

**RIVER HALL
COMMUNITY DEVELOPMENT
DISTRICT**

**REGULAR MEETING
AGENDA**

March 1, 2018

River Hall Community Development District
OFFICE OF THE DISTRICT MANAGER
2300 Glades Road, Suite 410W • Boca Raton, Florida 33431
Phone: (561) 570-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

February 22, 2018

Board of Supervisors
River Hall Community Development District

Dear Board Members:

A Regular Meeting of the Board of Supervisors of the River Hall Community Development District will be held on Thursday, March 1, 2018, at 3:30 p.m., at the River Hall Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments (*3 minutes per speaker*)
3. Continued Discussion: Drainage Issues Control Structure Elevations Review and Report
4. Update/Continued Discussion: Traffic Signal Reimbursement from RH Ventures, LLC
5. Consideration of Infrastructure Improvements Funding, Construction and Acquisition Agreement
6. Update/Discussion: Perimeter Access Control Initiatives
7. Update: SR 80 Waterline Drainage Issue
8. Discussion: Addition of Second Turn Lane at River Hall Blvd. and Route 80
9. Discussion: Allocation of CDD Costs to Cascade Residents Starting with the Expenditure Category Stormwater Control
10. Notice of General Election: November 6, 2018
 - Official Candidate Qualifying Period: Noon, June 18, 2018 – Noon, June 22, 2018
 - i. Candidates May Pre-Qualify Beginning June 4, 2018 at 10:00 A.M.
 - Consideration of Resolution Implementing Section 190.006(3)(A)(2)(C), Florida Statutes, and Instructing the Collier County Supervisor of Elections to Conduct the District's General Election
 - i. Resolution 2018-01, *River Hall Community Development District* [Seats 1 & 2]
11. Acceptance of Unaudited Financial Statements as of January 31, 2018

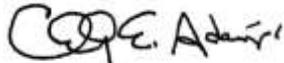
ATTENDEES:

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

12. Approval of February 1, 2018 Regular Meeting Minutes
13. Staff Reports
 - A. District Counsel: *Daniel H. Cox, P.A.*
 - B. District Engineer: *Hole Montes*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. NEXT MEETING DATE: April 5, 2018 at 3:30 P.M.
14. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
15. Supervisors' Comments/Requests
16. 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
Conference ID: 8593810**

**INFRASTRUCTURE IMPROVEMENTS FUNDING, CONSTRUCTION
AND ACQUISITION AGREEMENT**

THIS INFRASTRUCTURE IMPROVEMENTS FUNDING, CONSTRUCTION AND ACQUISITION AGREEMENT ("**Agreement**") is made and entered into as of the Effective Date (defined in Section 17) by and between:

River Hall Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**Act**"),, being situated in Lee County, Florida ("**District**"); and

RH Venture III, LLC, a Florida limited liability company and the owner of certain undeveloped lands within the boundaries of the District ("**Landowner**").

RECITALS

WHEREAS, the District was established for the purpose of designing, engineering, financing, constructing, installing, operating and maintaining certain infrastructure associated with the District; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of designing, engineering, financing, constructing, installing, operating and maintaining certain infrastructure, including roadways, stormwater management systems, water and sewer systems, landscaping and hardscaping, and other infrastructure within or without the boundaries of the District for the benefit of the District lands; and

WHEREAS, at the time of its establishment, the District intended to finance the design, engineering, construction, installation and/or acquisition of certain infrastructure improvements (collectively, the "**District Improvements**") as more particularly described in the District's *Engineer's Report*, dated October 25, 2005 (the "**Engineer's Report**"); and

WHEREAS, as of January 31, 2018, there remains in the District's Construction and Acquisition Account a balance of \$ _____ (the "**Construction and Acquisition Funds**") available for the design, engineering, construction, installation and/or acquisition of District Improvements; and

WHEREAS, the Landowner is the current owner of certain property located within the boundaries of the District, and which are a portion of the community commonly known as "River Hall" ("**Development**"); and

WHEREAS, the Landowner has engaged a civil engineer ("**Landowner's Engineer**") and a general contractor ("**Landowner's Contractor**") to design, engineer, construct and install portions of the District Improvements which have not been constructed as of the date hereof, which District Improvements are generally described in **Exhibit A** attached hereto (sometimes referred to as the "**2018 District Improvements**") and certain other improvements within the District which are not eligible for financing by the District ("**Ineligible Improvements**"); and

WHEREAS, the Landowner and the District desire to provide for the terms and procedures by which the Landowner will cause the 2018 District Improvements to be constructed and acquired or otherwise paid for by the District with and to the extent of the Construction and Acquisition Funds, with the balance, if any, of the cost of the 2018 District Improvements and the cost of the Ineligible Improvements to be paid for by the Landowner.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Landowner agree as follows:

1. RECITALS; EXHIBIT. The recitals stated above are true and correct and, together with the Exhibit attached hereto, are incorporated herein as a material part of this Agreement.

2. DISBURSEMENT OF CONSTRUCTION AND ACQUISITION FUNDS. The Construction and Acquisition Funds shall be disbursed as follows:

(a) Landowner shall provide to the District disbursement requests, from time to time, setting forth the component of the 2018 District Improvements for which payment is requested, which shall include a description of the 2018 District Improvements, or associated Work Product (defined in Section 3), the amount due to be paid, and the party to whom such payment is required to be made, whether to the Landowner as reimbursement for payment made by the Landowner to a third party, or payment by the District to the Landowner's Engineer or Landowner's Contractor (the "**Disbursement Request**"). A Disbursement Request may be made for progress or final payments. If the Disbursement Request is for payment directly to the Landowner's Contractor, then the Disbursement Request shall include a lien waiver and release from the Landowner's Contractor conditioned only upon payment of the amount set forth in such waiver and release.

(b) Within ten (10) days after the District's receipt of a Disbursement Request, the District Engineer shall review the Disbursement Request and certify to the District Board that the costs set forth in the Disbursement Request are reasonable, and are eligible expenditures contemplated by the Engineer's Report ("**District Engineer Certificate**"). In the event that the Landowner disputes the District Engineer's opinion as to cost, the District and the Landowner agree to use good faith efforts to resolve such dispute. If the parties are unable to resolve any such dispute, the parties agree to jointly select a third party engineer whose decision as to any such dispute shall be binding upon the parties. Such a decision by a third party engineer shall be set forth in an Engineer's Affidavit which shall accompany the requisition for the Construction and Acquisition Funds from the Indenture Trustee.

(c) The District shall cause the Trustee to disburse the amount of each Disbursement Request to the party designated for payment in the Disbursement Request within three (3) business days after the Board's receipt of the District Engineer Certification and the applicable Conveyance Documents (as defined below). Notwithstanding the foregoing, the District's disbursement obligation pursuant to this Agreement shall be limited to the amount of

the Construction and Acquisition Funds. In no event shall the District be obligated to the Landowner for any funds in an amount in excess of the amount of the Construction and Acquisition Funds then-held in the Construction and Acquisition Account. Any costs incurred or funds advanced by the Landowner for which funds are not available for payment or reimbursement shall be deemed incurred or funded on the District's behalf and subject to potential future repayment pursuant to Section 6. Upon the receipt of a Disbursement Request, the District Manager shall determine, in writing, whether the District has, based on the cost certified in the District Engineer Certificate, sufficient Construction and Acquisition Funds to satisfy the amount of such Disbursement Request. If the amount remaining in the Construction and Acquisition Account is insufficient to pay the full amount of the Disbursement Request, the Landowner will receive a disbursement up to the amount remaining in the Construction and Acquisition Account. Provided the Landowner complies with the provisions of this Agreement, the District shall disburse the funds requested by the Landowner without objection. Unreasonable objection delay to a Disbursement Request for construction of the 2018 District Improvements or delay in disbursement of funds in accordance with this Agreement shall constitute a breach.

3. ACQUISITION OF WORK PRODUCT. In connection with the District's payment of any Disbursement Request involving work product relating to the 2018 District Improvements ("**Work Product**"), the Landowner shall convey to the District any and all of Landowner's right, title and interest in the Work Product, to the extent transferrable or assignable, by bill of sale or assignment instrument (as applicable, the "**Work Product Conveyance Document**"), as applicable based on the nature of the Work Product, subject to any rights reserved or retained by the author or preparer of such Work Product. Such conveyance shall be non-exclusive to the extent that any such Work Product pertains to improvements not being reimbursed by the District. In connection with such conveyance, the Landowner shall use commercially reasonable efforts, at no additional cost or expense to Landowner, any transferable warranty of the creator of the Work Product.

4. ACQUISITION OF DISTRICT IMPROVEMENTS. The Landowner, in its sole discretion, may construct all or any portion of the 2018 District Improvements, and the District agrees to acquire the same. Upon completion of any portion of the 2018 District Improvements, the Landowner shall deliver to the District a special warranty deed and/or bill of sale, as applicable based on the nature of the 2018 District Improvement (as applicable, the "**District Improvement Conveyance Document**"). The Landowner shall not be required to deliver the District Improvement Conveyance Document to the District for any component of the 2018 District Improvements until the same are completed, notwithstanding that the Landowner may request, and the District shall pay (subject to the District's receipt of the District Engineer Certificate in accordance with Section 2) progress payments for such component of the 2018 District Improvements before final completion of the same. If any component of the 2018 District Improvements is intended to be conveyed to a third party governmental body, then the Landowner agrees to cooperate and provide such certifications or documents as may reasonably be required by that governmental body, if any, and the District agrees to cooperate in allowing the Landowner to convey the same directly to such governmental body, whether by plat dedication, deed or otherwise as required by such governmental body. The Landowner agrees to cooperate fully in the transfer of any permits to the District or any governmental entity with

maintenance obligations for any 2018 District Improvements conveyed pursuant to this Agreement, provided that such transfers may be made on a non-exclusive basis to the extent that such permits pertain to any Ineligible Improvements or other improvements being made by the Landowner.

5. CONVEYANCE OF REAL PROPERTY. The Landowner agrees that it will convey, or cause to be conveyed, to the District, as reasonably determined by the District and Landowner, by special warranty deed or non-exclusive easement agreement (as applicable, the “**Real Property Conveyance Document**”) the interest in any lands upon which the 2018 District Improvements are constructed or which are necessary for the operation and maintenance of, and access to the 2018 District Improvements. Such Real Property Conveyance Document may be subject to a reservation by Landowner of its right and privilege to use the area conveyed and/or grant to third parties the right to construct the 2018 District Improvements and any future improvements to such area for any related purposes (including, but not limited to, construction traffic relating to the construction of the Development) not inconsistent with the District's use, occupation or enjoyment thereof. The Landowner shall pay all required closing costs (*i.e.*, documentary stamps and recording fees), if any, for the conveyance of the interest in the lands upon which the 2018 District Improvements are constructed. The Landowner shall be responsible for all real property taxes and assessments levied on such lands until such time as the Landowner conveys all said lands to the District whereupon Landowner shall follow the procedures for payment of the taxes under Section 196.295, *Florida Statutes*.

6. FUTURE BOND ISSUANCES; REPAYMENT. The parties agree that certain funds provided by Landowner pursuant to this Agreement may be properly reimbursable from proceeds of the District's future issuance of tax-exempt bonds. Within forty-five (45) days after receipt of funds by the District for District improvements and facilities, the District shall reimburse Landowner in full, exclusive of interest, for any funds incurred or expended by Landowner for the 2018 District Improvements but not reimbursed by the District due to a lack of Construction and Acquisition Funds; provided, however, that in the event bond counsel determines that any such monies advanced or expenses incurred are not properly reimbursable for any reason, including, but not limited to federal tax restrictions imposed on tax-exempt financing, the District shall not be obligated to reimburse such monies advanced or expenses incurred. If the District does not or cannot issue bonds to provide the funds for the Improvements within five (5) years after the date of this Agreement, and, thus does not reimburse the Landowner for the funds advanced, then the parties agree that such funds shall be deemed paid in lieu of taxes, fees, or assessments which might be levied or imposed by the District. This Section in no way whatsoever obligates the District to issue bonds now or in the future.

7. DEFAULT. A default by either party under this Agreement, which continues for a period of thirty (30) days after notice of such default, shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of actual (but not consequently, punitive, special or exemplary) damages and/or, if applicable, specific performance.

8. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Lee County, Florida.

9. ATTORNEYS' FEES. In the event litigation is required by either party to enforce the terms of this Agreement or for declaratory judgment, the prevailing party in such action shall, in addition to all other relief granted or awarded by the court, be entitled to judgment for reasonable attorneys' and legal assistants' fees incurred by reason of such action and all costs of suit and those incurred in preparation thereof at both the trial and appellate levels, in arbitration or bankruptcy proceedings, and post-judgement collection proceedings. The foregoing provisions shall survive any termination of this Agreement.

10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the District and the Landowner relating to the subject matter of this Agreement.

11. AMENDMENTS; WAIVER. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing executed by both of the parties hereto.

12. NOTICES. All notices, requests, consents and other communications under this Agreement shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to Landowner: RH Venture III, LLC
7807 Baymeadows Road East, Suite 205
Jacksonville, Florida 32256
Attn: Graydon E. Miars

With a copy to: Feldman & Mahoney, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764
Attn: Donna J. Feldman

If to District: River Hall Community Development District
9530 Marketplace Blvd., Suite 206
Fort Myers, Florida 33912
Attn: District Manager

With a copy to: Daniel H. Cox, P.A., Attorney at Law
1954 Cape Street
Carrabelle, Florida 32322

Except as otherwise provided in this Agreement, any notice shall be deemed received only upon actual delivery at the address set forth above. notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. Counsel

for the District and counsel for the Landowner may deliver notice on behalf of the District and the Landowner. Any parties or other person to whom notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth in this Agreement.

13. TIME. Time is of the essence in this Agreement with regard to all acts and dates imposed on the parties. All time periods and deadlines set forth in this Agreement shall be calculated in calendar days, unless business days are expressly stated. In the event that the date upon which any duties or obligations hereunder are to be performed, or the exercise of any option or right or any deadline hereunder shall occur or be required to occur, shall be a Saturday, Sunday or holiday on which banks in the State of Florida are closed, then, in such event, the due date for performance of any duty or obligation or the exercise of any option or right shall thereupon be automatically extended to the next succeeding business day. All deadlines and time periods shall be deemed to expire or occur, as applicable, at 5:00p.m. Eastern Time unless otherwise expressly stated herein.

14. CONSTRUCTION OF AGREEMENT. This Agreement has been negotiated fully between the District and the Landowner as an arm's length transaction. Both parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party hereto.

15. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Landowner and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or entity other than the District and the Landowner any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Landowner and their respective representatives, successors, and assigns.

16. ASSIGNMENT. This Agreement may only be assigned, in whole or in part, upon the written consent of the other party. Any other assignment is deemed void and ineffective.

17. EFFECTIVE DATE. The “**Effective Date**” of this Agreement shall be the date of the last of the District and the Landowner to execute this Agreement.

18. PUBLIC RECORDS. The Landowner understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and will be treated as such in accordance with Florida law and the District's record retention schedule.

19. SEVERABILITY. The invalidity or unenforceability of anyone or more provisions

of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

20. INDEMNIFICATION. The Landowner agrees to indemnify and hold harmless the District and its supervisors, officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, or property damage, arising out of, or in connection with, the construction of the 2018 District Improvements, and any liability, claims, liens, actions, suits or demands by any person, corporation or other entity for payment of amounts due and owing, or allegedly due and owing, under any construction contracts or other contracts entered into by Landowner or its entities or contractors in conjunction with construction of the 2018 District Improvements, including litigation or any appellate proceedings with respect thereto.

21. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

22. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signatures on following pages]

IN WITNESS WHEREOF, the parties have each executed this Agreement as of the dates set forth below.

Attest:

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

WITNESSES:

**RH VENTURE III, LLC,
a Florida limited liability company**

Print Name: _____

By: _____
Its: _____

Print Name: _____

RESOLUTION 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES, AND INSTRUCTING THE LEE COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION

WHEREAS, the River Hall Community Development District (hereinafter the “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 (hereinafter the “Board”) seeks to implement section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Lee County Supervisor of Elections to conduct the District’s General Elections.

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

Section 1. The Board is currently comprised of the following individuals: Paul D. Asfour, Michael G. Morash, Kenneth D. Mitchell, Joseph E. Metcalfe, III, and Joseph T. Lundquist, Jr.

Section 2. The term of office for each member of the Board is as follows:

<u>Seat</u>	<u>Supervisor</u>	<u>Term (Including Expiration Date)</u>
Seat 1	Paul D. Asfour	11/08/2016 - 11/2020
Seat 2	Michael G. Morash	11/08/2016 - 11/2020
Seat 3	Kenneth D. Mitchell	11/08/2016 - 11/2020
Seat 4	Joseph E. Metcalfe, III	11/04/2014 - 11/2018
Seat 5	Joseph T. Lundquist, Jr.	11/04/2014 - 11/2018

Section 3. Seat 4, currently held by Joseph E. Metcalfe, III, and Seat 5, currently held by Joseph T. Lundquist, Jr., are scheduled for the General Election in November 2018.

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

Section 5. The term of office for the individuals to be elected to the Board in the November 2018 General Election is four years.

Section 6. The new Board members shall assume office on the second Tuesday following their election.

Section 7. The District hereby instructs the Supervisor of Elections to conduct the District’s General Elections on the ballot of the 2018 General Election. 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 of Elections.

PASSED AND ADOPTED THIS 1st DAY OF MARCH, 2018.

**RIVER HALL COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

2018 DISTRICT IMPROVEMENTS

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JANUARY 31, 2018**

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JANUARY 31, 2018**

	General Fund	Reserve Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS					
SunTrust	\$825,658	\$ -	\$ -	\$ -	\$ 825,658
Investments					
SBA	5,005	-	-	-	5,005
Interest A-1	-	-	1	-	1
Revenue A-1	-	-	692,314	-	692,314
Revenue A-2	-	-	37,993	-	37,993
Prepayment A-1	-	-	1	-	1
Construction	-	-	-	2,558,650	2,558,650
Due from capital projects fund	5,077	-	-	-	5,077
Deposits	1,622	-	-	-	1,622
Undeposited funds	5,682	-	15,869	-	21,551
Total assets	<u>\$843,044</u>	<u>\$ -</u>	<u>\$746,178</u>	<u>\$2,558,650</u>	<u>\$ 4,147,872</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Due to general fund	\$ -	\$ -	\$ -	\$ 5,077	\$ 5,077
Total liabilities	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,077</u>	<u>5,077</u>
Fund balances:					
Nonspendable					
Prepaid and deposits	1,622	-	-	-	1,622
Restricted for:					
Debt service	-	-	746,178	-	746,178
Capital projects	-	-	-	2,553,573	2,553,573
Assigned to:					
Operating capital	145,000	-	-	-	145,000
Disaster recovery	250,000	-	-	-	250,000
Unassigned	446,422	-	-	-	446,422
Total fund balances	<u>843,044</u>	<u>-</u>	<u>746,178</u>	<u>2,553,573</u>	<u>4,142,795</u>
Total liabilities and fund balances	<u>\$ 843,044</u>	<u>\$ -</u>	<u>\$ 746,178</u>	<u>\$ 2,558,650</u>	<u>\$ 4,147,872</u>

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll: net	\$ 7,945	\$ 264,455	\$ 474,752	56%
Assessment levy: off-roll	11,364	28,410	68,184	42%
Interest and miscellaneous	7	24	2,000	1%
Total revenues	<u>19,316</u>	<u>292,889</u>	<u>\$544,936</u>	54%
EXPENDITURES				
<i>Legislative</i>				
Supervisor	1,000	3,000	6,000	50%
<i>Financial & administrative</i>				
District management	3,750	15,000	45,000	33%
District engineer	9,689	29,352	15,000	196%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	2,586	4,500	57%
Assessment roll prep	375	1,500	4,500	33%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	2,805	6,000	47%
Legal advertising	-	334	1,100	30%
Bank fees	126	126	500	25%
Dues, licenses & fees	-	175	175	100%
Postage	155	287	800	36%
Website maintenance	-	-	600	0%
<i>Legal counsel</i>				
District counsel	307	440	15,000	3%
<i>Electric utility services</i>				
Utility services	855	2,431	11,000	22%
Street lights	667	1,816	7,500	24%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	59	177	6,000	3%
Aquatic maintenance	5,800	17,400	77,436	22%
Mitigation/wetland area monitoring	-	-	18,100	0%
Lake/pond bank maintenance	4,500	4,500	10,000	45%
Stormwater system maintenance	-	400	7,500	5%
Mitigation/wetland area maintenance	-	5,900	35,000	17%
Aquatic plant replacement/weeding	-	-	2,000	0%

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2018**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	3,415	3,500	98%
Property insurance	-	7,533	8,000	94%
Entry & walls maintenance	-	13,275	5,000	266%
Landscape maintenance	24,855	63,714	130,000	49%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	-	25,000	0%
Annual mulching	7,593	7,593	10,000	76%
Holiday decorations	-	5,000	10,000	50%
Clock tower maintenance	-	-	2,200	0%
Ornamental lighting & maintenance	-	-	6,500	0%
Tree trimming & landscape extras	-	-	15,000	0%
Hurricane clean-up	3,000	6,733	-	N/A
<i>Road & street facilities</i>				
Street/parking lot sweeping	625	625	14,000	4%
Street light/decorative light maintenance	-	1,520	7,000	22%
Roadway repair & maintenance	-	-	2,500	0%
Sidewalk repair & maintenance	-	-	2,000	0%
Street sign repair & replacement	-	-	3,000	0%
<i>Contingency</i>				
Miscellaneous contingency	-	3,400	13,975	24%
Total expenditures	<u>63,356</u>	<u>201,037</u>	<u>544,936</u>	37%
Excess/(deficiency) of revenues over/(under) expenditures	(44,040)	91,852	-	
OTHER FINANCING SOURCES/(USES)				
Transfer in	<u>73,478</u>	<u>73,478</u>	<u>73,445</u>	
Total other financing sources	<u>73,478</u>	<u>73,478</u>	<u>73,445</u>	
Net change in fund balances	29,438	165,330	73,445	
Fund balances - beginning	813,606	677,714	583,589	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	448,044	448,044	262,034	
Fund balances - ending	<u>\$ 843,044</u>	<u>\$ 843,044</u>	<u>\$ 657,034</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
RESERVE FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JANUARY 31, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Interest and other	\$ -	\$ -	\$ -	N/A
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>	N/A
EXPENDITURES				
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	N/A
Excess/(deficiency) of revenues over/(under) expenditures	-	-	-	
OTHER FINANCING SOURCES/(USES)				
Transfer In	33	33		
Transfer out	(73,478)	(73,478)	(73,445)	100%
Total other financing sources	<u>(73,445)</u>	<u>(73,445)</u>	<u>(73,445)</u>	100%
Net change in fund balances	(73,445)	(73,445)	(73,445)	
Fund balances - beginning	73,445	73,445	73,445	
Fund balances - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2011
FOR THE PERIOD ENDED JANUARY 31, 2018**

	<u>Current Month</u>	<u>Year To Date</u>	<u>Budget</u>	<u>% of Budget</u>
REVENUES				
Special assessment - on roll	\$ 15,341	\$ 505,626	\$ 916,706	55%
Special assessment: off-roll	31,738	372,551	1,065,147	35%
Interest	192	1,339	-	N/A
Total revenues	<u>47,271</u>	<u>879,516</u>	<u>1,981,853</u>	44%
EXPENDITURES				
Debt service				
Principal (A-1)	-	-	330,000	0%
Principal (A-2)	-	-	385,000	0%
Interest (A-1)	-	292,529	585,058	50%
Interest (A-2)	-	340,897	681,795	50%
Total debt service	<u>-</u>	<u>633,426</u>	<u>1,981,853</u>	32%
Excess/(deficiency) of revenues over/(under) expenditures	47,271	246,090	-	
Fund balances - beginning	698,907	500,088	824,531	
Fund balances - ending	<u>\$ 746,178</u>	<u>\$ 746,178</u>	<u>\$ 824,531</u>	

**RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND
FOR THE PERIOD ENDED JANUARY 31, 2018**

	<u>Current Month</u>	<u>Year To Date</u>
REVENUES		
Interest	\$ 2,361	\$ 8,187
Total revenues	<u>2,361</u>	<u>8,187</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	2,361	8,187
OTHER FINANCING SOURCES/(USES)		
Transfer out	(33)	(33)
Total other financing sources/(uses)	<u>(33)</u>	<u>(33)</u>
Net change in fund balances	2,328	8,154
Fund balances - beginning	2,551,245	2,545,419
Fund balances - ending	<u>\$ 2,553,573</u>	<u>\$ 2,553,573</u>



Aquagenix

Remit To:

100 N. Conahan Drive
Hazleton,, PA 18201
904-262-2001 FAX 904-262-0010
www.dbiservices.com/aquagenix

Invoice

Number
4001637

Date
04-DEC-17

Please include our Invoice Number on your check

Customer PO

Cust # 20891

River Hall CDD
Chuck Adams
C/O Wrathell, Hunt & Associates
9220 Bonita Beach Rd., Suite 214
Bonita Springs FL 34135

DEC 17 REC'D
Referral.
River Hall CDD
Lakes

Quantity	Description	Unit Price	Amount
1	Fountain Maintenance - 538.460	59.00	\$59.00
1	Aquatics Service - 538.461	5,800.00	\$5,800.00
<i>Dec 9/17</i>			
		Subtotal	\$5,859.00
		Tax	\$0.00
TERMS -NET30: A Service Charge of 1 ½% Per Month is Charged on Past Due Accounts (Annual Rate 18%)		Total	\$5,859.00

Central Florida Branch Office
St. Cloud, FL
(407) 892-0136

Southeast Florida Branch Office
Fort Lauderdale, FL
(954) 943-5118

West Central Florida Branch Office
Sarasota, FL
(941) 371-8081

Southwest Florida Branch Office
Ft. Myers, FL
(239) 561-1420

West Palm/Treasure Coast Office
West Palm Beach, FL
(561) 881-1291

Tampa Bay Area Branch Office
Tampa, FL
(813) 627-8710

North Florida Branch Office
Jacksonville, FL
(904) 262-2001

Daniel H. Cox, P.A., Attorney at Law
P.O. Drawer CC
1954 Cape Street
Carrabelle, FL 32322
Telephone (850) 697-5555
Naples (239) 370-0842
E-mail dhcox@gtcom.net
Tax Identification Number 56-2487929

JAN 08 RECD

Invoice
submitted to:

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

January 02, 2018
In Reference To: General Counsel
Invoice #10638

Professional Services

	<u>Hrs/Rate</u>	<u>Amount</u>
12/26/2017 Prepare Response to Auditor's Request for Information.		250.00
12/31/2017 Review and forward response from D. Feldman.	0.30 190.00/hr	57.00
For professional services rendered	0.30	\$307.00
Previous balance		\$133.00
Accounts receivable transactions		
12/22/2017 Payment - Thank You No. 1575		(\$133.00)
Total payments and adjustments		(\$133.00)
Balance due		\$307.00



Invoice Number 6-036-79515	Invoice Date Dec 26, 2017	Account Number 2325-5267-0	Page 1 of 3
--------------------------------------	-------------------------------------	--------------------------------------	----------------

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL CDD
6131 LYONS RD STE 100
COCONUT CREEK FL 33073-4739

**Invoice Questions?
Contact FedEx Revenue Services**

Phone: (800) 645-9424
M-F 7-5 (CST)
Fax: (800) 548-3020
Internet: www.fedex.com/usgovt

Invoice Summary Dec 26, 2017

FedEx Express Services

Transportation Charges		9.03
Special Handling Charges		0.45
Total Charges	USD	\$9.48
TOTAL THIS INVOICE	USD	\$9.48

Other discounts may apply.

JAN 03 REC'D

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.

For change of address, check here and complete form on reverse side.

Invoice Number 6-036-79515	Account Number 2325-5267-0	Amount Due USD \$9.48
--------------------------------------	--------------------------------------	---------------------------------

Remittance Advice

Your payment is due by Feb 09, 2018

232552676036795158000000094802

0003931 01 AV 0.370 **AUTO T2 0 1359 33431-855643 -C01-P03934-11



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



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



60017590008226



Invoice Number 6-036-79515	Invoice Date Dec 26, 2017	Account Number 2325-5267-0	Page 3 of 3
--------------------------------------	-------------------------------------	--------------------------------------	----------------

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 18, 2017 **Cust. Ref.:** River Hall, Heritage Pin **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.00% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	771020483652	Katherine Vemeyer	U.S Bank, N.A.-CDD
Service Type	FedEx Priority 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 19, 2017 10:04		
Svc Area	A1	Transportation Charge	9.03
Signed by	M.VANG	Fuel Surcharge	0.45
FedEx Use	000000000/66046/_	Total Charge	USD \$9.48

Third Party Subtotal	USD	\$9.48
Total FedEx Express	USD	\$9.48

4.74 BB to HP



Invoice Number	Invoice Date	Account Number
6-030-34630	Dec 19, 2017	2325-5267-0

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL CDD
6131 LYONS RD STE 100
COCONUT CREEK FL 33073-4739

Invoice Questions?

Contact FedEx Revenue Services

Phone: (800) 645-9424
M-F 7-5 (CST)
Fax: (800) 548-3020
Internet: www.fedex.com/usgovt

Invoice Summary Dec 19, 2017

FedEx Express Services

Transportation Charges		6.47
Special Handling Charges		14.28
Total Charges	USD	\$20.75
TOTAL THIS INVOICE	USD	\$20.75

Other discounts may apply.

DEC 28 REC'D

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.

For change of address, check here and complete form on reverse side.

Invoice Number	Account Number	Amount Due
6-030-34630	2325-5267-0	USD \$20.75

Remittance Advice

Your payment is due by Feb 02, 2018

232552676030346305600000207500

0003465 01 AV 0.370 **AUTO T9 1 1352 33431-855643 -C01-P03468-I1



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



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



60012520007648



Invoice Number 6-030-34630	Invoice Date Dec 19, 2017	Account Number 2325-5267-0	Page 3 of 3
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FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 11, 2017 **Cust. Ref.:** LTR to Resident **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.00% to this shipment.
- Business Closed or Adult Recipient Unavailable - Delivery Not Completed.
- Distance Based Pricing, Zone 2
- Package sent from: 33986 zip code
- 1st attempt Dec 14, 2017 at 09:54 AM.

Automation	INET	Sender	Recipient	
Tracking ID	770955243233	Cleo Adams	James & Amy Divis	
Service Type	FedEx Priority Overnight	WHA	15630 Angelica DR	
Package Type	FedEx Envelope	9220 Bonita Beach Road	ALVA FL 33920 US	
Zone	02	BONITA SPRINGS FL 34135 US		
Packages	1			
Rated Weight	N/A	Transportation Charge		6.47
Delivered	Dec 15, 2017 14:34	Residential Delivery		3.85
Svc Area	A5	Adult Signature		5.50
Signed by	J. DIVIS	DAS Extended Resi		4.20
FedEx Use	000000000/66041/_	Fuel Surcharge		0.73
		Total Charge	USD	\$20.75

Third Party Subtotal	USD	\$20.75
Total FedEx Express	USD	\$20.75



Invoice Number 6-044-70495	Invoice Date Jan 02, 2018	Account Number 2325-5267-0	Page 1 of 5
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FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL CDD
6131 LYONS RD STE 100
COCONUT CREEK FL 33073-4739

Invoice Questions?

Contact FedEx Revenue Services

Phone: (800) 645-9424
M-F 7-5 (CST)
Fax: (800) 548-3020
Internet: www.fedex.com/usgovt

Invoice Summary Jan 02, 2018

FedEx Express Services

Transportation Charges		60.24
Special Handling Charges		53.65
Total Charges	USD	\$113.89
TOTAL THIS INVOICE	USD	\$113.89

Other discounts may apply.

JAN 09 REC'D

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.

For change of address, check here and complete form on reverse side.

Invoice Number 6-044-70495	Account Number 2325-5267-0	Amount Due USD \$113.89
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Remittance Advice

Your payment is due by Feb 16, 2018

232552676044704952100001138941

0003834 01 AV 0.370 **AUTO TO 1 1001 33431-855643 -C01-P03837-11



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



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



60001010006267



Invoice Number 6-044-70495	Invoice Date Jan 02, 2018	Account Number 2325-5267-0	Page 3 of 5
--------------------------------------	-------------------------------------	--------------------------------------	----------------

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Dec 27, 2017 **Cust. Ref.:** RHCDD 01/04/18 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771093615498	Chuck Adams	Joseph T. Lundquist, Jr.	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	Customer Packaging	2300 Glades Road	17005 Sunny Lakes Court	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge		7.53
Delivered	Dec 28, 2017 10:10	Residential Delivery		3.85
Svc Area	A5	DAS Extended Resi		4.20
Signed by	see above	Fuel Surcharge		0.82
FedEx Use	000000000/251118/02	Total Charge	USD	\$16.40

Ship Date: Dec 27, 2017 **Cust. Ref.:** RHCDD 01/04/18 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771093615708	Chuck Adams	Michael G. Morash	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	Customer Packaging	2300 Glades Road	16044 Herons View Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge		7.53
Delivered	Dec 28, 2017 09:56	Residential Delivery		3.85
Svc Area	A5	DAS Extended Resi		4.20
Signed by	see above	Fuel Surcharge		0.82
FedEx Use	000000000/251118/02	Total Charge	USD	\$16.40

Ship Date: Dec 27, 2017 **Cust. Ref.:** RHCDD 01/04/18 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771093615763	Chuck Adams	Joseph E. Metcalfe, III	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	Customer Packaging	2300 Glades Road	15399 Yellow Wood Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge		7.53
Delivered	Dec 28, 2017 09:50	Residential Delivery		3.85
Svc Area	A5	DAS Extended Resi		4.20
Signed by	see above	Fuel Surcharge		0.82
FedEx Use	000000000/251118/02	Total Charge	USD	\$16.40

Ship Date: Dec 27, 2017 **Cust. Ref.:** RHCDD 01/04/18 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation INET	Sender Chuck Adams	Recipient Paul D. Asfour	
Tracking ID 771093616336	WHA	River Hall CDD	
Service Type FedEx Priority Overnight	2300 Glades Road	17131 Easy Stream Court	
Package Type Customer Packaging	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Zone 02			
Packages 1			
Rated Weight 3.0 lbs, 1.4 kgs	Transportation Charge		7.53
Delivered Dec 28, 2017 10:07	Residential Delivery		3.85
Svc Area A5	DAS Extended Resi		4.20
Signed by see above	Fuel Surcharge		0.82
FedEx Use 000000000/251118/02	Total Charge	USD	\$16.40

Ship Date: Dec 27, 2017 **Cust. Ref.:** RHCDD 01/04/18 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation INET	Sender Chuck Adams	Recipient Charlie Krebs	
Tracking ID 771093616369	WHA	Hole Montes & Associates, Inc.	
Service Type FedEx Priority Overnight	2300 Glades Road	6200 WHISKEY CREEK DR	
Package Type Customer Packaging	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US	
Zone 02			
Packages 1			
Rated Weight 3.0 lbs, 1.4 kgs			
Delivered Dec 28, 2017 08:40			
Svc Area A1	Transportation Charge		7.53
Signed by A.BROWN	Fuel Surcharge		0.40
FedEx Use 000000000/251118/_	Total Charge	USD	\$7.93

Ship Date: Dec 27, 2017 **Cust. Ref.:** RHCDD 01/04/18 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation INET	Sender Chuck Adams	Recipient Chuck Adams-Cleo Adams	
Tracking ID 771093616380	WHA	1400 HARBOR VIEW DR	
Service Type FedEx Priority Overnight	2300 Glades Road	NORTH FORT MYERS FL 33917 US	
Package Type Customer Packaging	BOCA RATON FL 33431 US		
Zone 02			
Packages 1			
Rated Weight 3.0 lbs, 1.4 kgs			
Delivered Dec 28, 2017 10:29	Transportation Charge		7.53
Svc Area A3	Residential Delivery		3.85
Signed by see above	Fuel Surcharge		0.60
FedEx Use 000000000/251118/02	Total Charge	USD	\$11.98





Invoice Number 6-044-70495	Invoice Date Jan 02, 2018	Account Number 2325-5267-0	Page 5 of 5
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Ship Date: Dec 27, 2017 **Cust. Ref.:** RHCDD 01/04/18 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771093616494	Chuck Adams	KENNETH MITCHELL	
Service Type	FedEx Priority Overnight	WHA	3380 CHESTNUT GROVE DR	
Package Type	Customer Packaging	2300 Glades Road	ALVA FL 33920 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge		7.53
Delivered	Dec 28, 2017 10:03	Residential Delivery		3.85
Svc Area	A5	DAS Extended Resi		4.20
Signed by	see above	Fuel Surcharge		0.82
FedEx Use	000000000/251118/02	Total Charge	USD	\$16.40

Ship Date: Dec 27, 2017 **Cust. Ref.:** RHCDD 01/04/18 Agenda **Ref.#2:**
Payor: Third Party **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient	
Tracking ID	771093616807	Chuck Adams	Robert 'Bob' Rebey	
Service Type	FedEx Priority Overnight	WHA	322 Langholm Drive	
Package Type	Customer Packaging	2300 Glades Road	VENICE FL 34293 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	3.0 lbs, 1.4 kgs	Transportation Charge		7.53
Delivered	Dec 28, 2017 10:43	Residential Delivery		3.85
Svc Area	A5	Fuel Surcharge		0.60
Signed by	see above	Total Charge	USD	\$11.98
FedEx Use	000000000/251118/02			

Third Party Subtotal	USD	\$113.89
Total FedEx Express	USD	\$113.89



/ 27

59258 5314029790609105995210000

Please request changes on the back.
Notes on the front will not be detected.

B 8 5314 0



AUTO **C0 3121
1 083622

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

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



FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
02979-06091	\$1,259.95	Jan 09 2018	\$

Your electric statement

Account number: 02979-06091

For: Nov 17 2017 to Dec 19 2017 (32 days)

Customer name: RIVER HALL COMMUNITY

Statement date: Dec 19 2017

Service address: 2501 RIVER HALL PKWY # ST LTS

Next meter reading: Jan 22 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
592.58	0.00	0.00	592.58	667.37	\$1,259.95	Jan 09 2018

Meter reading - Meter KG85078

Current reading 81941
 Previous reading - 75372
 kWh used **6569**

Amount of your last bill 592.58
 Balance before new charges \$592.58

Energy usage

	Last Year	This Year
kWh this month	7423	6569
Service days	32	32
kWh per day	231	205

New charges (Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS)

Electric service amount 614.95**
 Storm charge 7.42
 Gross receipts tax 15.96
 Franchise charge 29.04
 Total new charges \$667.37

**The electric service amount includes the following charges:

Customer charge: \$10.00
 Fuel: \$185.25
 (\$0.028200 per kWh)
 Non-fuel: \$419.70
 (\$0.063890 per kWh)

Total amount you owe \$1,259.95

- Did you forget? \$592.58 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after **March 13, 2018** is considered **LATE**; a late payment charge of **1%** will apply.
- As part of a four-year rate agreement approved in 2016, a base rate increase will take effect in January that includes costs for new solar power plants. It will be largely offset by decreases in other charges that also change in January. Learn more: FPL.com/rates.

DEC 27 REC'D

Please have your account number ready when contacting FPL.
 Customer service: 1-800-375-2434
 Outside Florida: 1-800-226-3545
 To report power outages: 1-800-4OUTAGE (468-8243)
 Hearing/speech impaired: 711 (Relay Service)
 Online at: www.FPL.com





2 083622

/ 27

80230 5314821552426855865610000

Please request changes on the back.
Notes on the front will not be detected.

B 8 5314 5

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Account number	Total amount you owe	New charges due by	Amount enclosed
82155-24268	\$1,656.85	Jan 09 2018	\$

Your electric statement

Account number: 82155-24268

For: Nov 17 2017 to Dec 19 2017 (32 days)

Customer name: RIVER HALL COMMUNITY

Statement date: Dec 19 2017

Service address: 2401 RIVER HALL PKWY # FOUNTN

Next meter reading: Jan 22 2018

Amount of your last bill	Payments (-)	Additional activity (+ or -)	Balance before new charges (=)	New charges (+)	Total amount you owe (=)	New charges due by
802.30	0.00	0.00	802.30	854.55	\$1,656.85	Jan 09 2018

Meter reading - Meter KCJ5863

Current reading 46606
 Previous reading - 36587
 kWh used **10019**

Amount of your last bill 802.30
 Balance before new charges \$802.30

Demand reading 21.77
 Demand kW **22**

New charges (Rate: GSD-1 GENERAL SERVICE DEMAND)
 Electric service amount 788.71**
 Storm charge 8.22
 Gross receipts tax 20.43
 Franchise charge 37.19
 Total new charges \$854.55

Energy usage

	Last Year	This Year
kWh this month	12797	10019
Service days	32	32
kWh per day	399	313

Total amount you owe \$1,656.85

**The electric service amount includes the following charges:

Customer charge: \$25.00
 Fuel: \$282.54
 (\$0.028200 per kWh)
 Non-fuel: \$247.97
 (\$0.024750 per kWh)
 Demand: \$233.20
 (\$10.60 per kW)

- Did you forget? \$802.30 of this bill is past due. If payment has been made, we thank you and apologize for this reminder.
- Payment received after **March 13, 2018** is considered **LATE**; a late payment charge of **1%** will apply.
- As part of a four-year rate agreement approved in 2016, a base rate increase will take effect in January that includes costs for new solar power plants. It will be largely offset by decreases in other charges that also change in January. Learn more: FPL.com/rates.

DEC 27 2017

Please have your account number ready when contacting FPL.
 Customer service: 1-800-375-2434
 Outside Florida: 1-800-226-3545
 To report power outages: 1-800-4OUTAGE (468-8243)
 Hearing/speech impaired: 711 (Relay Service)
 Online at: www.FPL.com



Invoice

GulfScapes

Landscape Management Services

PO Box 8122

Naples, FL 34101

Date	Invoice #
12/18/2017	20175

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

Ship To
JAN 10 RECD

Account #	P.O. No.	Terms
1160		Net 30

Description	Amount
Provide materials to mulch all landscape planters as follows: - 1,449 bales of Pine Straw. - 1,120 3 c.f. bags of Pine Bark Mulch.	4,031.84 3,561.60
<i>539.469</i>	
Sales Tax included in total. Past due invoices are subject to a 1.5% service charge.	

OK

Thank you for your business

Total

\$7,593.44

Phone # 239-455-4911 Fax # 239-791-1264

email: mgrimes@gulfscapeslandscape.com

GulfScapes

Landscape Management Services

PO Box 8122

Naples, FL 34101

Invoice

Date	Invoice #
12/18/2017	20169

JAN 21 11 REC'D

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

Ship To

Account #	P.O. No.	Terms
1160		Net 30

Description	Amount
Provide labor and materials to complete the following: - Installing new sod in various areas throughout the roadway damaged by the piles of debris during Hurricane Irma. Strip and lay 6 pallets of St. Augustine turf. <i>Hurricane Recovery</i> <i>539.622</i> <i>JDI</i>	3,000.00 <i>OK</i>
Sales Tax included in total. Past due invoices are subject to a 1.5% service charge.	
Thank you for your business	Total \$3,000.00

Phone # 239-455-4911 Fax # 239-791-1264

email: mgrimes@gulfscapeslandscape.com

Invoice

GulfScapes

Landscape Management Services

PO Box 8122

Naples, FL 34101

Date	Invoice #
12/31/2017	20272

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

Ship To
JAN 2 RECD

Account #	P.O. No.	Terms
1160		Net 30

Description	Amount
Monthly Landscape Maintenance for December 2017	15,855.00
Palm Trimming	9,000.00
<i>539.464</i>	
<i>ok</i>	
Sales Tax included in total. Past due invoices are subject to a 1.5% service charge.	
Thank you for your business	Total <u>\$24,855.00</u>

Phone # 239-455-4911 Fax # 239-791-1264

email: mgrimes@gulfscapeslandscape.com



DEC 27 RECD

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

November 24, 2017
Invoice No: 77140
Project No: 2015012
Page 1

Re: River Hall CDD

For professional services rendered for the period October 28, 2017 to November 24, 2017

Attend Board meeting; Control structure as-builts; Meeting on site with Mark White from SFWMD; Correspondence with USA Grading on berm repair.

Hourly Charges

<u>Employees</u>	<u>Title</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
General Services					
Charles L. Krebs	Engineer V	10/31/2017	3.00	140.00	420.00
meeting on site with mark white					
Charles L. Krebs	Engineer V	11/01/2017	1.00	140.00	140.00
easement inspection					
Charles L. Krebs	Engineer V	11/02/2017	3.00	140.00	420.00
cor with usa grading					
attend board meeting					
requisitions usa grading, hma					
Charles L. Krebs	Engineer V	11/03/2017	0.50	140.00	70.00
forward information to sfwmd on drainage basin at res. house					
Charles L. Krebs	Engineer V	11/10/2017	1.00	140.00	140.00
reach out to sfwmd n gs posting					
John C Baker	Engineer II	11/17/2017	2.00	100.00	200.00
Review of control structure exhibits					
Jarrold K. Harriott	Designer	10/30/2017	3.50	95.00	332.50
take new points and enter in drawing. Had to convert point to a different format to work. enter and start setup on mutiple exhibits (4)					
Jarrold K. Harriott	Designer	11/13/2017	1.50	95.00	142.50
Print out what WCS sheets are done. Give John a copy of all docs and field notes to look over sheets for Charlie. Go over items to familiarize notes with.					
Jarrold K. Harriott	Designer	11/15/2017	1.50	95.00	142.50
Print out what WCS sheets are done. Give John a copy of all docs and field notes to look over sheets for Charlie. Go over items to familiarize notes with.					

Employees	Title	Date	Hours	Rate	Amount
Jarrold K. Harriott	Designer	11/20/2017	4.50	95.00	427.50
Take last 4 weir structure and add existing structries info to exhibits. look over field notes 10-5-17 to review strcutures on lkaes 3-1, 3-2, 3-4a, 2-5b, 3-3 and area berm by house.					
Jarrold K. Harriott	Designer	11/21/2017	2.00	95.00	190.00
Take last 4 weir structure and add existing structries info to exhibits. look over field notes 10-5-17 to review strcutures on lkaes 3-1, 3-2, 3-4a, 2-5b, 3-3 and area berm by house.					
Jarrold K. Harriott	Designer	11/22/2017	3.00	95.00	285.00
Take last 4 weir structure and add existing structries info to exhibits. look over field notes 10-5-17 to review strcutures on lkaes 3-1, 3-2, 3-4a, 2-5b, 3-3 and area berm by house. weir str info no matching.					
Joanna L Taylor	Permit Coordinator	11/01/2017	0.50	85.00	42.50
type Req 40-HM and Req 41-USA Grading letters & certs (CK)					
Joanna L Taylor	Permit Coordinator	11/02/2017	0.50	85.00	42.50
scan & email Req 40 & 41; copy & mail (CK)					
Phase Total:			27.50		2,995.00
Project Total:			27.50		2,995.00

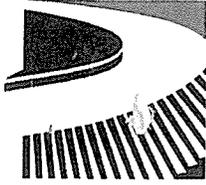
Total Hourly Charges **\$2,995.00**

Out-of-Pocket Expenses

Copies	1.04
Postage	1.01
	<u>2.05</u>

Total Out-of-Pocket Expenses **\$2.05**

Total Current Billing **\$2,997.05**



Sweeper Man of SW Florida
 4567 San Antonio Ln
 Bonita Springs, FL 34134
 239-980-1069
 armorelli1@gmail.com

BILL TO

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

JAN 09 REC'D

INVOICE

DATE 12/16/2017 **TERMS** Net 30

DUPLICATE DATE 01/15/2018

INVOICE NO.

500RH

DATE	ACTIVITY	QTY	RATE	AMOUNT
12/07/2017	Sweeping Services Location: River Hall	1	625.00	625.00
	Swept the main boulevard. Removed all garbage, dirt, and debris from gutters.			

Thank you for your business!

541.460

TOTAL DUE **\$625.00**

OK



Invoice Number 6-058-28762	Invoice Date Jan 16, 2018	Account Number 2325-5267-0	Page 1 of 3
--------------------------------------	-------------------------------------	--------------------------------------	----------------

FedEx Tax ID: 71-0427007

Billing Address:

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

Shipping Address:

RIVER HALL CDD
6131 LYONS RD STE 100
COCONUT CREEK FL 33073-4739

Invoice Questions?

Contact FedEx Revenue Services

Phone: (800) 645-9424
M-F 7-5 (CST)
Fax: (800) 548-3020
Internet: www.fedex.com/usgovt

Invoice Summary Jan 16, 2018

FedEx Express Services

Transportation Charges		14.75
Special Handling Charges		0.78
Total Charges	USD	\$15.53
TOTAL THIS INVOICE	USD	\$15.53

Other discounts may apply.

519.410

JAN 22 REC'D

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.

For change of address, check here and complete form on reverse side.

Invoice Number 6-058-28762	Account Number 2325-5267-0	Amount Due USD \$15.53
--------------------------------------	--------------------------------------	----------------------------------

Remittance Advice

Your payment is due by Mar 02, 2018

232552676058287621100000155377

0003694 01 AV 0.370 **AUTO T8 1 1015 33431-855643 -C01-P03697-11



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



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



60011160007090

**Invoice Number**

6-058-28762

Invoice Date

Jan 16, 2018

Account Number

2325-5267-0

Page

3 of 3

FedEx Express Shipment Detail By Payor Type (Original)**Ship Date:** Jan 05, 2018**Cust. Ref.:** River Hall - Meeting Fil**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 34110 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

Automation	INET	Sender	Recipient
Tracking ID	771139065219	Chuck Adams	Attn: Daphne Gillyard
Service Type	FedEx Standard Overnight	WHA	WHA
Package Type	Customer Packaging	2300 Glades Road	2300 Glades Road
Zone	02	BOCA RATON FL 33431 US	BOCA RATON FL 33431 US
Packages	1		
Rated Weight	4.0 lbs, 1.8 kgs		
Delivered	Jan 08, 2018 09:07		
Svc Area	A1	Transportation Charge	6.61
Signed by	D.GILYARD	Fuel Surcharge	0.35
FedEx Use	000000000/120245/_	Total Charge	USD \$6.96

Ship Date: Jan 05, 2018**Cust. Ref.:** River Hall, University S**Ref.#2:****Payor:** Third Party**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 7

Automation	INET	Sender	Recipient
Tracking ID	771150111797	Nina Carol	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	US Bank, NA CDD
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	Jan 08, 2018 08:13		
Svc Area	A1	Transportation Charge	8.14
Signed by	V.XIONG	Fuel Surcharge	0.43
FedEx Use	000000000/48464/_	Total Charge	USD \$8.57

Third Party Subtotal USD \$15.53**Total FedEx Express USD \$15.53**



JAN 25 RECD

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

December 29, 2017
Invoice No: 77303
Project No: 2015012
Page 1

Re: River Hall CDD

For professional services rendered for the period November 25, 2017 to December 29, 2017

Finalize control structure details; Correspondence with USA Grading on repairs to perimeter berm and site visit to review berm; Correspondence with Staff on sod; Notify SFWMD on repair completion; Forward exhibits to management Staff.

Hourly Charges

<u>Employees</u>	<u>Title</u>	<u>Date</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
General Services					
Charles L. Krebs	Engineer V	11/27/2017	1.25	140.00	175.00
	cor with carter fence on status of installation respond to cleo's request response from mike cook on gate				
Charles L. Krebs	Engineer V	11/29/2017	3.00	140.00	420.00
	reach out to cofm on water main provide update on items for next meeting work with jarrod on control structure details reviewing survey notes				
Charles L. Krebs	Engineer V	11/30/2017	1.00	140.00	140.00
	cor with contractor on berm repair water control structures response from cofm - pushed down the line no reply				
Charles L. Krebs	Engineer V	12/01/2017	2.50	140.00	350.00
	water control structure details				
Charles L. Krebs	Engineer V	12/04/2017	2.00	140.00	280.00
	meeting on site to review berm repairs with crew				
Charles L. Krebs	Engineer V	12/05/2017	0.50	140.00	70.00
	berm repairs sod discussion with chuck emails from cleo on signage				

Employees	Title	Date	Hours	Rate	Amount
Charles L. Krebs	Engineer V	12/06/2017	0.50	140.00	70.00
control structures					
Charles L. Krebs	Engineer V	12/14/2017	0.25	140.00	35.00
update informaiton for requisition from usa grading					
Charles L. Krebs	Engineer V	12/15/2017	0.50	140.00	70.00
information for usa grading					
Charles L. Krebs	Engineer V	12/20/2017	0.25	140.00	35.00
send exhibits to chuck					
Jarrold K. Harriott	Designer	11/27/2017	3.50	95.00	332.50
Update wier structure sheets. found out needed 4 strucutres info. Contact Tom Murphy and get info left out. go throug drawings WCS 6, 8, 10, 11, 12, 13, 14, 15 and info on lake 2-2					
Jarrold K. Harriott	Designer	11/28/2017	3.00	95.00	285.00
Go through survvey notes on wier structure sheets. go through drawings WCS 6, 8, 10, 11, 12, 13, 14, 15 and info or 2-2 make cnages to sheets. print to pdf changes.					
Jarrold K. Harriott	Designer	11/29/2017	1.50	95.00	142.50
Go through survvey notes on wier structure sheets. go through drawings WCS 6, 8, 10, 11, 12, 13, 14, 15 and info or 2-2 make cnages to sheets. print to pdf changes.					
Jarrold K. Harriott	Designer	11/30/2017	3.00	95.00	285.00
Print out all sheets for charlie, Get extra info from Tom. Go through survvey notes on wier structure sheets. go throug drawings WCS 6, 8, 10, 11, 12, 13, 14, 15 and info on lake 2-2 make cnages to sheets. print to pdf changes.					
Jarrold K. Harriott	Designer	12/04/2017	2.50	95.00	237.50
Print out all sheets for charlie, go through exhibis for him to look at and markup. take off references not need for drawings. make sure conversions are NGVD29					
Jarrold K. Harriott	Designer	12/05/2017	5.50	95.00	522.50
Make changes per the markups that were discussed. Go through an check changes. Print out pdf changes. Take off references not need for drawings. make sure conversions are NGVD29					
Jarrold K. Harriott	Designer	12/06/2017	5.50	95.00	522.50
Make changes per the markups that were discussed. Go through an check changes. Print out pdf changes. Take off references not need for drawings. make sure conversions are NGVD29					
Jarrold K. Harriott	Designer	12/07/2017	6.00	95.00	570.00
Make changes per the markups that were discussed. Go through an check changes. Print out pdf changes. Take off references not need for drawings. make sure conversions are NGVD29					
Jarrold K. Harriott	Designer	12/08/2017	2.00	95.00	190.00
Print out all chnages and give changes to Charlie for review.					
Jarrold K. Harriott	Designer	12/11/2017	2.00	95.00	190.00
Go voer information with Charlie from markups, show order lake ref. Get his markups back.					
Jarrold K. Harriott	Designer	12/12/2017	3.00	95.00	285.00
Go over information with Charlie from markups, show order lake ref. Get his markups back. Print current set of pdf's					
Jarrold K. Harriott	Designer	12/13/2017	2.00	95.00	190.00
Get markups back from Charlie. go over exhibits. Discuss two not having info. One, the structure not there the other t an issue when crew was onsite the CS was under water (#5)					
Jarrold K. Harriott	Designer	12/14/2017	3.00	95.00	285.00
Get markups back and start on the changes. Add page number ref per basin and remove the oil skimmer per all draw					

Employees	Title	Date	Hours	Rate	Amount
	Contact T. Murphy about Lake 2-2K				
Jarrold K. Harriott	Designer	12/18/2017	6.00	95.00	570.00
	After getting changes back from Charlie, make changes and discuss certain markups with originals permitted elevati				
	Make chnages to exhibits and reprint all with aerial behind ttext. Get all ready for Charlie in a pdf file				
Jarrold K. Harriott	Designer	12/19/2017	3.00	95.00	285.00
	Get WCS #5 from Tom Murphy and revise the exhibit to include reprint exhibits and combine all exhibits				
Joanna L Taylor	Permit Coordinator	12/15/2017	0.50	85.00	42.50
	research Req for USA Grading; fwd finalized copy to CK				
Joanna L Taylor	Permit Coordinator	12/15/2017	1.00	85.00	85.00
	prepare Req 42 and cert for USA Grading; finalize, scan & email Chuck Adams (CK)				
	Phase Total:		64.75		6,665.00
	Project Total:		64.75		6,665.00

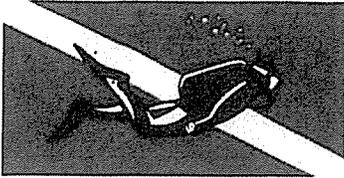
Total Hourly Charges **\$6,665.00**

Out-of-Pocket Expenses

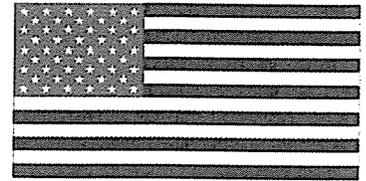
Copies	0.69
Travel	25.84
	<u>26.53</u>

Total Out-of-Pocket Expenses **\$26.53**

Total Current Billing **\$6,691.53**



M.R.I. Underwater Specialists, Inc.
17891 Wetstone Road
North Fort Myers, FL. 33917
239-690-3033 Office
239-707-5034 cell
239-236-1234 fax



Date Invoice #
 1/18/2018 746

JAN 22 REC'D

Bill To:

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

Invoice

Due Date: 2/17/2018

Job Name

River Hall 4-1B CS
 Repair

P.O. No.

Terms

Net 30

Quantity	Description	Rate	Amount
1	Total cost for the Lake 4-1B control structure repair at River Hall. We removed the tree, then shored up the lake bank with four loads of fill dirt. This price includes all additional fill dirt, labor, material, and equipment needed to complete this job.	4,500.00	4,500.00

Lake Bank Repairs

ok

Total

\$4,500.00

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

Payments/Credits

\$0.00

Balance Due

\$4,500.00

29
50
00
95
11
00



FRED SEARL
334 EAST LAKE ROAD #214
PALM HARBOR FL 34685

INVOICE

INVOICE NUMBER

032631571

INVOICE DATE

CONSULTANT NUMBER

ORDER NUMBER

1/15/2018

00V9-09

C8WWXW

CUSTOMER NUMBER

CUSTOMER P.O.

TAX CODE

R01FLT

ROUYI

100990110

For Inquiries Call: (866) 888-0990

RIVER HALL COMM DEV DISTRICT
C/O WRATHELL HUNT-ATTN: ROUYI
STE 410W
2300 GLADES RD
BOCA RATON FL 33431-8556

000095



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INVOICE TERMS: Payable Upon Receipt
LATE CHARGE: 1½% per Month or Maximum Allowable Rate
Minimum of \$.50 Per Month
FED. TAX ID: 23-1689322

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RIVER HALL COMM DEV DISTRICT
C/O WRATHELL HUNT-ATTN: ROUYI
2300 GLADES RD STE 410W
BOCA RATON FL 33431

QUANTITY	PRODUCT NAME	DESCRIPTION	AMOUNT	DISCOUNT	%	AMOUNT DUE
250	SFSL1MRB1 CK7S08111MRB1P	LASER L1 CHECK 1PT RBLUE MRBL SUNTRUST **4658	112.16			112.16

JAN 25 REC'D

SAFEGUARD MESSAGE:

eBilling! Fast, convenient. Sign-up for EMAIL invoices gosafeguard.com/myaccount

You can now pay your invoice online www.gosafeguardpayment.com
After May 2016, an admin fee will be added to payments made by credit card,
where applicable. To avoid this fee, pay by direct debit/ACH, or mailed check.

TO PAY BY CREDIT CARD, SIMPLY CALL YOUR CONSULTANT.

OR GO TO www.gosafeguardpayment.com

TOTAL PRODUCT	112.16
DISCOUNT	.00
PREPAYMENT	.00
SHIPPING/HANDLING	14.12
SALES TAX	.00
PLEASE PAY THIS AMOUNT ▶	126.28

RIVER HALL COMM DEV DISTRICT



PLEASE INDICATE CHANGE OF ADDRESS AND/OR PHONE NUMBER:

EMAIL ADDRESS:

SAFEGUARD BUSINESS SYSTEMS
PO BOX 88043
CHICAGO IL 60680-1043



R
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INVOICE

INVOICE DATE

INVOICE NUMBER

1/15/2018

032631571

CUSTOMER NUMBER

CONSULTANT NO.

R01FLT

00V9-09

ORDER NUMBER

C8WWXW

AMOUNT DUE

126.28

TO ENSURE PROPER CREDIT, RETURN THIS STUB
WITH YOUR REMITTANCE.

Wrathell, Hunt & Associates, LLC

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

Invoice

Date	Invoice #
1/1/2018	2017-10995

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

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

1 **MINUTES OF MEETING**
2 **RIVER HALL**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Regular Meeting of the Board of Supervisors of the River Hall Community
6 Development District was held on Thursday, February 1, 2018, at 3:30 p.m., at the River Hall
7 Town Hall Center, 3089 River Hall Parkway, Alva, Florida 33920.
8

9 **Present were:**

10 Michael Morash Chair
11 Paul D. Asfour Vice Chair
12 Joseph E. Metcalfe, III Assistant Secretary
13 Joseph Lundquist Assistant Secretary
14 Kenneth Mitchell Assistant Secretary
15
16

17 **Also present were:**

18
19 Chuck Adams District Manager
20 Cleo Adams Wrathell, Hunt and Associates, LLC
21 Daniel H. Cox (*via telephone*) District Counsel
22
23

24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

25
26 Mr. Adams called the meeting to order at 3:30 p.m. All Supervisors were present, in
27 person. Mr. Adams stated that Mr. Krebs would not be in attendance today.
28

29 **SECOND ORDER OF BUSINESS**

Public Comments (3 minutes per speaker)

30
31 There being no public comments, the next item followed.
32

33 **THIRD ORDER OF BUSINESS**

**Continued Discussion: Drainage Issues
Control Structure Elevations Review and
Report**

34
35
36
37 Mr. Adams stated Mr. Krebs was directed to review some of the drainage boxes and
38 control elevations in the vicinity of the 3/5 system, near Chestnut Grove, and determine whether
39 the elevations were causing an issue with the interconnecting pipes. Visually, the lakes
40 downstream seemed lower than the upstream lakes but they should all be at the same level. In
41 Mr. Krebs' absence, Mr. Adams did not know whether that task was completed yet. A Board

42 Member noted that, from his discussions with the surveyors’ on site, the lakes in question were
43 identical.

44 *****Mr. Cox joined the meeting at 3:31 a.m., via telephone.*****

45 Mr. Adams stated all the lakes seemed in good condition now that water level elevations
46 appeared to be all the same; all the pipes were inspected, which indicated to him that they were
47 cleaner. Mr. Adams stated, due to a recent stormwater event, there was a breach in Basin 41,
48 next to the control structure on Lake 41B. The integrity of that lake and control structure was
49 back intact; MRI Underwater Specialists (MRI) already repaired and restored the area back to its
50 intended elevation by adding soil and turf. Mrs. Adams stated that bahia would be placed on top
51 of it.

52

53 **FOURTH ORDER OF BUSINESS**

**Update/Continued Discussion: Traffic
Signal Reimbursement from RH
Ventures, LLC**

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57 Mr. Cox stated the reimbursement information was sent to Ms. Donna Feldman, Attorney
58 for RH Ventures, LLC, as requested, and he expects a response once she has completed the
59 proposed Acquisition Agreement for the remaining improvements. In response to the question of
60 what she requested, Mr. Adams stated she wanted to know the total amount the District spent,
61 with regard to the completed signal installation. Ms. Feldman was provided with an updated
62 spreadsheet that included all the invoices that were paid. Mr. Cox stated that he thought the
63 request put the District in a positive position and he expected they were probably considering
64 incorporating that information into the Acquisition of the improvements, going forward. In
65 response to a question of the total amount, Mr. Adams stated the final cost was \$588,341.73 and,
66 if reimbursement is received, \$1,300 must be reallocated to the General fund because, at the
67 time, three invoices from Mr. Cox and Mr. Krebs went through the Operating Account instead of
68 the Construction Fund. Mr. Adams would continue to monitor the progress and inform the
69 Board of any updates as they occur.

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71 **FIFTH ORDER OF BUSINESS**

**Update/Discussion: Perimeter Access
Control Initiatives**

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74 Mr. Morash stated the residents were pleased with how good the fence looked; and he
75 appreciated the contractor completing the project.

76 Mr. Adams stated that Mr. Krebs received the survey regarding the southwest corner;
77 however, the County’s Permitting Division was now requesting a title ownership report, in
78 conjunction with Lennar’s consent, before finalizing the permit. A Board Member stated it was
79 unknown whether the gate was part of the corridor by just looking at the maps so this could
80 become a bigger issue. Mr. Adams would continue to monitor the progress and provide updates.

81

82 **SIXTH ORDER OF BUSINESS** **Update: SR 80 Waterline Drainage Issue**

83

84 Mr. Adams stated there were no updates regarding the communication between Mr.
85 Krebs and the County; however, Mr. Krebs contacted Mr. Brian DeBoyd, at the Florida
86 Department of Transportation (FDOT), to follow up on the current issue. Mr. Krebs informed
87 Mr. DeBoyd that the water leaking out of the pipe was more than likely infiltrating the soil and
88 potentially creating a sink hole within their right-of-way (ROW) and a liability next to the road
89 and Mr. Krebs requested Mr. DeBoyd’s help to push things through to get it repaired. Mr.
90 Adams stated that Mr. Krebs would provide updates as they occur.

91

92 **SEVENTH ORDER OF BUSINESS** **Discussion: Addition of Second Turn**
93 **Lane at River Hall Blvd. and Route 80**

94

95 Mr. Metcalfe recalled previous discussions about whether to consider creating another
96 turn lane and that Mr. Krebs thought there might not be a sufficient turn radius. He suggested
97 directing Mr. Krebs to research the issue and present details of what the project would entail and
98 the potential cost. Doing this now could alleviate some of the current traffic issues and prevent
99 further ones once the area is more developed and the possibility of it becoming more costly,
100 which might require the District to give the Developer the funds to complete the work. He also
101 recommended the project begin in the summer when school is out.

102 Discussion ensued regarding:

- 103 ➤ Whether the process would require only repainting the lanes
- 104 ➤ Whether another traffic light would be needed
- 105 ➤ The benefits in completing the project now, before the area is further developed and
- 106 results in more costs.

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On MOTION by Mr. Metcalfe and seconded by Mr. Asfour, with all in favor, engaging the District Engineer to complete a Scope of Services and Probable Cost for adding a turn lane, was approved.

▪ **Update/Discussion: Perimeter Access Control Initiatives**

Discussion of this item resumed.

A Board Member stated they needed to address an open issue, under the Fifth Order of Business, regarding the perimeter running across the utility ROW. Mr. Adams replied that Mr. Cox was still trying to locate an actual survey. He asked Mr. Krebs whether a survey crew staked the area or just visualized it but has not received a response yet. He is currently looking to see if the answer could be found in one of the requisitions; however, the one that Mr. Cox received today had no mention of surveys. Mr. Cox stated that, since the District could no longer approach the previous Developer that was involved, he would continue to research whether a title insurance policy and survey existed and, if so, approach the title insurance company and request their help in resolving this matter, at no expense to the District.

EIGHTH ORDER OF BUSINESS

Discussion: Allocation of CDD Costs to Cascade Residents Starting with the Expenditure Category Stormwater Control

A Board Member stated he did not see where Cascades neighborhood was receiving any type of benefit related to the \$150,000 allocated to the “Stormwater control” budget, since Cascades residents pay for their own lakes and their lakes were not connected to the bond issue. Their bond issue dealt more with the Cascades’ roads and not stormwater and their lakes were not listed under the CDD. In order to explain the original thought process, Mr. Adams stated he would bring the Engineer’s Report and the Assessment Methodology Report to the next meeting. The Board could decide to set policy, going forward, as long as they recognize that they are not overburdening one class or the other, in terms of special and peculiar benefit and levying assessments. Discussion ensued regarding various items relating to the process, such as mitigation and wetland area monitoring maintenance, the Surface Water Management permit, the Environmental Resource permits and how they are tied together and were viewed. Once

142 discussion is completed, the Board can decide whether it still makes sense to keep it. A copy of
143 Cascades’ budget would be provided to Mr. Adams.

144

145 **NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial
Statements as of December 31, 2017**

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147

148 Mr. Adams presented the Unaudited Financial Statements as of December 31, 2017.
149 Assessment revenue collections were at 50% and expenditures were at 25%. One-time annual
150 costs hit the first quarter for the insurance premium and holiday lighting and decorations.

151 In response to Mr. Mitchell’s question regarding why Aquagenix invoiced the same
152 amount each month for fountain maintenance and what was actually being repaired, Mrs. Adams
153 stated their services are under one contract in which the fountains are inspected and invoiced
154 monthly. Mr. Adams explained that the invoice consists of two components, Fountain
155 Maintenance, for \$59, which includes inspecting each fountain, and Aquatics Services, for
156 \$5,800, which is for treating the waterbodies. In response to the question of whether that
157 contract covered the District’s current control box issue, Mr. Adams replied affirmatively; it was
158 covered under fountain maintenance.

159 A question was raised regarding who was responsible for repairing the lights that have
160 been out in the parking lot since Christmas, Mr. Adams stated it was not the District; the District
161 is only responsible for the lights down the Parkway. Discussion ensued regarding whether the
162 HOA or Florida Power & Light (FPL), under a maintenance contract with the HOA, was
163 responsible for those repairs. It was noted that FPL was under contract to cover Cascades’ street
164 lights; however the Amenities Center parking lot was not. Mr. Adams stated that, if the lights in
165 question display a yellow lighting decal with a series of numbers, they are probably covered
166 under the FPL Lease Power Maintenance Agreement (LPMA) and are otherwise owned by the
167 Amenities Center Association.

168 In response to a question regarding Federal Express charges for packages that were being
169 sent between Mr. Adams and Management’s office and had the same street address for both
170 offices, Mrs. Adams clarified that the offices were not at the same address. Mr. Adams
171 explained that it was sometimes necessary to send items, such as the meeting files, invoices and
172 contracts, on a monthly basis; however, most of the time items were sent electronically.

173 In response to a question of whether the Hole Montes \$19,616.25 invoice, for Mr. Krebs’
174 work, would be allocated to the “Stormwater control” budget, Mr. Adams replied affirmatively.

175 TENTH ORDER OF BUSINESS

Approval of January 4, 2018 Regular Meeting Minutes

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Mr. Adams presented the January 4, 2018 Regular Meeting Minutes and asked for any additions, deletions or corrections.

On MOTION by Mr. Lundquist and seconded by Mr. Asfour, with all in favor, the January 4, 2018 Regular Meeting Minutes, as presented, were approved.

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186 ELEVENTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel: Daniel H. Cox, P.A.

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Mr. Cox stated his firm was monitoring the current legislative session and would provide updates of any bills that could affect the District; the matters were mostly related to Sunshine Law and public records.

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B. District Engineer: Hole Montes

There being no report, the next item followed.

194

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

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i. NEXT MEETING DATE: March 1, 2018 at 3:30 P.M.

The next meeting will be held on March 1, 2018 at 3:30 p.m., at this location.

197

Operations Manager:

198

This item was an addition to the agenda.

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202

Mrs. Adams stated the trees they ordered had not arrived. A Board Member stated that he noticed, as he was leaving the community, that at least one new oak tree had been staked. The Board approved planting coleus during spring. Mrs. Adams stated the tree trimming project was just completed.

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In response to a question of whether anything else, besides spraying insecticide and having the Landscapers turning the sod over to make it regrow, could be done to repair the damages caused by the wild hogs, Mr. Adams replied they should continue spraying pesticides.

207 TWELFTH ORDER OF BUSINESS

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

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There being no public comments, the next item followed.

211 **THIRTEENTH ORDER OF BUSINESS** **Supervisors' Comments/Requests**

212

213 In response to whether the issue brought up at the last meeting by Mr. Gary Stilwell, a
214 resident, was resolved, Mr. Adams suggested directing Mr. Krebs to contact Mr. White, of the
215 South Florida Water Management District (SFWMD), to request that SFWMD prepare a
216 memorandum that includes bullet points, a timeline and that states, in conclusion, whether or not
217 the culvert in the FPL easement was permitted, in place, and appropriate to be there.

218 A Board Member stated that he and a few others visited the FPL easement and noticed
219 plywood in front of a culvert. Mr. Adams stated that, once the issue is resolved and the
220 memorandum completed and distributed, if the results show that what is in the ground was
221 permitted to be there, then the plywood must be removed. Because this is still the dry season, he
222 suggested this issue be resolved within the next 30 to 60 days and then taken off the agenda. He
223 suggested that the pipes might need to be cleaned out.

224 A Board Member stated he received requests from both Mr. Hagen and Mr. Arnolds to
225 check the pond behind their homes on Chestnut Grove; he thought it needed to be regraded. He
226 visited the site and recalled previous discussions that the District agreed to address this but then
227 the rainy season set in. Mr. Adams stated he would look into it.

228

229 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

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231 There being no further business to discuss, the meeting adjourned.

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**On MOTION by Mr. Asfour and seconded by Mr. Lundquist,
with all in favor, the meeting adjourned at 4:13 p.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT