138600001013860

0051827 01AB 0.64 **AUTO T4 0 1348 33431-855643 -C01-PS1878-11



BLACKWELL CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556



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



63317490002939

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 08, 2025	Cust. Ref.: WHA Mgmt Agrmt-River Hal	Ref.#2:
Payor: Third Party	Ref.#3:	

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

Automation	INET	Sender	Recipient	
Tracking ID	886857776723	Tori Strader	Paul D. Asfour	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Road	17131 Easy Stream Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.77
Delivered	Dec 09, 2025 13:59	Fuel Surcharge		1.45
Svc Area	A5	Residential Delivery		6.15
Signed by	see above	DAS Residential		5.85
FedEx Use	000000000/377048/02	Demand Surcharge		0.00
Total Charge			USD	\$22.22

Ship Date: Dec 08, 2025	Cust. Ref.: River Hall CDD Agenda 12	Ref.#2:
Payor: Third Party	Ref.#3:	

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

Automation	INET	Sender	Recipient	
Tracking ID	886857837810	Tori Strader	KENNETH MITCHELL	
Service Type	FedEx Priority Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.77
Delivered	Dec 09, 2025 13:53	Fuel Surcharge		1.45
Svc Area	A5	Residential Delivery		6.15
Signed by	see above	DAS Residential		5.85
FedEx Use	000000000/377048/02	Demand Surcharge		0.00
Total Charge			USD	\$22.22

FedEx® Billing Online

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

Invoice Number	Invoice Date	Account Number	Page
9-104-01378	Dec 16, 2025		4 of 4

Tracking ID: 886858010690 continued

Svc Area	A1	Fuel Surcharge		0.61
Signed by	L.Lolez	Demand Surcharge		0.00
FedEx Use	000000000/377048/_	Total Charge	USD	\$9.38
Third Party Subtotal			USD	\$101.38
Total FedEx Express			USD	\$101.38





Invoice Number	Invoice Date	Account Number	Page
9-104-01378	Dec 16, 2025		3 of 4

Ship Date: Dec 08, 2025 **Cust. Ref.:** RIVER HALL CDD 12.11.25 **Ref.#2:**
Payor: Third Party **Ref.#3:**

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

Automation	INET	Sender	Recipient
Tracking ID	886857877516	Tori Strader	DANIEL J BLOCK
Service Type	FedEx Priority Overnight	WHA	3561 Stormy Creek Lane
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.77
Delivered	Dec 09, 2025 14:30	Fuel Surcharge	1.45
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	00000000/377048/02	Demand Surcharge	0.00
		Total Charge	USD \$22.22

Ship Date: Dec 08, 2025 **Cust. Ref.:** River Hall CDD 12.11.25 **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	886857920542	Tori Strader	Greg Urbancic
Service Type	FedEx Priority Overnight	WHA	Coleman Yovanovich & Koester
Package Type	FedEx Pak	2300 Glades Road	4001 Tamiami Trail North
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.77
Delivered	Dec 09, 2025 10:31	Fuel Surcharge	0.61
Svc Area	A4	Demand Surcharge	0.00
Signed by	K.Stevenson		
FedEx Use	00000000/377048/_	Total Charge	USD \$9.38

Ship Date: Dec 08, 2025 **Cust. Ref.:** River Hall CDD 12.11.25 **Ref.#2:**
Payor: Third Party **Ref.#3:**

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

Automation	INET	Sender	Recipient
Tracking ID	886857957447	Tori Strader	Shane Willis
Service Type	FedEx Priority Overnight	WHA	744 Fairlawn Ct
Package Type	FedEx Pak	2300 Glades Road	MARCOISLAND FL 34145 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.77
Delivered	Dec 09, 2025 11:28	Fuel Surcharge	1.04
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	Demand Surcharge	0.00
FedEx Use	00000000/377048/02	Total Charge	USD \$15.96

Ship Date: Dec 08, 2025 **Cust. Ref.:** River Hall CDD 12.11.25 **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Distance Based Pricing, Zone 2

Automation	INET	Sender	Recipient
Tracking ID	886858010690	Tori Strader	Charles Krebs
Service Type	FedEx Priority Overnight	WHA	Hole Montes Inc.
Package Type	FedEx Pak	2300 Glades Road	6200 WHISKEY CREEK DR
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.77
Delivered	Dec 09, 2025 10:22		

Continued on next page

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 - Julian Chala from 12/8/2025 07:00:00 to 12/8/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Danny Quijano from 12/11/2025 12:00:00 to 12/11/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - David Morris from 12/17/2025 07:00:00 to 12/17/2025 11:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00
Traffic w/vehicle - Jonathon Miller from 12/18/2025 12:00:00 to 12/18/2025 16:00:00	4.00	\$73.00	EACH	\$292.00	\$0.00	\$0.00	\$292.00

OFF-DUTY DETAIL

GF

ROAD AND STREET FACILITIES

OFF-DUTY SHERIFF PATROL

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

Invoice Date	Invoice No.
12/22/2025	37668
Customer Number	
8991	
Invoice Total Due	
\$1,228.00	
Amount Paid	

Due Upon Receipt

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

INVOICE

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

DATE
 12/11/2025

INVOICE #
 110167

BILL TO

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

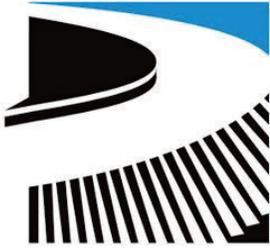
P.O. No.	Terms
November ...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
1	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	13,738.83	13,738.83
2	Quarterly Maintenance of Two (2) Fountains Included. Service Performed in March, June, September, and December Month of Service: November 2025 Lee County Tax	7.00%	0.00
1: GF AQUATIC MAINTENANCE 2: FOUNTAIN SERVICE REPAIRS & MAINTENANCE			
538.461			
001			

Subtotal	\$13,738.83
Payments/Credits	\$0.00
Balance Due	\$13,738.83

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.



Sweeper Man of SWFL
18181 Everson Miles Cir
North Fort Myers, FL
33917-3970
+12399801069
jessica.sweeperman@gmail.com

BILL TO

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

INVOICE 508RH

DATE 12/22/2025 TERMS Net 30

DUE DATE 01/21/2026

INVOICE NO.

508RH

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/11/2025	Sweeping Services Location: River Hall	1	750.00	750.00
	Street Sweeping of River Hall Main Boulevard. Removed all garbage, dirt, and debris from gutters.		541.460	
			001	

We moved!

Please mail all checks to the address below.

15773 Missouri St.
Bokeelia, FL 33922

Thank you,

Pay invoice

TOTAL DUE

\$750.00

GF
ROAD & STREET FACILITIES
STREET SWEEPING

Stephanie Schackmann

From: Stephanie Schackmann
Sent: Friday, January 9, 2026 1:20 PM
To: RiverHallCDD
Subject: FW: [Board Pay] River Hall Meeting Attendance 1.8.26

Best regards,

Stephanie Spidell Schackmann

STEPHANIE SCHACKMANN

Staff Accountant

Wrathell, Hunt and Associates, LLC

Phone: 561-571-0010, ext. 303

Fax: 561-571-0013

Mailing Address (for all payments sent via US Mail):

P.O. Box 810036

Boca Raton, FL 33481

Physical Address (for all payments sent via express services: FedEx, UPS, etc):

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

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

From: Katherine Bradshaw at WHA Accounting Team <wrike@wrike.com>

Sent: Friday, January 9, 2026 1:00 PM

To: Stephanie Schackmann <schackmanns@whhassociates.com>

Subject: [Board Pay] River Hall Meeting Attendance 1.8.26



River Hall Meeting Attendance 1.8.26 ACTIVE

Board Pay

Jan 9

Good Moring,

Present:

Paul Asfour	
Bob Cunningham	511.110
Kenneth Mitchell	
Patrick Infante – new member	001
Daniel Block	

Jan 9

CA **Cleo Adams** 6:44
planned task for Jan 9 (1 day)
assigned task to Cleo Adams
included task into Board Pay

New

 **Katherine Bradshaw** 9:53
reassigned task from Cleo Adams to Stephanie Schackmann

[Open update in Wrike](#)

Reply to this email to add a comment.
You got this update because this task is assigned to you.



eyJ0eXAIoiJKV1QiLCJhbGciOiJSUzI1NiJ9.eyJyZWNPcGllbnRzU2VyaWFsaXplZCI6WyJzcGlkZWxsc0B3aGhhc3NvY2lhdGVzLmNvbSjdLCJvcmlnaW5hdG9yIjoieNzJENkRBODUuODA2Ri00QTJBLTgyQkUtRjIwRkQzRDc1NUJElwic2VuZGVyIjoie3Jpa2VAd3Jpa2UuY29tIiwiaWF0IjoxNzY3OTgxNjAwLCJhZGFwdGl2ZUNhcmRZXXJpYWxpemVkljoie1xulCBcllRzY2hlfWFcljogXCJodHRwOi8vYWVhcnRpdmlVjYXJkcy5pby9zY2hlfWFzL2FkYXB0aXZlLWNhcmQuanNvblwiLFxulCBclnR5cGVcljogXCJBZGFwdGl2ZUNhcmRclixcbiAgXCJ2ZXJzaW9uXCI6IFwiMS4wXCIsXG4glFwiaGlkZU9yaWdpbmFsQm9keVwiOiB0cnVILFxulCBclmJvZHIcljogW1xulCAglHtcbiAgIAGlFwiaXRlbXNcljogW1xulCAglCAglCB7XG4glCAglCAglCAgXCJ0ZXh0XCI6IFwiXFxclUpdmVylEhnbGwgTWVldGluZyBBdHRlbnRhbmluIDEuOC4yNlxcXCldGFzayBoYXMGYmVlbiB1cGRhdGVkXCI6sXG4glCAglCAglCAgXCJzaXplXCI6IFwiTGZyZ2VclixcbiAgIAGlCAglCBclndyYXBcljogdHJ1ZSxcbiAgIAGlCAglCBclmlzU3VidGxlXCI6IGZhbHNILFxulCAglCAglCAglFwidHlwZVwiOiBcllRleHRcbG9ja1wiXG4glCAglCAglH0sXG4glCAglCAglHtcbiAgIAGlCAglCBclmZlY3RzXCI6IFtcbiAgIAGlCAglCAglHtcbiAgIAGlCAglCAglCAgXCJ0aXRzVwiOiBcllN0YXR1c1wiLFxulCAglCAglCAglCAglCBclnZhbHVlXCI6IFwiQWN0aXZlXCI6biA

Bowman

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

December 31, 2025
 Project No: 340039-01-001
 Invoice No: 538372

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	12/8/2025	search files for bond certification, send to chuck adams	.25	238.00	59.50
Krebs, Charles	12/11/2025	attend board meeting	2.50	238.00	595.00
Krebs, Charles	12/17/2025	cor with jabari on school signs, send status, sign is off line, request update on sign removal process	1.00	238.00	238.00
Krebs, Charles	12/22/2025	update drainage report	2.00	238.00	476.00
Krebs, Charles	12/23/2025	update drainage report	1.75	238.00	416.50
Krebs, Charles	12/29/2025	update report	1.00	238.00	238.00
Krebs, Charles	12/30/2025	update drainage report	2.00	238.00	476.00
Technician					
Lazo, Yeisen	12/9/2025	- Site visit to River Hall to inspect integrity of inlet grates at two key areas.	3.00	83.00	249.00
Totals			13.50		2,748.00
Task Sub Total					2,748.00
CURRENT INVOICE TOTAL.....					\$2,748.00

Project Manager: Charles Krebs



Invoice Number	Invoice Date	Account Number	Page 1 of 2
9-122-90031	Dec 30, 2025		

FedEx Tax ID: 71-0427007

Billing Address:
RIVER HALL CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

Shipping Address:
RIVER HALL CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Invoice Questions?
Contact FedEx Revenue Services
Please email:
govt@fedex.com
Internet:
fedex.com/en-us/government-shipping.html

Invoice Summary

FedEx Express Services

Total Charges USD \$11.68
TOTAL THIS INVOICE USD \$11.68

Other discounts may apply.

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

Account Summary as of Dec 30, 2025

Previous Balance 101.38
Payments 0.00
Adjustments 0.00
New Charges 11.68

New Account Balance \$113.06



519.410
001



Detailed descriptions of surcharges can be located at fedex.com

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

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Remittance Advice

Your payment is due by Feb 13, 2026

912290031000000116842100617576000011306800000116840

0048632 01 AB 0.64 **AUTO T4 0 1362 33431-855643 -C01-P48680-11



BLACKWELL CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556



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



63327630002423

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 19, 2025 **Cust. Ref.:** River Hail check **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 16.00% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient	
Tracking ID	887196740153	Stephanie Schackmann	U.S Bank, N.A.-CDD	
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Lockbox Services-12-2657	
Package Type	FedEx Envelope	2300 Glades Road	EP-MN-01LB	
Zone	07	BOCA RATON FL 33431 US	SAINT PAUL MN 55108 US	
Packages	1			
Rated Weight	N/A			
Delivered	Dec 22, 2025 09:38	Transportation Charge		10.92
Svc Area	A1	Fuel Surcharge		0.76
Signed by	J.Williams	Demand Surcharge		0.00
FedEx Use	000000000/66828/_	Total Charge	USD	\$11.68
			Third Party Subtotal	USD \$11.68
			Total FedEx Express	USD \$11.68

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Invoice Number 9-129-57428	Invoice Date Jan 06, 2026	Account Number	Page 1 of 4
--------------------------------------	-------------------------------------	-----------------------	----------------

FedEx Tax ID: 71-0427007

Billing Address:
RIVER HALL CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556

Shipping Address:
RIVER HALL CDD
2300 GLADES RD STE 410W
BOCA RATON FL 33431-8556

Invoice Questions?
Contact FedEx Revenue Services
Please email:
govt@fedex.com
Internet:
fedex.com/en-us/government-shipping.html

Invoice Summary

FedEx Express Services

Total Charges	USD	\$142.50
TOTAL THIS INVOICE	USD	\$142.50

Other discounts may apply.

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

Account Summary as of Jan 06, 2026

Previous Balance	113.06
Payments	0.00
Adjustments	0.00
New Charges	142.50
New Account Balance	\$255.56



519.410
001



Detailed descriptions of surcharges can be located at fedex.com

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

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Remittance Advice

Your payment is due by Feb 20, 2026

912957428200001425052100617576000025556200001425050

0055721 01 AB 064 **AUTO T8 0 1005 33431-855643 -C01-PS5776-11



BLACKWELL CDD
2300 GLADES RD STE 410W
SUITE 410W
BOCA RATON FL 33431-8556



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



63301050002316

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 30, 2025 **Cust. Ref.:** River Hall CDD 01/08/26 **Ref.#2:**
Payor: Third Party **Ref.#3:**

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

Automation	INET	Sender	Recipient	
Tracking ID	887519838571	Aileen DeCastro-Bell	Paul D. Asfour	
Service Type	FedEx Standard Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Road	17131 Easy Stream Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.27
Delivered	Dec 31, 2025 13:03	Fuel Surcharge		1.42
Svc Area	A5	Residential Delivery		6.15
Signed by	see above	DAS Residential		5.85
FedEx Use	00000000/183047/02	Demand Surcharge		0.00
Total Charge			USD	\$21.69

Ship Date: Dec 30, 2025 **Cust. Ref.:** River Hall CDD 01.08.24 **Ref.#2:**
Payor: Third Party **Ref.#3:**

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

Automation	INET	Sender	Recipient	
Tracking ID	887520078772	Aileen DeCastro-Bell	Bob Cunningham	
Service Type	FedEx Standard Overnight	WHA	3318 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.27
Delivered	Dec 31, 2025 12:51	Fuel Surcharge		1.42
Svc Area	A5	Residential Delivery		6.15
Signed by	see above	DAS Residential		5.85
FedEx Use	00000000/183047/02	Demand Surcharge		0.00
Total Charge			USD	\$21.69

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Invoice Number	Invoice Date	Account Number	Page
9-129-57428	Jan 06, 2026		3 of 4

Ship Date: Dec 30, 2025

Cust. Ref.: River Hall CDD 01.08.26

Ref.#2:

Payor: Third Party

Ref.#3:

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

Automation	INET	Sender	Recipient	
Tracking ID	887520313100	Aileen DeCastro-Bell	KENNETH MITCHELL	
Service Type	FedEx Standard Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.27
Delivered	Dec 31, 2025 12:55	Fuel Surcharge		1.42
Svc Area	A5	Residential Delivery		6.15
Signed by	see above	DAS Residential		5.85
FedEx Use	000000000/183047/02	Demand Surcharge		0.00
Total Charge			USD	\$21.69

Ship Date: Dec 30, 2025

Cust. Ref.: RIVER HALL CDD 01.08.26

Ref.#2:

Payor: Third Party

Ref.#3:

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

Automation	INET	Sender	Recipient	
Tracking ID	887520457775	Aileen DeCastro-Bell	DANIEL J BLOCK	
Service Type	FedEx Standard Overnight	WHA	3561 Stormy Creek Lane	
Package Type	FedEx Pak	2300 Glades Road	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.27
Delivered	Dec 31, 2025 13:26	Fuel Surcharge		1.42
Svc Area	A5	Residential Delivery		6.15
Signed by	see above	DAS Residential		5.85
FedEx Use	000000000/183047/02	Demand Surcharge		0.00
Total Charge			USD	\$21.69

Ship Date: Dec 30, 2025

Cust. Ref.: River Hall CDD 01.08.26

Ref.#2:

Payor: Third Party

Ref.#3:

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

Automation	INET	Sender	Recipient	
Tracking ID	887520625981	Aileen DeCastro-Bell	Charles Krebs	
Service Type	FedEx Standard Overnight	WHA	Hole Montes Inc.	
Package Type	FedEx Pak	2300 Glades Road	6200 WHISKEY CREEK DR	
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.27
Delivered	Dec 31, 2025 12:09	Fuel Surcharge		0.58
Svc Area	A1	Demand Surcharge		0.00
Signed by	J.Lopez			
FedEx Use	000000000/183047/_	Total Charge	USD	\$8.85

Ship Date: Dec 30, 2025

Cust. Ref.: River Hall CDD 01.08.26

Ref.#2:

Payor: Third Party

Ref.#3:

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

Automation	INET	Sender	Recipient	
Tracking ID	887520790740	Aileen DeCastro-Bell	Greg Urbancic	
Service Type	FedEx Standard Overnight	WHA	Coleman Yovanovich & Koester	
Package Type	FedEx Pak	2300 Glades Road	4001 Tamiami Trail North	
Zone	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		8.27
Delivered	Dec 31, 2025 11:02			

Continued on next page

Tracking ID: 887520790740 continued

Svc Area	A4	Fuel Surcharge	0.58
Signed by	K.Stevenson	Demand Surcharge	0.00
FedEx Use	000000000/183047/_	Total Charge	USD \$8.85

Ship Date: Dec 30, 2025 **Cust. Ref.:** River Hall 01.08.26 Agen **Ref.#2:**
Payor: Third Party **Ref.#3:**

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

Automation	INET	Sender	Recipient
Tracking ID	887521560509	Aileen DeCastro-Bell	Chuck Adams-Cleo Adams
Service Type	FedEx Standard Overnight	WHA	1400 HARBOR VIEW DR
Package Type	FedEx Large Box	2300 Glades Road	NORTH FORT MYERS FL 33917 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	5.0 lbs, 2.3 kgs	Transportation Charge	9.13
Delivered	Dec 31, 2025 14:51	Fuel Surcharge	1.48
Svc Area	A3	Residential Delivery	6.15
Signed by	see above	DAS Residential	5.85
FedEx Use	000000000/183071/02	Demand Surcharge	0.00
		Total Charge	USD \$22.61

Ship Date: Dec 30, 2025 **Cust. Ref.:** River Hall CDD 01.08.26 **Ref.#2:**
Payor: Third Party **Ref.#3:**

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

Automation	INET	Sender	Recipient
Tracking ID	887522605320	Aileen DeCastro-Bell	Shane Willis
Service Type	FedEx Standard Overnight	WHA	744 Fairlawn Ct
Package Type	FedEx Pak	2300 Glades Road	MARCO ISLAND FL 34145 US
Zone	02	BOCA RATON FL 33431 US	
Packages	1		
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge	8.27
Delivered	Dec 31, 2025 11:41	Fuel Surcharge	1.01
Svc Area	A5	Residential Delivery	6.15
Signed by	see above	Demand Surcharge	0.00
FedEx Use	000000000/183047/02	Total Charge	USD \$15.43

Third Party Subtotal	USD	\$142.50
Total FedEx Express	USD	\$142.50

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

Invoice 348750



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 12/30/2025	PLEASE PAY \$14,266.00	DUE DATE 01/29/2026
--	----------------------------------	---------------------------	---	-------------------------------

DESCRIPTION	AMOUNT
Monthly Maintenance for December 2025	14,266.00
	SUBTOTAL 14,266.00
	TAX 0.00
	TOTAL 14,266.00
	TOTAL DUE \$14,266.00

539.464

001

THANK YOU.

GF
OTHER PHYSICAL ENVIRONMENT
LANDSCAPE MAINTENANCE



QUICKSII

Payment Information

Payment Due Date

Nov 19, 2025

For online e deadline is on the state the deadline

Upcoming s November 2

New Balance

\$2,017.01

Minimum P: \$25.C

LATE PAYMENT WARNING: If we do not receive you by your due date, you may have to pay a late fee of L

MINIMUM PAYMENT WARNING: If you make only th payment each period, you will pay more in interest ar longer to pay off your balance. For example:

511110

If you make no additional charges using this card and each month you pay...	You will pay off the balance shown on this statement in about...	And an es
Minimum Payment	12 Years	\$4,7
\$77	3 Years	\$2,7

Estimated savings if balance is paid off in about 3 ye

If you would like information about credit counseling services, call t

Handwritten: Paid \$2,100 on 11/

Please check

Oct 8	Oct 9	\$22.24
Oct 8	Oct 10	\$79.00
Oct 10	Oct 11	\$36.41

Additional Information on the next page



Student: Kenneth Mitchell School: Florida Institute of Government

Course: Florida Ethics, Public Records & Sunshine Law 2025 Certificate ID: rqkey17d6w Issued: 2025-10-08

Expires: No expiry date

COPY LINK

DOWNLOAD PDF

Stephanie Schackmann

From: Cleo Adams
Sent: Friday, January 9, 2026 9:35 AM
To: RiverHallCDD
Cc: 'Kenneth Mitchell'
Subject: Reimbursement for Ethics Training
Attachments: Ken Mitchell Receipt_0001.pdf; Ken M..heic

Good Morning,
Please see attached. Reimbursement of **\$79.00 - Code to Supervisor Fees**, and thanks.

SW Florida Strong –

Cleo Adams
District Manager
Wrathell, Hunt & Associates, LLC
9220 Bonita Beach Road
Suite #214
Bonita Springs, FL 34135
(239) 989-2939 (M)

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

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

INVOICE

DATE 1/2/2026 **INVOICE #** 110644

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
December ...	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: December 2025 Lee County Tax 538.461 001	13,738.83 7.00%	13,738.83 0.00
GF STORMWATER CONTROL AQUATIC MAINTENANCE			

Subtotal	\$13,738.83
Payments/Credits	\$0.00
Balance Due	\$13,738.83

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 682
DATE 12/25/2025
TERMS Net 30
DUE DATE 01/24/2026

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

BALANCE DUE

\$1,900.00

538.465

001

Pay invoice

GF
STORMWATER CONTROL
HOG REMOVAL

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT

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

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The Board of Supervisors of the River Hall Community Development District held a Regular Meeting on February 5, 2026 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

Present:

Ken Mitchell	Chair
Paul D. Asfour	Vice Chair
Daniel J. Block	Assistant Secretary
Bob Cunningham	Assistant Secretary
Patrick F. Infante	Assistant Secretary

Also present:

Chuck Adams	District Manager
Cleo Adams	District Manager
Shane Willis	Operations Manager
Greg Urbancic (via telephone)	District Counsel
Charlie Krebs	District Engineer
Chief Robert Rewis	Alva Fire Department
Andy Nott	Superior Waterways
Anthony Wilson	Resident

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

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

Resident Anthony Wilson reported that the irrigation on River Hall Parkway activates daily despite water restrictions. He voiced his opinion that grass is not growing in some areas because

39 it was cut too short, and noted that, when the sprinklers are on, more water sprays on the
40 roadway than on the turf.

41 Mrs. Adams thanked Mr. Wilson for the information and stated Staff will address the
42 issues.

43

44 **THIRD ORDER OF BUSINESS**

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

45

46 Mr. Nott presented the Monthly Report and stated that a large amount of lake bank is
47 exposed. He anticipates having additional crews and resources on site in order to keep up with
48 weeds and grasses that will sprout with any rain. Algae was treated in some lakes.

49 Regarding the Report, Mr. Nott stated that it includes December treatment dates and the
50 January inspection date, in order to meet the deadline for inclusion in the agenda.

51

52

53 **FOURTH ORDER OF BUSINESS**

Update: School Zone Signage

54

55 Mr. Krebs stated that one sign is operational. He emailed Lykins regarding the extra sign
56 that has been off for two weeks, and about the Board’s dissatisfaction with the system’s
57 performance and the extra sign that has not been removed in three months. He informed Lykins
58 that the Board wants a refund or signs at no cost because the signs have taken far longer than
59 they should have. A response is pending. The one sign is functioning; however, due to the offline
60 status, it is unable to receive any updates. The system is working, but it requires extensive
61 oversight.

62 Mrs. Adams will email the contract to Mr. Urbancic.

63 Mr. Urbancic will review the contract and advise of available remedies.

64

65 **FIFTH ORDER OF BUSINESS**

**Discussion: Additional Street Lights on NW
Corner of Hampton Blvd and River Hall
Pkwy**

66

67

68

69 Mr. Infante discussed resident complaints about children waiting in the dark at bus stops.
70 He displayed photos and noted that the streetlights are on the median and asked if a streetlight
71 can be added on the sidewalk side.

72 Mr. Krebs stated that the request can be submitted to the County. It is a simple request
73 but it must go through the County so that no issues arise later.

74 The Board and Staff discussed the photos, obtaining an estimate from Bentley Electric for
75 an aesthetically similar lighting solution, whether installing a spotlight at the Amenity Center
76 parking lot would suffice, whether bollard or solar lights will suffice, and bus stop locations.

77 Mr. Krebs will request proposals and find out if a permit is required.

78

79 **SIXTH ORDER OF BUSINESS**

Discussion: River Hall Pkwy Lift Odor

80

81 Mr. Krebs stated the County responded to several of his emails regarding the issue. He
82 advised that the County is aware of the issue and is researching options. He believes the
83 telemetry of the pump station will be examined to determine how often it is running, whether
84 the pumps need to be upgraded, etc.

85 Mr. Mitchell suggested the Board not entertain any new bond issues until GreenPointe
86 puts pressure on Lee County Utilities to address the issue. He thinks they are beyond capacity or
87 need to be upgraded, and the Developer should resolve the issue due to the extent of the
88 problem.

89 Discussion ensued regarding the need for GreenPointe to resolve this, whether a bond
90 issue can be withheld, and the need for Lee County Utilities to take action.

91 Mr. Krebs stated that every time the lift station cycles, it pushes air out. The County will
92 inspect how the pump operates and determine if additional air control measures are needed.

93 It was noted that 1,900 homes were originally anticipated, but there are currently 3,400
94 homes.

95 Mr. Adams stated that GreenPointe would have guaranteed adequate capacity for the
96 additional homes. He stated it appears that a scrubber was installed but he cannot tell if it is
97 working and properly sized.

98 This item will remain on the agenda.

99

100 **SEVENTH ORDER OF BUSINESS**

**Continued Discussion: Bowman Consulting
Group LTD River Hall Lake Investigation
Memo**

101

102

103

104 Mrs. Adams stated that an updated Memo was distributed.

105 Mr. Krebs presented the Memo, which summarized all the areas in question and includes

106 addresses and photos. Mr. Krebs and Mr. Willis will inspect these areas with GulfScapes, who will

107 provide pricing. Comparisons can be made from when photos were taken in the fall and the

108 current conditions and issues will be addressed.

109 Mr. Block asked if letters will be sent regarding residential irrigation lines and stormwater

110 runoff.

111 Mr. Krebs stated that Mrs. Adams will be informed of any broken irrigation lines and

112 necessary residential repairs and costs will be provided. Irrigation lines will be repaired and

113 homeowners will be informed of repairs for which they are responsible, along with the associated

114 costs for those repairs.

115 Discussion ensued regarding residential repairs, including roof drains that must be

116 repaired at the homeowners' expense to prevent or address damage to the CDD lake bank, which

117 can cause the CDD to become out of compliance with the permit. Those repairs must be

118 completed before the CDD can complete the necessary lake bank remediations.

119 Mr. Krebs discussed washouts and erosion and noted that, in some cases, two

120 homeowners have shared the cost of repairs between their homes.

121 Staff will work together on this and letters will be sent to homeowners when appropriate.

122

123 **EIGHTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of December 31, 2025**

124

125

126 Discussion ensued regarding overages in the "Trustee", "Bank Fees" and "Entry & walls
127 maintenance" line items.

128 The financials were accepted.

129

130 **NINTH ORDER OF BUSINESS**

Approval of January 8, 2026 Regular Meeting Minutes

131

132

133 The following change was made:

134 Line 208: Insert "the water level of" after "thinking of"

135 **On MOTION by Mr. Block and seconded by Mr. Asfour, with all in favor, the**
136 **January 8, 2026 Regular Meeting Minutes, as amended, were approved.**

137

138

139 **TENTH ORDER OF BUSINESS**

Staff Reports

140

141 **A. District Engineer: Bowman Consulting Group LTD**

142 • **Water Usage (for informational purposes)**

143 Mr. Krebs distributed and discussed an email to Mr. Asfour which indicates that the
144 community has not exceeded the monthly maximum allocation of water. If a shortage of water
145 occurs, he would look at the pumps and the pressure. He noted that, in some communities, water
146 levels will be turned down to prevent residents from watering their lawns overnight. As far as the
147 South Florida Water Management District (SFWMD) permit, the CDD is in compliance with the
148 permit.

149 Discussion ensued regarding irrigation in Hampton Lakes and water conservation.

150 • **Lake Shore Repairs**

151 This item was discussed during the Seventh Order of Business.

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

153 Mr. Urbancic stated that he continues monitoring the legislative session. The Board will
154 be kept apprised of any bills that might impact the CDD.

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

156 • **NEXT MEETING DATE: March 5, 2026 at 3:30 PM**

157 ○ **QUORUM CHECK**

158 All Supervisors confirmed their attendance at the March 5, 2026 meeting.

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

160 There was no report.

161

162 **ELEVENTH ORDER OF BUSINESS**

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

163
164

165 Chief Robert Rewis asked about the sale of the property adjacent to the Fire Station. Mr.
166 Cuningham believes the seller decided to wait until market conditions improve.

167

168 **TWELFTH ORDER OF BUSINESS**

Supervisors' Comments/Requests

169

170 Mr. Asfour noted that both Public Comments agenda items state "non-agenda" items. It
171 was noted that the Second Order of Business will be changed to "Public Comments - Agenda
172 Items".

173 Mr. Asfour asked for an update on Carter Fencing.

174 Mr. Willis stated that, in August 2023, Mr. Asfour informed the Board that vehicles were
175 travelling between the Sagittaria Lane area, and that a fence was needed to block those vehicles.
176 At the same time, the Board was considering a perimeter fence and approved a not-to-exceed
177 amount of \$17,229 to install 850' of fencing to stop vehicles from entering the property at that
178 location. Carter Fence completed that project on time. In November 2024, Mr. Asfour advised
179 that complaints were received about pedestrians entering the property so an additional \$2,600
180 was requested to tie the fence into the berm. Carter Fence completed that project on time. Both
181 items were included in the meeting minutes.

182 Discussion ensued regarding work completed by Carter Fence, bids requested from other
183 contractors, and difficulty locating a vendor to install composite fence.

184 It was noted that the composite fence serves no purpose and that Pamela Becker
185 suggested removing the damaged decorative fencing adjacent to Palm Beach Boulevard. Mr.
186 Willis will obtain proposals to remove the fence.

187 Mr. Block stated that approximately 50' of grass appears to be dead on the left-hand side
188 between the sidewalk and the road, by the gate exiting the Country Club, . It was noted that Staff
189 will confirm whether the area in question is CDD property. Dead grass and vegetation will be
190 replaced when warmer temperatures return and the rainy season begins.

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On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, removal of damaged decorative fencing on Palm Beach Boulevard, in a not-to-exceed amount of \$5,000, was approved.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Asfour and seconded by Mr. Block, with all in favor, the meeting adjourned at 4:18 p.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

205
206
207
208
209

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

River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920

¹*River Hall Town Hall Center, Kids Room, 3089 River Hall Parkway, Alva, Florida 33920*

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 ¹	Regular Meeting	3:30 PM
January 8, 2026* ¹	Regular Meeting	3:30 PM
February 5, 2026 ¹	Regular Meeting	3:30 PM
March 5, 2026 ¹	Regular Meeting	3:30 PM
April 2, 2026 ¹	Regular Meeting	3:30 PM
May 7, 2026 ¹	Regular Meeting	3:30 PM
June 4, 2026 ¹	Regular Meeting	3:30 PM
July 2, 2026 ¹	Regular Meeting	3:30 PM
August 6, 2026 ¹	Regular Meeting	3:30 PM
September 3, 2026 ¹	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: March 5, 2026

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.

Front Entrance Fence Replacement: Revised fence removal proposal \$8,250.00, BOS previously approved \$5,000.00.

River Hall Parkway Streetlight Repairs: Repairs completed 12/18/25, total cost \$3,104.00.