

# **RIVER HALL**

## **COMMUNITY DEVELOPMENT DISTRICT**

**May 6, 2021**

**BOARD OF SUPERVISORS**

**REGULAR MEETING**

**AGENDA**

**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**

April 29, 2021

Board of Supervisors  
River Hall Community Development District

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

Dear Board Members:

The Board of Supervisors of the River Hall Community Development District will hold a Regular Meeting on May 6, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920. The agenda is as follows:


1. Call to Order/Roll Call
2. Moment of Silence in Memory of Supervisor Joseph Metcalfe
3. Public Comments (3 minutes per speaker)
4. Consideration of Resolution 2021-03, Declaring a Vacancy in Seat 4 of the Board of Supervisors due to Supervisor Metcalfe's Passing; and Providing an Effective Date
5. Consider Appointment to Fill Unexpired Term of Seat 4 (*Term Expires November 2022*)
  - A. Administration of Oath of Office to Newly Appointed Supervisor (*the following will be provided in a separate package*)
    - I. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
    - II. Membership, Obligations and Responsibilities
    - III. Financial Disclosure Forms
      - a. Form 1: Statement of Financial Interests
      - b. Form 1X: Amendment to Form 1, Statement of Financial Interests
      - c. Form 1F: Final Statement of Financial Interests
    - IV. Form 8B – Memorandum of Voting Conflict
  - B. Consideration of Resolution 2021-04, Designating a Chair, a Vice Chair, a Secretary, Assistant Secretaries, a Treasurer and an Assistant Treasurer of the River Hall Community Development District, and Providing for an Effective Date
6. Developer Update: Development and Master Association Activities

- 7. Acceptance of Unaudited Financial Statements as of March 31, 2021
- 8. Approval of April 1, 2021 Regular Meeting Minutes
- 9. Staff Reports
  - A. District Engineer: *Hole Montes*
    - Presentation: Drainage System for New Development in the Cascades
  - B. District Counsel: *Coleman, Yovanovich & Koester*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - I. 1,534 Registered Voters in District as of April 15, 2021
    - II. NEXT MEETING DATE: June 3, 2021 at 3:30 P.M.
      - QUORUM CHECK

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

- D. Operations Manager: *Wrathell, Hunt and Associates, LLC*
  - I. Monthly Status Report – Field Operations
  - II. Consideration of P&T Landscaping Proposal for FPL Easement Mowing Project
  - III. Consideration of Estimate for Trapper Services
- 10. Public Comments: Non-Agenda Items (*3 minutes per speaker*)
- 11. Supervisors’ Comments/Requests
- 12. Adjournment

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

Sincerely,  
  
 Chesley E. Adams, Jr.  
 District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE:**  
**CALL-IN NUMBER: 1-888-354-0094**  
**CONFERENCE ID: 8593810#**

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**



**RESOLUTION 2021-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT DECLARING A VACANCY IN SEAT 4 OF THE BOARD OF SUPERVISORS DUE TO SUPERVISOR METCALFE'S PASSING; AND PROVIDING AN EFFECTIVE DATE**

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

**WHEREAS**, it has come to the attention of the District and the Board of Supervisors that Mr. Joseph Metcalfe passed away on April 22, 2021; and,

**WHEREAS**, by virtue of the untimely passing of Mr. Metcalfe, the Board shall declare Seat 4 vacant; and

**WHEREAS**, a Qualified Elector is to be appointed to the vacant seat; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seat available for appointment as vacant.

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

**SECTION 1.** Seat 4 is hereby declared vacant effective as of May 6, 2021.

**SECTION 2.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 6<sup>th</sup> day of May, 2021.

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

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Chair/Vice Chair, Board of Supervisors

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Secretary/Assistant Secretary

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5B**

**RESOLUTION 2021-04**

**A RESOLUTION DESIGNATING A CHAIR, A VICE CHAIR, A SECRETARY, ASSISTANT SECRETARIES, A TREASURER AND AN ASSISTANT TREASURER OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District desires to appoint the below-recited persons to the offices specified.

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

1. **DISTRICT OFFICERS.** The District officers are as follows:

\_\_\_\_\_ is appointed Chair

\_\_\_\_\_ is appointed Vice Chair

Chesley (Chuck) E. Adams, Jr. is appointed Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

\_\_\_\_\_ is appointed Assistant Secretary

Craig Wrathell is appointed Assistant Secretary

Craig Wrathell is appointed Treasurer

Jeff Pinder is appointed Assistant Treasurer

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**Adopted this 6<sup>th</sup> day of May, 2021.**

**ATTEST:**

**RIVER HALL COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**7**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2021**

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2021**

	General Fund	Debt Service Fund Series 2011	Debt Service Fund Series 2020A	Capital Projects Fund Series 2011	Capital Projects Fund Series 2020A	Total Governmental Funds
<b>ASSETS</b>						
SunTrust	\$ 859,063	\$ -	\$ -	\$ -	\$ -	\$ 859,063
Investments						
SBA	5,273	-	-	-	-	5,273
Reserve	-	1	206,931	-	-	206,932
Capitalized interest	-	-	167,126	-	-	167,126
Interest A-1	-	1	-	-	-	1
Revenue A-1	-	853,028	-	-	-	853,028
Revenue A-2	-	636,702	-	-	-	636,702
Prepayment A-1	-	349	-	-	-	349
Construction	-	-	-	8	3,595,469	3,595,477
Due from general fund	-	55,981	5,126	-	-	61,107
Deposits	1,622	-	-	-	-	1,622
Accounts receivable - RH Venture II	10,097	-	-	-	-	10,097
Accounts receivable - RH Venture III	4,810	-	-	-	-	4,810
Undeposited funds	-	-	6,174	-	-	6,174
Total assets	<u>\$ 880,865</u>	<u>\$ 1,546,062</u>	<u>\$ 385,357</u>	<u>\$ 8</u>	<u>\$ 3,595,469</u>	<u>\$ 6,407,761</u>
<b>LIABILITIES AND FUND BALANCES</b>						
Liabilities:						
Due to debt service fund - A1	\$ 33,989	\$ -	\$ -	\$ -	\$ -	\$ 33,989
Due to debt service fund - A2	27,118	-	-	-	-	27,118
Total liabilities	<u>61,107</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>61,107</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred receipts	14,907	-	-	-	-	14,907
Total deferred inflows of resources	<u>14,907</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,907</u>
Fund balances:						
Nonspendable						
Prepaid and deposits	1,622	-	-	-	-	1,622
Restricted for:						
Debt service	-	1,546,062	385,357	-	-	1,931,419
Capital projects	-	-	-	8	3,595,469	3,595,477
Assigned to:						
Operating capital	145,000	-	-	-	-	145,000
Disaster recovery	250,000	-	-	-	-	250,000
Unassigned	408,229	-	-	-	-	408,229
Total fund balances	<u>804,851</u>	<u>1,546,062</u>	<u>385,357</u>	<u>8</u>	<u>3,595,469</u>	<u>6,331,747</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 880,865</u>	<u>\$ 1,546,062</u>	<u>\$ 385,357</u>	<u>\$ 8</u>	<u>\$ 3,595,469</u>	<u>\$ 6,407,761</u>

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll: net	\$ 3,192	\$ 300,871	\$ 455,625	66%
Assessment levy: off-roll	-	59,627	88,964	67%
Lot closings	3,613	3,613	-	N/A
Interest and miscellaneous	1	4	500	1%
Total revenues	6,806	364,115	545,089	67%
<b>EXPENDITURES</b>				
<i>Legislative</i>				
Supervisor	800	5,800	10,000	58%
<i>Financial &amp; administrative</i>				
District management	3,750	22,500	45,000	50%
District engineer	-	12,727	25,000	51%
Trustee	-	-	7,100	0%
Tax collector/property appraiser	-	2,355	4,500	52%
Assessment roll prep	375	2,250	4,500	50%
Auditing services	-	-	3,300	0%
Arbitrage rebate calculation	-	-	650	0%
Public officials liability insurance	-	3,241	3,200	101%
Legal advertising	353	353	1,100	32%
Bank fees	-	-	350	0%
Dues, licenses & fees	-	175	175	100%
Postage	8	726	1,300	56%
ADA website compliance	-	-	210	0%
Website maintenance	705	705	705	100%
<i>Legal counsel</i>				
District counsel	1,121	3,430	12,000	29%
<i>Electric utility services</i>				
Utility services	-	3,995	9,000	44%
Street lights	-	741	3,000	25%
<i>Stormwater control</i>				
Fountain service repairs & maintenance	-	-	6,000	0%
Aquatic maintenance	-	59,377	140,000	42%
Lake/pond bank maintenance	(594)	-	5,000	0%
Stormwater system maintenance	-	560	40,000	1%
Mitigation/wetland area maintenance	634	661	-	N/A



**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year to Date	Budget	% of Budget
<i>Other physical environment</i>				
General liability insurance	-	4,036	4,000	101%
Property insurance	-	7,920	8,000	99%
Entry & walls maintenance	-	-	5,000	0%
Landscape maintenance	10,401	84,284	179,000	47%
Irrigation repairs & maintenance	-	-	2,500	0%
Landscape replacement plants, shrubs, trees	-	-	20,000	0%
Annual mulching	4,004	8,008	7,000	114%
Holiday decorations	-	11,000	12,000	92%
Clock tower maintenance	-	-	1,750	0%
Ornamental lighting & maintenance	-	-	1,000	0%
<i>Road &amp; street facilities</i>				
Street/parking lot sweeping	-	650	750	87%
Street light/decorative light maintenance	-	2,077	4,000	52%
Roadway repair & maintenance	-	650	2,500	26%
Sidewalk repair & maintenance	-	-	1,500	0%
Street sign repair & replacement	-	-	1,500	0%
<i>Contingency</i>				
Miscellaneous contingency	-	-	50	0%
Total expenditures	<u>21,557</u>	<u>238,221</u>	<u>572,640</u>	42%
Excess/(deficiency) of revenues over/(under) expenditures	(14,751)	125,894	(27,551)	
Fund balances - beginning	819,602	678,957	660,248	
Assigned				
Operating capital	145,000	145,000	145,000	
Disaster recovery	250,000	250,000	250,000	
Unassigned	409,851	409,851	237,697	
Fund balances - ending	<u>\$ 804,851</u>	<u>\$ 804,851</u>	<u>\$ 632,697</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2011  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date	Budget	% of Budget
<b>REVENUES</b>				
Special assessment: on-roll	\$ 6,425	\$ 1,083,708	\$ 1,651,146	66%
Special assessment: off-roll	-	-	254,733	0%
Interest	32	183	-	N/A
Total revenues	<u>6,457</u>	<u>1,083,891</u>	<u>1,905,879</u>	57%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal (A-1)	-	-	390,000	0%
Principal prepayment (A-1)	-	1,280,000	-	N/A
Principal (A-2)	-	-	455,000	0%
Interest (A-1)	-	263,917	527,833	50%
Interest (A-2)	-	307,516	615,033	50%
Total debt service	<u>-</u>	<u>1,851,433</u>	<u>1,987,866</u>	93%
<b>Other fees &amp; charges</b>				
Tax collector	-	2,021	-	N/A
Total other fees and charges	<u>-</u>	<u>2,021</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>1,853,454</u>	<u>1,987,866</u>	93%
Excess/(deficiency) of revenues over/(under) expenditures	6,457	(769,563)	(81,987)	
Fund balances - beginning	1,539,605	2,315,625	934,490	
Fund balances - ending	<u>\$ 1,546,062</u>	<u>\$ 1,546,062</u>	<u>\$ 852,503</u>	

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND SERIES 2020A  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Special assessment: on-roll	\$ 5,126	\$ 5,126
Lot closings	6,174	6,174
Interest	2	11
Total revenues	11,302	11,311
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Cost of issuance	-	1,500
Total expenditures	-	1,500
Excess/(deficiency) of revenues over/(under) expenditures	11,302	9,811
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfers out	(200)	(200)
Total other financing sources	(200)	(200)
Net change in fund balances	11,102	9,611
Fund balances - beginning	374,255	375,746
Fund balances - ending	\$ 385,357	\$ 385,357

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 8	\$ 102
Total revenues	8	102
<b>EXPENDITURES</b>		
Construction in progress	-	972,919
Total expenditures	-	972,919
Excess/(deficiency) of revenues over/(under) expenditures	8	(972,817)
Fund balances - beginning	-	972,825
Fund balances - ending	\$ 8	\$ 8

**RIVER HALL  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND 2020A  
FOR THE PERIOD ENDED MARCH 31, 2021**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 22	\$ 176
Total revenues	22	176
<b>EXPENDITURES</b>		
Construction in progress	-	3,113,400
Total expenditures	-	3,113,400
Excess/(deficiency) of revenues over/(under) expenditures	22	(3,113,224)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Transfer in	200	200
Total other financing sources/(uses)	200	200
Net change in fund balances	222	(3,113,024)
Fund balances - beginning	3,595,247	6,708,493
Fund balances - ending	\$ 3,595,469	\$ 3,595,469

5:47 PM  
04/08/21

**River Hall Community Development District**  
**Check Detail**  
March 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>CBP</b>	<b>03/05/2021</b>	<b>FPL</b>	<b>101.001 · Suntrust-...</b>		<b>-894.26</b>
Bill	02979-06091 021821	02/23/2021		531.437 · Street Lig...	-127.35	127.35
Bill	82155-24268 021821	02/23/2021		531.431 · Utility Ser...	-766.91	766.91
TOTAL					-894.26	894.26
<b>Bill Pmt -Check</b>	<b>2218</b>	<b>03/05/2021</b>	<b>FEDEX</b>	<b>101.001 · Suntrust-...</b>		<b>-154.44</b>
Bill	7-272-27646	02/23/2021		519.410 · Postage	-154.44	154.44
TOTAL					-154.44	154.44
<b>Bill Pmt -Check</b>	<b>2219</b>	<b>03/05/2021</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-16,768.00</b>
Bill	26820	02/23/2021		539.464 · Landscap...	-16,768.00	16,768.00
TOTAL					-16,768.00	16,768.00
<b>Bill Pmt -Check</b>	<b>2220</b>	<b>03/05/2021</b>	<b>HOLE MONTES</b>	<b>101.001 · Suntrust-...</b>		<b>-7,863.05</b>
Bill	83968	02/23/2021		519.320 · Engineeri...	-7,863.05	7,863.05
TOTAL					-7,863.05	7,863.05
<b>Bill Pmt -Check</b>	<b>2221</b>	<b>03/05/2021</b>	<b>LEE COUNTY CO...</b>	<b>101.001 · Suntrust-...</b>		<b>-560.00</b>
Bill	2244	02/23/2021		538.463 · Stormwat...	-560.00	560.00
TOTAL					-560.00	560.00
<b>Bill Pmt -Check</b>	<b>2222</b>	<b>03/05/2021</b>	<b>PREFERRED PINE...</b>	<b>101.001 · Suntrust-...</b>		<b>-4,004.00</b>
Bill	80086	02/23/2021		539.469 · Annual M...	-4,004.00	4,004.00
TOTAL					-4,004.00	4,004.00
<b>Bill Pmt -Check</b>	<b>2223</b>	<b>03/05/2021</b>	<b>ROBERT STARK</b>	<b>101.001 · Suntrust-...</b>		<b>-26.35</b>
Bill	022321	02/23/2021		538.462 · Mitigation...	-26.35	26.35
TOTAL					-26.35	26.35

5:47 PM  
04/08/21

**River Hall Community Development District**  
**Check Detail**  
March 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
<b>Bill Pmt -Check</b>	<b>2224</b>	<b>03/05/2021</b>	<b>SOLITUDE LAKE ...</b>	<b>101.001 · Suntrust-...</b>		<b>-11,870.00</b>
Bill	PI-A00550345	02/23/2021		538.461 · Aquatic M...	-11,870.00	11,870.00
TOTAL					-11,870.00	11,870.00
<b>Check</b>	<b>2225</b>	<b>03/05/2021</b>	<b>PAUL ASFOUR</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2226</b>	<b>03/05/2021</b>	<b>MICHAEL MORASH</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2227</b>	<b>03/05/2021</b>	<b>KENNETH MITCHE...</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Check</b>	<b>2228</b>	<b>03/05/2021</b>	<b>ROBERT STARK</b>	<b>101.001 · Suntrust-...</b>		<b>-200.00</b>
				511.110 · Board of ...	-200.00	200.00
TOTAL					-200.00	200.00
<b>Bill Pmt -Check</b>	<b>2229</b>	<b>03/08/2021</b>	<b>COLEMAN, YOVA...</b>	<b>101.001 · Suntrust-...</b>		<b>-1,120.50</b>
Bill	16581-001M 10	03/05/2021		514.100 · Legal Fee...	-1,120.50	1,120.50
TOTAL					-1,120.50	1,120.50
<b>Bill Pmt -Check</b>	<b>2230</b>	<b>03/08/2021</b>	<b>FEDEX</b>	<b>101.001 · Suntrust-...</b>		<b>-7.72</b>
Bill	7-278-70130	03/05/2021		519.410 · Postage	-7.72	7.72
TOTAL					-7.72	7.72
<b>Bill Pmt -Check</b>	<b>2231</b>	<b>03/08/2021</b>	<b>GULFSCAPES LA...</b>	<b>101.001 · Suntrust-...</b>		<b>-10,401.00</b>

5:47 PM  
04/08/21

**River Hall Community Development District**  
**Check Detail**  
March 2021

Type	Num	Date	Name	Account	Paid Amount	Original Amount
Bill	27018	03/05/2021		539.464 · Landscap...	-10,401.00	10,401.00
TOTAL					-10,401.00	10,401.00
<b>Bill Pmt -Check</b>	<b>2232</b>	<b>03/08/2021</b>	<b>NEWS PRESS</b>	<b>101.001 · Suntrust...</b>		<b>-352.55</b>
Bill	0003526453	03/05/2021		519.480 · Legal Adv...	-352.55	352.55
TOTAL					-352.55	352.55
<b>Bill Pmt -Check</b>	<b>2233</b>	<b>03/08/2021</b>	<b>ROBERT STARK</b>	<b>101.001 · Suntrust...</b>		<b>-39.99</b>
Bill	5716-8306-9210 75468	03/05/2021		538.462 · Mitigation...	-39.99	39.99
TOTAL					-39.99	39.99
<b>Bill Pmt -Check</b>	<b>2234</b>	<b>03/08/2021</b>	<b>STRANGE ZONE, I...</b>	<b>101.001 · Suntrust...</b>		<b>-704.99</b>
Bill	2021-0014	03/05/2021		519.413 · Website ...	-704.99	704.99
TOTAL					-704.99	704.99
<b>Bill Pmt -Check</b>	<b>2235</b>	<b>03/08/2021</b>	<b>WRATHELL, HUNT...</b>	<b>101.001 · Suntrust...</b>		<b>-4,125.00</b>
Bill	2019-2061	03/05/2021		512.311 · Managem... 513.310 · Assessm...	-3,750.00 -375.00	3,750.00 375.00
TOTAL					-4,125.00	4,125.00
<b>Bill Pmt -Check</b>	<b>2236</b>	<b>03/18/2021</b>	<b>PREFERRED PINE...</b>	<b>101.001 · Suntrust...</b>		<b>-4,004.00</b>
Bill	80165	03/18/2021		539.469 · Annual M...	-4,004.00	4,004.00
TOTAL					-4,004.00	4,004.00





531.437  
001

**Electric Bill Statement**

**For:** Jan 20, 2021 to Feb 18, 2021 (29 days)

**Statement Date:** Feb 18, 2021

**Account Number:** 02979-06091

**Service Address:**

2501 RIVER HALL PKWY # ST LTS  
ALVA, FL 33920

**RIVER HALL COMMUNITY DEVELOPMENT,**  
Here's what you owe for this billing period.

**CURRENT BILL**

**\$127.35**

TOTAL AMOUNT YOU OWE

**Mar 11, 2021**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	148.22
Payments received	-148.22
Balance before new charges	0.00
Total new charges	127.35
<b>Total amount you owe</b>	<b>\$127.35</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after May 11, 2021 is considered LATE; a late payment charge of 1% will apply.

**Your bill looks different**

Your bill's new layout makes it easier to see the information that's most important to you. Let us show you more.

[FPL.com/NewBill](http://FPL.com/NewBill)

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

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



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5314029790609135372100000

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:** \_\_\_\_\_

Please request changes at FPL.com. Notes on this bill will not be detected.

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](http://FPL.com/PayBill) for ways to pay.

02979-06091

ACCOUNT NUMBER

\$127.35

TOTAL AMOUNT YOU OWE

Mar 11, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



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

**BILL DETAILS**

Amount of your last bill	148.22
Payment received - Thank you	-148.22
Balance before new charges	\$0.00

**New Charges**

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: (\$0.065570 per kWh)	\$78.68
Fuel: (\$0.024490 per kWh)	\$29.39
Electric service amount	118.68
Gross receipts tax	3.04
Franchise charge	5.63
Taxes and charges	8.67
<b>Total new charges</b>	<b>\$127.35</b>
<b>Total amount you owe</b>	<b>\$127.35</b>

**METER SUMMARY**

Meter reading - Meter KG85078. Next meter reading Mar 19, 2021.

<b>Usage Type</b>	<b>Current</b>	<b>-</b>	<b>Previous</b>	<b>=</b>	<b>Usage</b>
kWh used	91075		89875		1200

**ENERGY USAGE COMPARISON**

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Feb 18, 2021	Jan 20, 2021	Feb 19, 2020
kWh Used	1200	1416	1649
Service days	29	33	29
kWh/day	41	42	56
Amount	\$127.35	\$148.22	\$165.47

**Improved bill design**

View or download your new, easier-to-read bill.

[What is new >](#)

**We're here to help**

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[Learn more >](#)

**Help your neighbors**

Contribute to Care to Share and help a neighbor in need during this challenging time.

[Donate today >](#)

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



531.431  
001

**Electric Bill Statement**

**For:** Jan 20, 2021 to Feb 18, 2021 (29 days)

**Statement Date:** Feb 18, 2021

**Account Number:** 82155-24268

**Service Address:**

2401 RIVER HALL PKWY # FOUNTN  
ALVA, FL 33920

**RIVER HALL COMMUNITY DEVELOPMENT,**  
Here's what you owe for this billing period.

**CURRENT BILL**

**\$766.91**

TOTAL AMOUNT YOU OWE

**Mar 11, 2021**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	852.04
Payments received	-852.04
Balance before new charges	0.00
Total new charges	766.91
<b>Total amount you owe</b>	<b>\$766.91</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after May 11, 2021 is considered LATE; a late payment charge of 1% will apply.

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[FPL.com/NewBill](http://FPL.com/NewBill)

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

Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

5314821552426851966700000

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:** \_\_\_\_\_

Please request changes at FPL.com. Notes on this bill will not be detected.

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](http://FPL.com/PayBill) for ways to pay.

82155-24268

ACCOUNT NUMBER

\$766.91

TOTAL AMOUNT YOU OWE

Mar 11, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





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

**BILL DETAILS**

Amount of your last bill	852.04
Payment received - Thank you	-852.04
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$221.00
Fuel: (\$0.024490 per kWh)	\$229.91
Demand: (\$11.30 per KW)	\$237.30
Electric service amount	714.69
Gross receipts tax	18.33
Franchise charge	33.89
Taxes and charges	52.22
Total new charges	\$766.91
<b>Total amount you owe</b>	<b>\$766.91</b>

**METER SUMMARY**

Meter reading - Meter KCJ5863. Next meter reading Mar 19, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	89958		80570		9388
Demand KW	21.31				21

**ENERGY USAGE COMPARISON**

	This Month	Last Month	Last Year
Service to	Feb 18, 2021	Jan 20, 2021	Feb 19, 2020
kWh Used	9388	11040	8578
Service days	29	33	29
kWh/day	323	334	295
Amount	\$766.91	\$852.04	\$688.11

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View or download your new, easier-to-read bill.

[What is new ›](#)

**We're here to help**

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[Learn more ›](#)

**Help your neighbors**

Contribute to Care to Share and help a neighbor in need during this challenging time.

[Donate today ›](#)

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<b>Invoice Number</b> 7-272-27646	<b>Invoice Date</b> Feb 09, 2021	<b>Account Number</b> 	Page 1 of 5
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FedEx Tax ID: 71-0427007

**Billing Address:**

RIVER HALL COMMUNITY DVLPMT  
ACCOUNTS PAYABLE  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556

**Shipping Address:**

RIVER HALL COMMUNITY DVLPMT  
6131 LYONS RD STE 100  
POMPANO BEACH FL 33073-4739

**Invoice Questions?  
Contact FedEx Revenue Services**

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

**Invoice Summary**

**FedEx Express Services**

Total Charges	USD	\$154.44	
<b>TOTAL THIS INVOICE</b>	<b>USD</b>	<b>\$154.44</b>	519.410 001

Other discounts may apply.

To pay your FedEx invoice, please go to [www.fedex.com/payment](http://www.fedex.com/payment). Thank you for using FedEx.

Detailed descriptions of surcharges can be located at [fedex.com](http://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.

<b>Invoice Number</b> 7-272-27646	<b>Invoice Amount</b> USD \$154.44	<b>Account Number</b> 
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**Remittance Advice**

Your payment is due by Mar 26, 2021

72722764650000154443948484030200000000000000001544430

0003333 01 AV 0 395 \*\*AUTO T5 2 1039 33431-855643 -C01-P03336-11



RIVER HALL COMMUNITY DVLPMT  
ACCOUNTS PAYABLE  
2300 GLADES RD STE 410W  
BOCA RATON FL 33431-8556



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



6101239000425

<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-272-27646	Feb 09, 2021		2 of 5

### FedEx Express Shipment Detail By Payor Type (Original)

**Ship Date:** Jan 29, 2021      **Cust. Ref.:** RHCDD 02.04.2021 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
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	772768277905	Chuck Adams	Tammie Smith	
Service Type	FedEx Priority Overnight	WHA	Wrathell, Hunt & Associates	
Package Type	FedEx Pak	2300 Glades Road	8613 Manderston Court	
Zone	02	BOCA RATON FL 33431 US	FORT MYERS FL 33912 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs			
Delivered	Feb 01, 2021 09:12	Transportation Charge		7.31
Svc Area	A1	Fuel Surcharge		0.64
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/286977/02	<b>Total Charge</b>	<b>USD</b>	<b>\$12.90</b>

**Ship Date:** Jan 29, 2021      **Cust. Ref.:** RHCDD 02.04.2021 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.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	772768277927	Chuck Adams	Chuck Adams-Cleo Adams	
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR	
Package Type	Customer Packaging	2300 Glades Road	NORTH FORT MYERS FL 33917 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	4.0 lbs, 1.8 kgs			
Delivered	Feb 01, 2021 09:53	Transportation Charge		8.97
Svc Area	A3	Fuel Surcharge		0.73
Signed by	see above	Residential Delivery		4.95
FedEx Use	000000000/287007/02	<b>Total Charge</b>	<b>USD</b>	<b>\$14.65</b>

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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](http://fedex.com) to sign up today!





<b>Invoice Number</b> 7-272-27646	<b>Invoice Date</b> Feb 09, 2021	<b>Account Number</b> 	Page 3 of 5
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**Ship Date:** Jan 29, 2021      **Cust. Ref.:** RHCDD 02.04.2021 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
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	772768278246	Chuck Adams	Gregory Urbancic, Esq.	
<b>Service Type</b>	FedEx Priority Overnight	WHA	Goodlette, Coleman & Johnson	
<b>Package Type</b>	FedEx Pak	2300 Glades Road	4001 TAMIAMI TRL N STE 300	
<b>Zone</b>	02	BOCA RATON FL 33431 US	NAPLES FL 34103 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	1.0 lbs, 0.5 kgs			
<b>Delivered</b>	Feb 01, 2021 10:56			
<b>Svc Area</b>	A4	<b>Transportation Charge</b>		7.31
<b>Signed by</b>	K.KAREN	<b>Fuel Surcharge</b>		0.38
<b>FedEx Use</b>	000000000/286977/_	<b>Total Charge</b>	<b>USD</b>	<b>\$7.69</b>

**Ship Date:** Jan 29, 2021      **Cust. Ref.:** RHCDD 02.04.2021 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
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	772768278371	Chuck Adams	Robert Stark	
<b>Service Type</b>	FedEx Priority Overnight	WHA	River Hall CDD	
<b>Package Type</b>	FedEx Pak	2300 Glades Road	17275 Walnut Run Drive	
<b>Zone</b>	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	1.0 lbs, 0.5 kgs	<b>Transportation Charge</b>		7.31
<b>Delivered</b>	Feb 01, 2021 11:18	<b>Fuel Surcharge</b>		0.89
<b>Svc Area</b>	A5	<b>Residential Delivery</b>		4.95
<b>Signed by</b>	see above	<b>DAS Resi</b>		4.70
<b>FedEx Use</b>	000000000/286977/02	<b>Total Charge</b>	<b>USD</b>	<b>\$17.85</b>

**Ship Date:** Jan 29, 2021      **Cust. Ref.:** RHCDD 02.04.2021 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
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	772768278419	Chuck Adams	Charlie Krebs	
<b>Service Type</b>	FedEx Priority Overnight	WHA	Hole Montes & Associates, Inc.	
<b>Package Type</b>	FedEx Pak	2300 Glades Road	6200 WHISKEY CREEK DR	
<b>Zone</b>	02	BOCA RATON FL 33431 US	FORT MYERS FL 33919 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	1.0 lbs, 0.5 kgs	<b>Transportation Charge</b>		7.31
<b>Delivered</b>	Feb 01, 2021 08:49	<b>Fuel Surcharge</b>		0.38
<b>Svc Area</b>	A1	<b>Total Charge</b>	<b>USD</b>	<b>\$7.69</b>
<b>Signed by</b>	N.NOELL			
<b>FedEx Use</b>	000000000/286977/_			

**Ship Date:** Jan 29, 2021      **Cust. Ref.:** RHCDD 02.04.2021 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
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	772768278566	Chuck Adams	Joseph E. Metcalfe, III	
<b>Service Type</b>	FedEx Priority Overnight	WHA	River Hall CDD	
<b>Package Type</b>	FedEx Pak	2300 Glades Road	15399 Yellow Wood Drive	
<b>Zone</b>	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	1.0 lbs, 0.5 kgs	<b>Transportation Charge</b>		7.31
<b>Delivered</b>	Feb 01, 2021 11:03	<b>Fuel Surcharge</b>		0.89
<b>Svc Area</b>	A5	<b>Residential Delivery</b>		4.95
<b>Signed by</b>	see above	<b>DAS Resi</b>		4.70
<b>FedEx Use</b>	000000000/286977/02	<b>Total Charge</b>	<b>USD</b>	<b>\$17.85</b>

**Ship Date:** Jan 29, 2021  
**Payor:** Third Party

**Cust. Ref.:** RHCDD 02.04.2021 Agenda  
**Ref.#3:**  
**Ref.#2:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	772768278577	Chuck Adams	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		7.31
Delivered	Feb 01, 2021 11:14	Fuel Surcharge		0.89
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	00000000/286977/02	<b>Total Charge</b>	<b>USD</b>	<b>\$17.85</b>

**Ship Date:** Jan 29, 2021  
**Payor:** Third Party

**Cust. Ref.:** RHCDD 02.04.2021 Agenda  
**Ref.#3:**  
**Ref.#2:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	772768278750	Chuck Adams	Michael G. Morash	
Service Type	FedEx Priority Overnight	WHA	River Hall CDD	
Package Type	FedEx Pak	2300 Glades Road	16044 Herons View Drive	
Zone	02	BOCA RATON FL 33431 US	ALVA FL 33920 US	
Packages	1			
Rated Weight	1.0 lbs, 0.5 kgs	Transportation Charge		7.31
Delivered	Feb 01, 2021 11:09	Fuel Surcharge		0.89
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	00000000/286977/02	<b>Total Charge</b>	<b>USD</b>	<b>\$17.85</b>

**Ship Date:** Jan 29, 2021  
**Payor:** Third Party

**Cust. Ref.:** RHCDD 02.04.2021 Agenda  
**Ref.#3:**  
**Ref.#2:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as FedEx Pak.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	772768278875	Chuck Adams	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		7.31
Delivered	Feb 01, 2021 11:22	Fuel Surcharge		0.89
Svc Area	A5	Residential Delivery		4.95
Signed by	see above	DAS Resi		4.70
FedEx Use	00000000/286977/02	<b>Total Charge</b>	<b>USD</b>	<b>\$17.85</b>

**Ship Date:** Jan 29, 2021  
**Payor:** Third Party

**Cust. Ref.:** RHCDD 02/4/21 Agenda  
**Ref.#3:**  
**Ref.#2:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.25% to this shipment.
- Distance Based Pricing, Zone 2
- Package Delivered to Recipient Address - Release Authorized

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
Tracking ID	772772691832	Daphne Gillyard	Chuck Adams-Cleo Adams	
Service Type	FedEx Priority Overnight	WHA	1400 HARBOR VIEW DR	
Package Type	FedEx Envelope	2300 Glades Road	NORTH FORT MYERS FL 33917 US	
Zone	02	BOCA RATON FL 33431 US		
Packages	1			
Rated Weight	N/A	Transportation Charge		7.16
Delivered	Feb 01, 2021 09:53			

Continued on next page







<b>Invoice Number</b>	<b>Invoice Date</b>	<b>Account Number</b>	Page
7-272-27646	Feb 09, 2021		5 of 5

Tracking ID: 772772691832 continued

Svc Area	A3	Fuel Surcharge	0.64
Signed by	see above	Residential Delivery	4.95
FedEx Use	000000000/74620/02	<b>Total Charge</b>	<b>USD \$12.75</b>

**Ship Date:** Feb 03, 2021      **Cust. Ref.:** River Hall      **Ref.#2:**  
**Payor:** Third Party      **Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- Distance Based Pricing, Zone 7

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>
Tracking ID	772768389235	Nicole Parisi	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	Feb 04, 2021 09:24	Transportation Charge	9.01
Svc Area	A1	Fuel Surcharge	0.50
Signed by	C.SCHWARTZ	Courier Pickup Charge	0.00
FedEx Use	000000000/54083/_	<b>Total Charge</b>	<b>USD \$9.51</b>

<b>Third Party Subtotal</b>	<b>USD</b>	<b>\$154.44</b>
<b>Total FedEx Express</b>	<b>USD</b>	<b>\$154.44</b>

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

# Invoice 26820



539.464  
001

**BILL TO**

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

DATE  
01/31/2021

PLEASE PAY  
**\$16,768.00**

DUE DATE  
03/02/2021

**DESCRIPTION**

**AMOUNT**

Monthly Landscape Maintenance for January 2021

9,769.00

Pine Straw Installation

6,999.00

TOTAL DUE

*OK-GA*

**\$16,768.00**

THANK YOU.

*Landscape  
Maint.*



February 12, 2021  
**Invoice No. 83968**  
 Project No. 2015012

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

519.320  
001

**River Hall CDD**

**For Services Rendered From December 1, 2020 to January 22, 2021**

Attend board meeting, prepare exhibit for Felipe on location approved control structures for FDEP / NPDES, Correspond with Cleo on FPL easement mowing, contractors and limits and size of easement, correspond with Greg U and representatives of Barraco on transfer documents for requisitions and plat changes, prepare and review requisition requests from developer, correspond with Cleo on lake bank exhibit, forward exhibit to MAJ for bank clearing, site work for boundary surveys for proposed fence, attend site meeting to review fence location staked in the field by developer,

**Professional Services**

	Hours	Rate	Amount
Z-General Services			
Engineer VI	32.25	155.00	\$4,998.75
Principal Surveyor	1.00	150.00	\$150.00
2 Person Survey Crew	11.00	130.00	\$1,430.00
Surveyor	5.00	120.00	\$600.00
Engineer III	2.50	115.00	\$287.50
Technician IV	3.50	70.00	\$245.00
Technician III	2.50	60.00	\$150.00
<b>Subtotal</b>	<b>57.75</b>		<b>\$7,861.25</b>
<b>Professional Services Total</b>	<b>57.75</b>		<b>\$7,861.25</b>

**Reimbursable**

	Amount
	\$1.80
<b>Total Reimbursable</b>	<b>\$1.80</b>

**Total Amount Due This Invoice** **\$7,863.05**

**Outstanding Invoices**

Invoice		0 - 30	31 - 60	61-90	Over 90	Balance
83597	10/31/2020	\$0.00	\$0.00	\$0.00	\$1,543.75	\$1,543.75
<b>Total Prior Billing</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,543.75</b>	<b>\$1,543.75</b>



**LEE COUNTY**  
SOUTHWEST FLORIDA

# Invoice

538.463  
001

<b>BILL TO</b>
Riverhall CDD Chuck Adams 9220 Bonita Beach Rd., Suite 214 Bonita Springs, FL 34135

<b>FROM</b>
LEE COUNTY NATURAL RESOURCES 1500 Monroe Street Fort Myers, FL 33901

<b>DATE</b>	<b>INVOICE #</b>	<b>TERMS</b>
2/1/2021	2244	Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Year 2021 Annual Regulatory Program and Surveillance Fees for Municipal Separate Storm Sewer System Permit		560.00	560.00
For Internal Use Only: OC5379015502.504970			

Please Remit to:  
Lee County Comm. Dev/Public Works Center  
1500 Monroe Street, 4th Floor Fort Myers, FL 33901  
Attn: Fiscal Pool

<b>TOTAL</b>	\$560.00
--------------	----------

For more information, please call Lee County at 888-633-8540

<b>Balance Due</b>	\$560.00
--------------------	----------

Preferred Pine Straw, Inc.

Branford, FL 32008  
 Ph. (386)935-2773  
 Fax (386)935-0061

539.469  
 001

# Invoice

Date	Invoice #
1/20/2021	80086

<b>Bill To</b>
River Hall CDD 9220 Bonita Beach Road Suite 214 Bonita Springs, FL 34135

<b>Ship To</b>
River Hall CDD 3500 River Hall Pkwy Alva, FL 33920 Shane (239)227-5520

P.O. No.	Terms	Ship Date	Ship Via	Project
	Net 29	1/20/2021	Marty Roberts	

Description	Qty	Rate	Amount
Baled Pine Straw- Delivered 01/20/21 Trailer # 1383-3 Driver Marty	1,540	2.60	4,004.00

<b>Subtotal</b>	\$4,004.00
<b>Sales Tax ( )</b>	\$0.00
<b>Total</b>	\$4,004.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$4,004.00

538.462  
001

From: [stark\\_bob@gmail.com](mailto:stark_bob@gmail.com)  
To: Chuck Adams  
Subject: Receipts - memory and batteries  
Date: Thursday, February 4, 2021 5:39:29 PM  
Attachments: image001.png  
image002.png

Order Details

Order# 111-1191213-4548256

Shipping Address: patricia a. stark, 17275 WALNUT RUN DR, ALVA, FL 33920-2802, United States

Payment Method: \*\*\*\* 7649

Order Summary:

Item(s) Subtotal:	\$9.09
Shipping & Handling:	\$0.00
Total before tax:	\$9.09
Estimated tax to be collected:	\$0.00
<b>Grand Total:</b>	<b>\$9.09</b>

Delivered Jan 24, 2021

Micro Center 32GB Class 10 Micro SDHC Flash Memory Card with Adapter (2 Pack)

Track package, Return or replace items, Share gift receipt, Leave seller feedback, Write a product review, Archive order

mitigation wetland area monitoring  
Reimburse Supervisor Bob Stark for new monitoring cameras

Order Details

Order# 111-4104313-0121007

Shipping Address: patricia a. stark, 17275 WALNUT RUN DR, ALVA, FL 33920-2802, United States

Payment Method: \*\*\*\* 7649

Order Summary:

Item(s) Subtotal:	\$16.21
Shipping & Handling:	\$0.00
Total before tax:	\$16.21
Estimated tax to be collected:	\$1.05
<b>Grand Total:</b>	<b>\$17.26</b>

Delivered Jan 20, 2021

Duracell - CopperTop AA Alkaline Batteries - long lasting, all-purpose Double A battery for household and business - 24 Count

Track package, Return or replace items, Share gift receipt, Write a product review

mitigation wetland area monitoring  
Reimburse Supervisor Bob Stark for new monitoring cameras



**INVOICE**

Voice: (888) 480-5253 Fax: (888) 358-0088

538.461  
001

**Invoice Number:** PI-A00550345

**Invoice Date:** 02/01/21

**PROPERTY:** River Hall CDD

**SOLD TO:** River Hall CDD  
c/o Wrathell, Hunt & Associates, LLC  
9220 Bonita Beach Road Suite #214  
Bonita Springs, FL 34135

<b>CUSTOMER ID</b> R0194	<b>CUSTOMER PO</b>	<b>Payment Terms</b> Net 30	
<b>Sales Rep ID</b> Jeff Moding	<b>Shipment Method</b>	<b>Ship Date</b>	<b>Due Date</b> 03/03/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR11734 02/01/21 - 02/28/21 Wetlands Management Services		4,854.00	4,854.00
1	Lake & Pond Management Services SVR11792 02/01/21 - 02/28/21		6,966.00	6,966.00
1	Lake & Pond Management Services SVR11793 02/01/21 - 02/28/21 Fountain Maintenance Services		50.00	50.00

**PLEASE REMIT PAYMENT TO:**

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

<b>Subtotal</b>	<b>11,870.00</b>
Sales Tax	0.00
Total Invoice	11,870.00
Payment Received	0.00
<b>TOTAL</b>	<b>11,870.00</b>

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

Page: 1  
 February 24, 2021  
 File No: 16581-001M  
 Statement No: 10

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

514.100  
 001

Attn: Debbie Tudor

Gen Rep

	Previous Balance		\$647.50
		<u>Fees</u>	
01/07/2021	GLU	Review agenda for Board of Supervisors meeting; Participation in Board of Supervisors meeting; Review and respond to email correspondence from Supervisor Stark on easement location	420.00
01/08/2021	GLU	Review email correspondence from Supervisor Stark; Exchange multiple email correspondence with Cleo Adams on easement; Review	175.00
01/19/2021	MEM	Work on drafting Fence Buffer Easement	228.00
01/26/2021	GLU	Exchange email correspondence with Supervisor Stark on ATVs, on preserve use and association declaration	87.50
01/27/2021	GLU	Finalize draft of fence and landscaping easement; Draft email correspondence to Cleo Adams on draft; Review and respond to email correspondence from Debbie Tudor on agenda; Review email correspondence from Supervisor Stark on preserves	210.00
		Professional Fees through 02/24/2021	<u>1,120.50</u>
		Total Current Work	1,120.50
		Balance Due (includes previous balance, if any)	<u>\$1,768.00</u>





**Invoice Number**  
7-278-70130

**Invoice Date**  
Feb 16, 2021

**Account Number**  
[Redacted]

**FedEx Express Shipment Detail By Payor Type (Original)**

**Ship Date:** Feb 08, 2021

**Cust. Ref.:** River Hall Mtg File

**Ref.#2:**

**Payor:** Third Party

**Ref.#3:**

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- Distance Based Pricing, Zone 2
- Package sent from: 33966 zip code
- FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount
- The package weight exceeds the maximum for the packaging type, therefore, FedEx Pak was rated as Customer Packaging.

<b>Automation</b>	INET	<b>Sender</b>	<b>Recipient</b>	
<b>Tracking ID</b>	772830986150	cleo adams	Daphne Gillyard	
<b>Service Type</b>	FedEx Standard Overnight	Wrathell, Hunt & Associates, L	Wrathell, Hunt & Associates	
<b>Package Type</b>	Customer Packaging	9220 Bonita Beach Road	2300 Glades Road	
<b>Zone</b>	02	BONITA SPRINGS FL 34135 US	BOCA RATON FL 33431 US	
<b>Packages</b>	1			
<b>Rated Weight</b>	4.0 lbs, 1.8 kgs			
<b>Delivered</b>	Feb 09, 2021 09:31			
<b>Svc Area</b>	A1	<b>Transportation Charge</b>		7.32
<b>Signed by</b>	E.ELIZABETH	<b>Fuel Surcharge</b>		0.40
<b>FedEx Use</b>	000000000/134449/	<b>Total Charge</b>	<b>USD</b>	<b>\$7.72</b>
			<b>Third Party Subtotal</b>	<b>USD</b>
				<b>\$7.72</b>
			<b>Total FedEx Express</b>	<b>USD</b>
				<b>\$7.72</b>



**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](http://fedex.com) to sign up today!

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

Invoice 27018  
539.464  
001

GulfScapes  
Landscape Management Services

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

DATE  
02/28/2021

PLEASE PAY  
**\$10,401.00**

DUE DATE  
03/30/2021

DESCRIPTION

AMOUNT

Monthly Landscape Maintenance for February 2021

10,401.00

Other Physical Environment  
Landscape Maintenance

TOTAL DUE

**\$10,401.00**

THANK YOU.

# The News-Press media group

PART OF THE USA TODAY NETWORK

519.480  
001

<b>ACCOUNT NAME</b> River Hall Cdd		<b>ACCOUNT #</b> 6056	<b>PAGE #</b> 1 of 1
<b>INVOICE #</b> 0003526453	<b>BILLING PERIOD</b> Sep 1- Sep 30, 2020	<b>PAYMENT DUE DATE</b> October 20, 2020	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> \$0.00	<b>TOTAL AMOUNT DUE</b> <b>\$2,806.01</b>	
<b>BILLING ACCOUNT NAME AND ADDRESS</b>  River Hall Cdd C/O Wrathell, Hunt & Assoc LLC Daphne Gillyard 2300 Glades RD # 410W Boca Raton, FL 33431-8556		<b>BILLING INQUIRIES/ADDRESS CHANGES</b> 1-877-736-7612 or smb@ccc.gannett.com	<b>FEDERAL ID</b> 47-2493274
<p><b>Terms and Conditions:</b> Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.</p>			

0000006056000000000000000035264530028060110262

Contact [abgspecial@gannett.com](mailto:abgspecial@gannett.com) to sign-up for the convenience of having your invoice e-mailed to you. Once signed up you can also enjoy the convenience of making online payments. Previous account number reference if needed: **471122**.

Date	Description	Amount
9/1/20	Balance Forward	\$3,689.20
9/22/20	PAYMENT - THANK YOU	-\$1,235.74

**Package Advertising:**

Start-End Date	Description	PO Number	Package Cost
9/18/20-9/18/20	0004375898 RIVER HALL COMMUNIT		\$352.55

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

# The News-Press media group

PART OF THE USA TODAY NETWORK

<b>ACCOUNT NAME</b> River Hall Cdd	<b>PAYMENT DUE DATE</b> October 20, 2020	<b>AMOUNT PAID</b>
<b>ACCOUNT NUMBER</b> 6056	<b>INVOICE NUMBER</b> 0003526453	

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL AMOUNT DUE
\$0.00	\$352.55	\$1,881.20	\$0.00	\$572.26	\$0.00	<b>\$2,806.01</b>

REMITTANCE ADDRESS (Include Account# & Invoice# on check)

News-Press Media Group  
P O Box 677583  
Dallas, TX 75267-7583

TO PAY WITH CREDIT CARD PLEASE FILL OUT BELOW:

VISA     MASTERCARD     DISCOVER     AMEX

Card Number \_\_\_\_\_

Exp Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_    CVV Code \_\_\_\_\_

Signature \_\_\_\_\_    Date \_\_\_\_\_

0000006056000000000000000035264530028060110262



# The News-Press media group

news-press.com

A GANNETT COMPANY

## Classified Ad Receipt (For Info Only - NOT A BILL)

**Customer:** RIVER HALL CDD

**Ad No.:** 0004375898

**Address:** 2300 GLADES RD STE 410W  
BOCA RATON FL 33431  
USA

**Net Amt:** \$352.55

**Run Times:** 1

**No. of Affidavits:** 1

**Run Dates:** 09/18/20

### Text of Ad:

RIVER HALL COMMUNITY  
DEVELOPMENT DISTRICT  
NOTICE OF FISCAL YEAR 2021  
MEETINGS

The Board of Supervisors ("Board") of the River Hall Community Development District ("District") will hold Regular Meetings for Fiscal Year 2021 at 3:30 p.m., at the River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920 on the following dates:

October 1, 2020  
November 5, 2020  
December 3, 2020  
January 7, 2021  
February 4, 2021  
March 4, 2021  
April 1, 2021  
May 6, 2021  
June 3, 2021  
July 1, 2021  
August 5, 2021  
September 2, 2021

It is anticipated that the meetings will take place at the location provided above. In the event that the COVID-19 public health emergency prevents the meetings from occurring in-person, the District may conduct the meetings by telephone or video conferencing communications media technology pursuant to governmental orders, including but not limited to Executive Orders 20-52, 20-69, 20-150, 20-179 and 20-193 issued by Governor DeSantis, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The District will provide updates on its website, <http://www.riverhallcdd.org/> of any changes in how to participate as soon as possible.

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, <http://www.riverhallcdd.org/>.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need

to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
River Hall Community Development  
District  
AD# 4375898, Sep 18, 2020

**Merchant** 538.462  
Freeway GmbH 001  
help@simhero.com

**Instructions to merchant**  
You haven't entered any instructions.

**Invoice ID**  
5716.8306.9210 75468 simHERO Camera  
Plan 800 MB

REIMBURSE  
BOB STARK

**Shipping address - confirmed**  
Robert Stark  
17275 Walnut Run Dr  
Alva, FL 33920  
United States

**Shipping details**  
The seller hasn't provided any shipping details yet.



Description	Unit price	Qty	Amount
	\$39.99 USD	1	\$39.99 USD
<b>Subtotal</b>			\$39.99 USD
<b>Total</b>			\$39.99 USD
<b>Payment</b>			\$39.99 USD

SIM CARD  
FOR WILDLIFE  
CAMERA

Charge will appear on your credit card statement as "PAYPAL \*SIMHERO"  
Payment sent to help@simhero.com  
Payment sent from robert.stark@comcast.net

**Funding Sources Used (Total)**

MasterCard x-7649 \$39.99 USD

**Issues with this transaction?**

You have 180 days from the date of the transaction to open a dispute in the Resolution Center.

CL  
M.I.T AREA  
MONITORING



**Final Details for Order #112-8217329-0391431**

[Print this page for your records.](#)

**Order Placed:** February 21, 2021  
**Amazon.com order number:** 112-8217329-0391431  
**Order Total: \$17.30**

REIMBURSE  
BOB STARK

**Shipped on February 22, 2021**

**Items Ordered**

1 of: *Duracell - CopperTop AA Alkaline Batteries - long lasting, all-purpose Double A battery for household and business - 24 Count*  
Sold by: Amazon.com Services LLC

**Price**

\$16.24

Condition: New

**Shipping Address:**

patricia a. stark  
17275 WALNUT RUN DR  
ALVA, FL 33920-2802  
United States

BATTERIES  
FOR WILDLIFE  
CAMERA

**Shipping Speed:**

One-Day Shipping

**Payment information**

**Payment Method:**

MasterCard | Last digits: 7649

Item(s) Subtotal: \$16.24

Shipping & Handling: \$0.00

**Billing address**

patricia a. stark  
17275 WALNUT RUN DR  
ALVA, FL 33920-2802  
United States

Total before tax: \$16.24

Estimated tax to be collected: \$1.06

**Grand Total: \$17.30**

**Credit Card transactions**

MasterCard ending in 7649: February 22, 2021: \$17.30

To view the status of your order, return to [Order Summary](#).

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates

CA  
MIT AREA  
MONITORING



Strange Zone, Inc.

260 NW 67th Street  
Apt. 108  
Boca Raton, FL 33487

# Invoice

Date	Invoice #
02/01/2021	2021-0014

Bill To
River Hall Community Development District 2300 Glades Road, Suite 410W Boca Raton, FL 33431

519.413  
001

Description	Amount
Website maintenance + Hosting (Yearly Contract) February 2021 to February 2022  Maintenance includes posting of minutes, meeting agendas, audits, scheduled meetings, budgets, general documents, and any other content update needed. Creation of new pages will be a separate fee of \$50/ Page. Please allow up to 48 hours for updates to be posted.  Hosting service includes 5 e-mail accounts with 2GB of space for each account.	600.00
SSL Certificate (Purchase/Renewal)	69.99
Domain Name (Registration/Renewal)	35.00
<b>Total</b>	<b>\$704.99</b>

# Wrathell, Hunt & Associates, LLC

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

# Invoice

Date	Invoice #
3/1/2021	2019-2061

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

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

Preferred Pine Straw, Inc.

Branford, FL 32008  
Ph. (386)935-2773  
Fax (386)935-0061

539.469  
001

# Invoice

Date	Invoice #
1/25/2021	80165

<b>Bill To</b>
River Hall CDD 9220 Bonita Beach Road Suite 214 Bonita Springs, FL 34135

<b>Ship To</b>
River Hall CDD 3500 River Hall Pkwy Alva, FL 33920 Shane (239)227-5520

P.O. No.	Terms	Ship Date	Ship Via	Project
	Net 29	1/25/2021	John Denese	

Description	Qty	Rate	Amount
Baled Pine Straw- Delivered 01/20 Trailer # 1426 Driver John D	1,540	2.60	4,004.00

<b>Subtotal</b>	\$4,004.00
<b>Sales Tax ( )</b>	\$0.00
<b>Total</b>	\$4,004.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$4,004.00

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**8**

**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 April 1, 2021, at 3:30 p.m., at River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920.

**Present were:**

Ken Mitchell	Chair
Robert Stark	Vice Chair
Paul D. Asfour	Assistant Secretary
Michael Morash	Assistant Secretary

**Also present were:**

Chuck Adams	District Manager
Cleo Adams	Assistant District Manager
Tammie Smith (via telephone)	Field Operations Manager
Greg Urbancic (via telephone)	District Counsel
John Baker	District Engineer
Grady Miars (via telephone)	GreenPointe
Mike Radford (via telephone)	MRI Inspection LLC
Brenda Radford (via telephone)	MRI Inspection LLC
Karen Asfour	Resident
Paul Griffith	Resident
George Ware	Resident
Andrew Kasl	Residents
Chuck Aldi	Resident

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 3:31 p.m. Supervisors Mitchell, Stark, Asfour and Morash were present, in person. Supervisor Metcalfe was not present.

**SECOND ORDER OF BUSINESS**

**Public Comments (3 minutes per speaker)**

Resident Paul Griffith had the following comments and opinions:

- Construction site trash was entering the lakes and there was no response from the HOA.
- Pedestrians were being run off the walkways by golf cart operators.

43 ➤ Landscapers were doing a poor job of trimming the shrubs along the walkways.  
44 Mrs. Adams stated she recently received an email about the garbage and contacted Mr.  
45 Miars and the lake contractor for assistance. Mr. Miars stated that Pulte and Lennar were  
46 advised of the situation. Regarding golf cart operators not yielding to pedestrians, Mr. Adams  
47 stated, since there was no means for enforcement, Staff would ask for common courtesy.  
48 Regarding the landscaping along the walkways, it would be best to remove rows of the  
49 shrubbery; Staff would address the issues with the landscapers.

50 Resident George Ware commented that some of the traffic on the golf carts on the bike  
51 paths has been taken care of, especially from River Hall, with the new gates that were installed  
52 on the sidewalks and most golf cart operators do yield to walkers on the paths.

53 Resident Chuck Aldi asked if there were plans to fence in Ashton Oaks or install a fence  
54 along the front of that subdivision. Mr. Adams stated the CDD's fencing project along the  
55 parkway runs from the gatehouse down to the conservation area and the preserves are being  
56 utilized as a natural barrier. Regarding Portico's plans for fencing or a buffer, Mr. Adams stated  
57 he contacted representatives from WCI Lennar and was informed that their intention is to  
58 install a PVC fence adjacent to Hampton Boulevard.

59

### 60 **THIRD ORDER OF BUSINESS**

### **Developer Update: Development and 61 Master Association Activities**

62

63 Mr. Miars gave the following update:

64 ➤ Hampton Lakes (HL): Phase 3 was completed. Phase 1 was nearing completion with  
65 respect to irrigation and the builders were in the new section. Homes were in the process of  
66 being constructed all along Phase 3, the border to Portico.

67 ➤ River Hall Country Club (RHCC): Parcel S, near Hole #18, was completed and supposed to  
68 be certified and recorded. Pulte closed the first two lots and would close one on April 14, 2021.

69 ➤ Sales: The first quarter was really good. Year-to-date, HL sales were at 40, versus 17 in  
70 2020 and RHCC sales were at 32, versus six in 2020. Sales and prices continued to increase.

71 ➤ The average house prices were \$280,000 in HL and \$370,000 in RHCC. Pulte was  
72 preparing to increase HL prices to \$300,000 and RHCC prices \$450,000.

73 ➤ Tiki Bar: Construction was in progress and there were no longer any delays obtaining  
74 materials.

75 In response to Mr. Asfour's question, Mr. Miars stated that Lennar would be purchasing  
76 lots in Area B, which is where Pulte's current model is located, and plans to construct homes on  
77 the 55'-wide lots. They also plan to purchase six lots in Parcel D, along Hole #11, and in Parcel  
78 E, along the west side of Hole #2. Discussion ensued regarding available homesites owned by  
79 RH Venture III, Pinnacle, Pulte and Lennar.

80 In response to Mr. Mitchell's question, Mr. Miars stated the first villa would be  
81 completed within the next three or four months.

82

83 **FOURTH ORDER OF BUSINESS**

**Update: Portico Plans for Fencing or Buffer**

84

85 This item was addressed during the Second Order of Business.

86

87 **FIFTH ORDER OF BUSINESS**

**Update: Drainage Pipe Inspection Report**

88

- 89 • **Discussion/Consideration: M.R.I. Inspection, LLC, Estimates for Storm Structure Pipe**  
90 **Cleaning**

91 Mr. Mike Radford, of M.R.I. Inspection, LLC (MRI), presented the following options:

92 **A. #2517 – Cleaning for 25% and Higher**

93 **B. #2518 – Cleaning for 35% and Higher**

94 **C. #2519 – Cleaning for 50% and Higher**

95 Mrs. Adams responded to questions regarding significant changes in blockage  
96 percentages over the past three years, the GIS mapping system and the three MRI proposals.  
97 Mr. Adams stated Staff's recommendation was to, at a minimum, have MRI clean for 50%  
98 blockage or higher. Discussion ensued regarding Hurricane Irma, drainage and the catch basins.  
99 A Board Member stated that, there was damage to outfall structure S2-405 at the Town Center  
100 property. Mr. Adams stated Staff would provide the formation to the HOA.

101

102 **On MOTION by Mr. Asfour and seconded by Mr. Morash, with all in favor, MRI**  
103 **proposal #2519, cleaning for 50% and higher blockage, in the amount of**  
104 **\$19,550, was approved.**

105

106

107

108 **SIXTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
 109 **Statements as of February 28, 2021**

110  
 111 Mr. Adams presented the Unaudited Financial Statements as of February 28, 2021. Mr.  
 112 Morash stated that a few roadside grates were missing throughout the community. The  
 113 financials were accepted.

114

115 **SEVENTH ORDER OF BUSINESS** **Approval of March 4, 2021 Regular**  
 116 **Meeting Minutes**

117  
 118 Mr. Mitchell presented the March 4, 2021 Regular Meeting Minutes.

119

120 **On MOTION by Mr. Mitchell and seconded by Mr. Asfour, with all in favor, the**  
 121 **March 4, 2021 Regular Meeting Minutes, as presented, were approved.**

122

123

124 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

125

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

127 Mr. Baker stated, at the next meeting, he would deliver a drainage system presentation  
 128 for the new development in the Cascades.

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

130 Mr. Urbancic stated that a few significant legislative bills were pending that could affect  
 131 the CDDs, particularly, a bill that would increase the levels of sovereign immunity from the  
 132 current \$200,000 and a bill making potential changes to the audit process. Updates would be  
 133 provided.

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

- 135 • **NEXT MEETING DATE: May 6, 2021 at 3:30 P.M.**

- 136 ○ **QUORUM CHECK**

137 All Supervisors confirmed their attendance at the May 6, 2021 meeting.

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

139 Mrs. Adams reported the following:

- 140 ➤ An updated Operations Report was emailed to the Board prior to the meeting.

- 141 ➤ FPL Easement Mowing Project: Mr. Krebs contacted P&T Landscaping, which expressed  
 142 interest in the project. Staff forwarded all of the requested information to the contractor. Mr.



143 Krebs’ meeting with the contractor was rescheduled and an update would be provided after  
144 Mr. Krebs’ return from vacation. Staff was waiting for the proposal and it would be provided for  
145 discussion and consideration at the next meeting.

146 ➤ Wildlife”: The hog trapper recently advised that he must start charging for his services.  
147 A proposal was requested and was forwarded to the Board. A request was made for Hogworks  
148 to revisit the proposal that was submitted last year and resubmit a proposal.

149 Discussion ensued regarding Hogworks’ contract with HL, wild hog sightings, coyote  
150 sightings and the need for a third estimate. Mrs. Adams would obtain a third estimate from a  
151 company that had provided one last year.

152

153 **NINTH ORDER OF BUSINESS**

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

154

155

156 Mr. Aldi stated there were several hogs behind 6520 and his wife spotted a family of  
157 hogs and a black bear behind the undeveloped land owned by Pinnacle, near the preserve. He  
158 and asked if anyone else saw the dead bobcat.

159

160 **TENTH ORDER OF BUSINESS**

**Supervisors’ Comments/Requests**

161

162 Mr. Asfour asked about the budget timing. Mr. Adams stated the draft Fiscal Year 2022  
163 budget would be presented at the May meeting. Mr. Asfour stated he favored leaving  
164 assessments the same as they currently are.

165

166 **ELEVENTH ORDER OF BUSINESS**

**Adjournment**

167

168

**On MOTION by Mr. Morash and seconded by Mr. Asfour, with all in favor, the  
meeting adjourned at 4:14 p.m.**

169

170

171

172

173

174

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

175  
176  
177  
178  
179  
180

---

Secretary/Assistant Secretary

---

Chair/Vice Chair

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9A**

**From:** Charlie Krebs <[CharlieKrebs@hmeng.com](mailto:CharlieKrebs@hmeng.com)>  
**Sent:** Monday, March 29, 2021 4:02 PM  
**To:** Chuck Adams <[adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)>  
**Cc:** John Baker <[JohnBaker@hmeng.com](mailto:JohnBaker@hmeng.com)>  
**Subject:** River Hall CDD  
**Attachments:** 1480-03 - AER-1480-03 AER.pdf; 1480-06 - MDP-1480-06 MDP.pdf

Chuck,

We are working with David Kraizgrun to develop the last 22 lots inside Cascades. As part of the SFWMD application, SFWMD staff is looking for confirmation from the CDD that there is no objection to the runoff from the lots entering the CDD lakes. The site is located in the water management system for Basin 2-2. The water quality requirements is based on 1 inch over the site so there is no additional water quality required. There are 10 lots on the north side of Apple Blossom Drive and another 12 lots that are located on a proposed road adjacent to the FPL easement. The lots adjacent to Apple Blossom Drive will drain half to the roadway and half to a common tract before going to lake 2-2A. The lots along the new road will drain the same way, with half going to the road and half to the common tract. I have attached an aerial and drainage plan for reference. There are no changes proposed to the master water management system other than an outfall connection to Lake 2-2A.

John Baker is working this project for HM and will be at this Thursday's meeting for me as I will be out of town. I know this is too late to make this month's meeting, but I would like to add this to the agenda for next months meeting if you have no objections.

Please let me know if you have any questions.

Charles L. Krebs, P.E.  
Project Manager/Associate



6200 Whiskey Creek Drive  
Fort Myers, FL 33919 USA  
Main Line: (239) 985-1200  
Direct Line: (239) 985-1214  
Cell Phone: (239) 910-3030  
Facsimile: (239) 985-1259

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H:\Projects\2020050000\DWG\PLAN 1480-03 AER 1480-03 AER 03 2021 10:30am

LETTER	REVISIONS	DATE

**RIVER HALL**  
**THE CASCADES**  
**LEE COUNTY, FL**

DESIGNED BY C.L.K.	DATE 01/2021
DRAWN BY M.W.D	DATE 02/2021
CHECKED BY J.C.B.	DATE 03/2021
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 60'

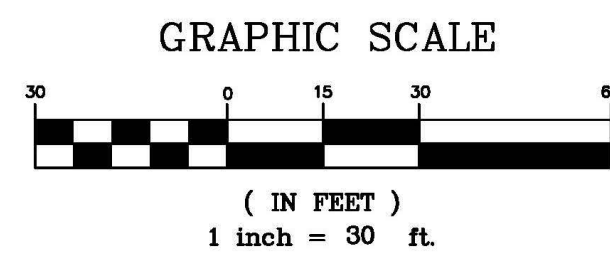


6200 Whiskey Creek Drive  
 Fort Myers, FL. 33919  
 Phone : (239) 985-1200  
 Florida Certificate of  
 Authorization No.1772

**AERIAL**

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :  JOHN C. BAKER, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #88138 DATE:	CAD FILE NAME: 1480-03 AER	DRAWING NO.: 1480-03
	PROJECT NO.: 2020.058	SHEET NO.: 3 OF 11





**SFWM PERMIT DATA**

STORM MODEL ROUTINGS	ELEV (NGVD, 1929)	ELEV (NAVD, 1988)
CONTROL ELEVATION	= 11.20	= 10.00
5 YR-1 DAY STAGE	= 12.43	= 11.23
25 YR-3 DAY STAGE	= 12.86	= 11.66
100 YR-3 DAY STAGE	= 14.14	= 12.94
PEAK 25-YR DISCHARGE	= 306.02 CFS	

DESIGN STAGES	ELEV (NGVD, 1929)	ELEV (NAVD, 1988)
MINIMUM ROAD ELEV.	= 13.20	= 12.00
MAXIMUM ROAD ELEV.	= 15.20	= 14.00
MINIMUM FINISHED FLOOR ELEV.	= 14.20	= 13.00
MINIMUM BERM ELEV.	= 13.20	= 12.00

MINIMUM FINISHED FLOOR ELEVATION BASED ON FEMA ELEVATION FROM FIRM PANEL 0304F MAP NUMBER 12071C0304F, EFFECTIVE DATE AUGUST 27, 2008

TO CONVERT ELEVATIONS FROM NAVD, 1988 TO NGVD, 1929 ADD 1.20 FT TO THE ELEVATION.

TO CONVERT ELEVATIONS FROM NGVD, 1929 TO NAVD 1988 SUBTRACT 1.20 FEET FROM THE ELEVATION.

PROJECT IS LOCATED IN FEMA FLOOD ZONE "X"

**DRAINAGE BASIN AREA**

PROPOSED IMPROVEMENTS	AREA
PROPOSED BUILDING AREA	= 2.44 Ac.
PROPOSED IMPERVIOUS AREA	= 1.50 Ac.
PROPOSED OPEN SPACE AREA	= 3.63 Ac.
PROPOSED DRAINAGE AREA	= 7.57 Ac.

**WATER QUALITY CALCULATION**

REQUIREMENT IS GREATER OF 1" OVER TOTAL SITE OR 2.5" TIMES % IMPERVIOUS

SITE AREA = AREA - (LAKES + BLDGS)  
SITE AREA = 7.57 - (0.00 + 2.44) = 5.13 Ac.

IMPERVIOUS AREA (SITE AREA - PERVIOUS)  
IMPERVIOUS AREA = 5.13 - 3.63 = 1.50 Ac.

% IMPERVIOUS = (IMPERVIOUS / SITE AREA) x 100 = (1.50 AC. / 5.13 AC.) x 100 = 29.24%

2.5 x % IMPERVIOUS x 1" (1FT/12IN) x (SITE AREA - LAKES)  
2.5 x 29.24% x 1" x (1"/12") x (5.13 - 0.00 Ac) = 0.31 Ac-Ft  
ADD 50% FOR OFW STATUS, WQ = 0.31 \* 150% = 0.46 Ac-Ft

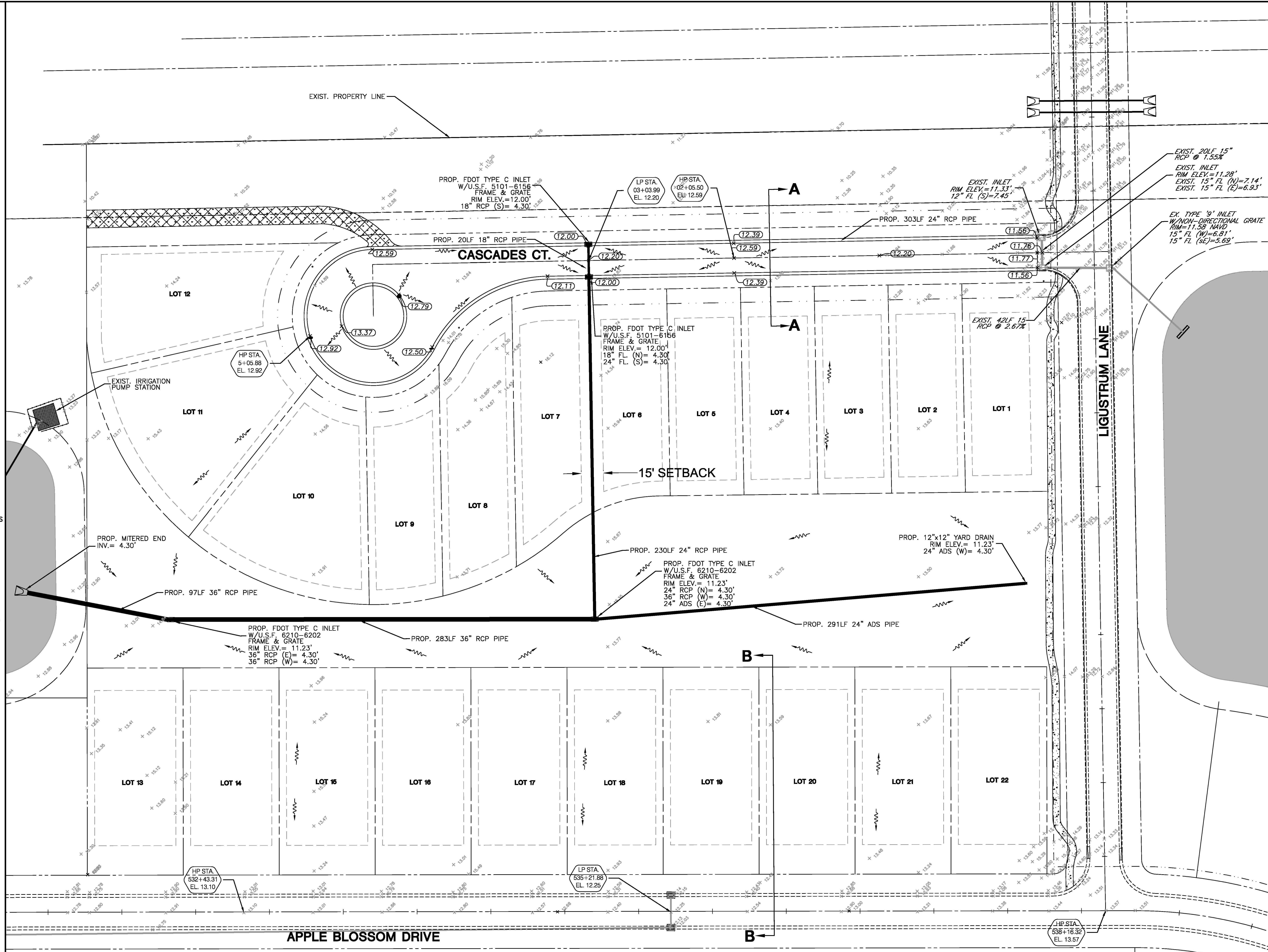
VERSUS  
1" x 1/12 x (7.57 Ac) = 0.63 Ac-Ft

WATER QUALITY VOLUME REQUIRED = 0.63 Ac-Ft

\*\* WATER QUALITY AND ATTENUATION PROVIDED BY EXISTING BASIN 2-2 WATER MANAGEMENT SYSTEM \*\*

**GENERAL DEVELOPMENT NOTE:**

1) BASED ON THE SFWM GENERAL PERMIT #36-04006-P AND THE U.S.D.A. SOIL CONSERVATION SERVICE SOIL SURVEY OF LEE COUNTY, FLORIDA, IT IS ANTICIPATED THAT THIS SITE MAY BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. SUBJECT TO PROPERLY ENGINEERED AND CONSTRUCTED CORRECTIVE MEASURES, INCLUDING BUT NOT LIMITED TO SITE FILL, DRAINAGE WATER MANAGEMENT AND SEWAGE DISPOSAL FACILITIES.



LETTER	REVISIONS	DATE

**RIVER HALL**  
THE CASCADES  
LEE COUNTY, FL

DESIGNED BY C.L.K.	DATE 01/2021
DRAWN BY M.W.D.	DATE 02/2021
CHECKED BY J.C.B.	DATE 03/2021
VERTICAL SCALE N/A	HORIZONTAL SCALE 1" = 30'



6200 Whiskey Creek Drive  
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Phone : (239) 985-1200  
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Authorization No.1772

**MASTER DRAINAGE PLAN**

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:	CAD FILE NAME: 1480-06 MDP	DRAWING NO.: 1480-06
JOHN C. BAKER, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #86138 DATE	PROJECT NO.: 2020.058	SHEET NO.: 6 OF 11

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9ci**



# WRATHELL, HUNT & ASSOCIATES LLC.

2300 GLADES RD, #410W  
BOCA RATON FL 33431

Lee County FL – Community Development Districts

04/15/2021

<b>NAME OF COMMUNITY DEVELOPMENT DISTRICT</b>	<b>NUMBER OF REGISTERED VOTERS AS OF 04/15/2021</b>
Babcock Ranch	0
Bayside Improvement	2,956
Bay Creek	748
Beach Road Golf Estates	1,127
Bonita Landing	321
Brooks I of Bonita Springs	2,225
Brooks II of Bonita Springs	1,453
East Bonita Beach	163
Mediterra	454
Moody River Estates	1,137
Parklands Lee	525
Parklands West	570
River Hall	1,534
River Ridge	1,454
Stonewater	0
Stoneybrook	1,721
Verandah East	779
Verandah West	937
University Square	0
University Village	0
Waterford Landing	1,298
WildBlue	228

Send to: Daphne Gillyard [gillyardd@whhassociates.com](mailto:gillyardd@whhassociates.com) Phone: 561-571-0010

Tammy Lipa – Voice: 239-533-6329

Email: [tlipa@lee.vote](mailto:tlipa@lee.vote)

**RIVER HALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**9C11**

**RIVER HALL COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE**

**LOCATION**

*River Hall Town Hall Center, located at 3089 River Hall Parkway, Alva, Florida 33920*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 1, 2020</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
ZOOM: <a href="https://us02web.zoom.us/j/82750952717">https://us02web.zoom.us/j/82750952717</a> Meeting ID: 827 5095 2717 Dial: 1-929-205-6099 Meeting ID: 827 5095 2717		
<b>November 5, 2020</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>December 3, 2020</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>January 7, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>February 4, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>March 4, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>April 1, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>May 6, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>June 3, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>July 1, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>
<b>August 5, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>3:30 PM</b>
<b>September 2, 2021</b>	<b>Regular Meeting</b>	<b>3:30 PM</b>