



Rizzetta & Company

CFM Community Development District

Board of Supervisors' Meeting January 21, 2021

**District Office:
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912
(239) 936-0913**

www.cfmccd.org

**CFM
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

Board of Supervisors	Leah Popelka Scott Campbell Paul Mayotte Chip Jones Sue Streeter	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Hopping Green & Sams, P.A.
District Engineer	Brent Burford	Johnson Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop 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 the appeal is to be based.

CFM COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 9530 MARKETPLACE ROAD, SUITE 206, FORT MYERS, FLORIDA 33912

www.CFMcdd.org

January 15, 2021

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, January 21, 2021 at 11:30 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on December 17, 2020..... Tab 1
 - B. Consideration of the Operation and Maintenance Expenditures for the Month of December 2020..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Matters Pertaining to Series 2021 Bonds
 1. Consideration of Resolution 2021-06, Authorizing the Issuance of Not to Exceed \$11,000,000 Aggregate Principal Amount of Its Capital Improvement Revenue and Refunding Bonds Tab 3
 - a. *Exhibit A: Form of Fourth Supplemental Trust Indenture*
 - b. *Exhibit B: Form of Purchase Contract*
 - c. *Exhibit C: Form of Preliminary Limited Offering Memorandum*
 - d. *Exhibit D: Form of Continuing Disclosure Agreement*
 2. Consideration of the Form of Agreement Regarding the True-Up and Payment of Series 2021 Assessment (under separate cover)
 3. Consideration of the Form of Agreement Regarding the Completion of Certain Improvements Relating to the Expansion CIP (under separate cover)
 4. Consideration of the Form of Collateral Assignment and Assumption of Development Rights, Series 2021 Bonds (under separate cover)
 5. Consideration of the Form of Acquisition Agreement (Expansion CIP) (under separate cover)

- B. Public Hearings to Consider the Imposition of Special Assessments
 - 1. Public Hearing Related to Series 2004A-1 Refunding
 - a. Presentation of Final Second Supplemental Special Assessment Allocation Report, Capital Improvement Revenue Refunding Bonds (under separate cover)
 - b. Resolution 2021-07, Equalizing, Confirming and Levying Refinanced Assessments..... Tab 4
 - 2. Public Hearing Related New Money Issuance (Expansion Capital Improvement Plan)
 - a. Presentation of Third Supplemental Engineer's Report – Expansion CIP Tab 5
 - b. Presentation of Final Master Assessment Allocation Report – Expansion CIP (under separate cover)
 - c. Consideration of Resolution 2021-08, Authorizing the Expansion CIP and Equalizing, Confirming and Levying Special Assessments Tab 6
- C. Consideration of Acceptance of Special Warranty Deed from Maxcy Development Group Holdings-CFM, Inc. (under separate cover)
- D. Review of Sidewalk Inspection Report Tab 7
- E. Consideration of Proposals for Sidewalk Pressure Washing.. Tab 8
 - 1. Brad's Pressure Washing, Inc.
 - 2. Magnolia Landing Golf, LLC
- 5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. **SUPERVISOR REQUESTS AND COMMENTS**
- 7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (239) 936-0913.

Very truly yours,

Belinda Blandon

Belinda Blandon
District Manager

cc: Tucker Mackie, Hopping Green & Sams, P.A.

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

CFM COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, December 17, 2020 at 11:31 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

Present and constituting a quorum:

Scott Campbell	Board Supervisor, Vice Chairman
Paul Mayotte	Board Supervisor, Assistant Secretary
Sue Streeter	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Scott Brizendine	Rizzetta & Company, Inc. (via speaker phone)
Tucker Mackie	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
Brent Burford	District Engineer, Johnson Engineering (via speaker phone)
Andy Tilton	District Engineer, Johnson Engineering (via speaker phone)
Sete Zare	MBS Capital Markets (via speaker phone)
Brett Sealy	MBS Capital Markets (via speaker phone)
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Ms. Blandon called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor to public comment. Questions and comments from the public were entertained

46 **THIRD ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
November 19, 2020**

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Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on November 19, 2020. She asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Campbell, seconded by Mr. Mayotte, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on November 19, 2020, for the CFM Community Development District.

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55 **FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and
Maintenance Expenditures for the
Months of October and November
2020**

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Ms. Blandon advised that the operations and maintenance expenditures for the period of October 1-31, 2020 total \$54,163.03 and the expenditures for the period of November 1-30, 2020 total \$21,709.08 and asked if there were any questions regarding the expenditures. She responded to questions from the Board.

On a Motion by Ms. Streeter, seconded by Mr. Campbell, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of October 2020 (\$54,163.03) and November 2020 (\$21,709.08), for the CFM Community Development District.

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66 **FIFTH ORDER OF BUSINESS**

**Consideration of Magnolia Landing
Golf Revised Castle Pines Cul-de-sac
Landscape Proposal**

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Ms. Blandon provided an overview of the revised landscape proposal for the Castle Pines cul-de-sac and asked if there were any questions. Discussion ensued.

On a Motion by Mr. Mayotte, seconded by Mr. Campbell, with all in favor, the Board Approved the Magnolia Landing Golf Revised Castle Pines Cul-de-sac Landscape Proposal, Not to Exceed \$3,695.00, Subject to Removal of the Crepe Myrtle and Addition of Foxtail Palms, for the CFM Community Development District.

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74 **SIXTH ORDER OF BUSINESS**

**Consideration of Bond Related Items,
Assessment Process Related to
Series 2004A-1 Refunding Component**

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78 Ms. Mackie provided an overview of previous action taken by the Board related to
79 the assessment process; she advised that all property affected by the 2004A-1 bonds are
80 owned by Maxcy. She advised that Florida law requires that the Board adopt the declaring
81 resolution that declares the District's intent to levy these assessments as a maximum
82 amount, provide notice to the landowners that would then be subject to those
83 assessments of a hearing that the District is required to hold, which is being proposed for
84 January.

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86 Mr. Sealy advised that he will respond to any questions that come up.

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88 **SEVENTH ORDER OF BUSINESS**

**Consideration of Preliminary Second
Supplemental Special Assessment
Allocation Report, Capital
Improvement Revenue Refunding
Bonds**

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Mr. Brizendine provided a detailed overview of the Preliminary Second Supplemental Special Assessment Allocation Report, Capital Improvement Revenue Refunding Bonds, he reiterated that the reports are related only lands owned by Maxcy and does not affect the existing homeowners.

99 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2021-02,
Declaring Special Assessments
Securing Capital Improvement
Revenue Refunding Bonds**

Ms. Mackie provided a detailed overview of resolution 2021-02 and asked if there were any questions. Mr. Campbell inquired as to where the resolution outlines that the bond issue is contingent upon the sale of the property from Maxcy to DR Horton. Ms. Mackie advised that one of the whereas clauses it provides that these assessments will only be levied upon issuance of the bonds which will not take place until such time as the sale transaction is completed. She further advised that no action taken today will levy assessments as that will be done during the January 21st public hearing.

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On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board Adopted Resolution 2021-02, Declaring Special Assessments Securing Capital Improvement Revenue Refunding Bonds, for the CFM Community Development District.
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NINTH ORDER OF BUSINESS

**Consideration of Resolution 2021-03,
Setting a Public Hearing on Special
Assessments Securing Capital
Improvement Revenue Refunding
Bonds**

119 Ms. Blandon advised that the public hearing will be held during the regular meeting
120 scheduled for January 21, 2021 at 11:30 a.m.; she asked if there were any questions.
121 There were none.
122

On a Motion by Ms. Streeter, seconded by Mr. Mayotte, with all in favor, the Board Adopted Resolution 2021-03, Setting a Public Hearing on Special Assessments Securing Capital Improvement Revenue Refunding Bonds for Thursday, January 21, 2021 at 11:30 a.m., to be held at the Office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the CFM Community Development District.

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124 **TENTH ORDER OF BUSINESS** **Consideration of Bond Related Items,**
125 **Assessment Process Relating to**
126 **Series 2021 Bonds – Expansion**
127 **Capital Improvement Plan (CIP)**
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129 Ms. Blandon reviewed the items to be considered related to the assessment
130 process relating to Series 2021 Bonds – Expansion Capital Improvement Plan.
131

132 **ELEVENTH ORDER OF BUSINESS** **Consideration of Preliminary Third**
133 **Supplemental Engineer’s Report –**
134 **Expansion CIP**
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136 Mr. Tilton provided a detailed overview of the preliminary third supplemental
137 engineer’s report – expansion CIP. He advised that the infrastructure is only related to
138 the expansion area and therefore existing homeowners will not be impacted. Mr. Tilton
139 responded to questions from the Board.
140

141 **TWELFTH ORDER OF BUSINESS** **Consideration of Preliminary Master**
142 **Assessment Allocation Report –**
143 **Expansion CIP**
144

145 Mr. Brizendine provided a detailed overview of the Master Assessment Allocation
146 Report – Expansion CIP advising that not all construction costs will be included in the
147 issuance. He asked if there were any questions. There were none.
148

149 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2021-04,**
150 **Declaring Special Assessments**
151 **Securing Capital Improvement**
152 **Revenue Bonds – Expansion CIP**
153

154 Ms. Mackie provided a detailed overview of the resolution; she advised that this
155 resolution is similar to the one adopted previously for the refunding. She advised that no
156 assessments are being levied today but rather declaring assessments for the purpose of
157 holding the requisite public hearing. She asked if there were any questions. There were
158 none.
159

On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board Adopted Resolution 2021-04, Declaring Special Assessments Securing Capital Improvement Revenue Bonds – Expansion CIP, for the CFM Community Development District.

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FOURTEENTH ORDER OF BUSINESS

**Consideration of Resolution 2021-05,
Setting a Public Hearing on Special
Assessments Securing Capital
Improvement Revenue Bonds –
Expansion CIP**

Ms. Blandon advised that the public hearing will be held during the regular meeting scheduled for January 21, 2021 at 11:30 a.m.; she asked if there were any questions. There were none.

On a Motion by Ms. Streeter, seconded by Mr. Mayotte, with all in favor, the Board Adopted Resolution 2021-05, Setting a Public Hearing on Special Assessments Securing Capital Improvement Revenue Bonds – Expansion CIP for Thursday, January 21, 2021 at 11:30 a.m., to be held at the Office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the CFM Community Development District.

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FIFTEENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie advised that she had no report.

Mr. Campbell inquired as to an update on transfer of conservation areas from Maxcy to the District. Ms. Mackie provided an update; she advised that at the last meeting the Board authorized the conveyance of the remaining conservation areas and so now the acquisition agreement is the focus of the attention and then a special warranty deed will be drafted from Maxcy to the District. Mr. Campbell asked that that take place at the next meeting before the public hearing. Ms. Mackie advised that no further action is required by the Board. Mr. Campbell advised that he wants to ensure the conveyance is completed prior to the sale of property from Maxcy to DR Horton.

B. District Engineer

Mr. Burford advised that regarding the valve box along long pond road, the vendor has declined to provide a bid; he advised that he is also working the ponding issue at Magnolia Landing Lane and the amenity center and he will include the valve box repair in the bid package for the ponding issue. Discussion ensued.

194 Mr. Burford advised that the striping along Magnolia Landing Lane will
195 begin in the first or second week of January; he advised that they are trying
196 to schedule for the first week of January and that would be ideal if the
197 striping can be done at night.

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199 Mr. Burford advised that the conservation area maintenance is being
200 scheduled for next week and if that doesn't work then the work will be done
201 the first or second week of January; he advised that Mettauer also plans to
202 install the alligator signage at the same time as the maintenance event.

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204 C. District Manager

205 Ms. Blandon advised the next meeting of the Board of Supervisors is
206 scheduled for Thursday, January 21, 2021 at 11:30 a.m.

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208 **SIXTEENTH ORDER OF BUSINESS**

Supervisor Requests

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210 Ms. Blandon opened the floor for Supervisor requests and comments.

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212 Mr. Campbell asked if there are special notice requirements for the public hearings.
213 Ms. Blandon and Ms. Mackie provided an overview of the published and mailing notice
214 requirements.

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216 **SEVENTEENTH ORDER OF BUSINESS**

Adjournment

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218 Ms. Blandon advised there is no further business to come before the Board and
219 asked for a motion to adjourn.

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On a Motion by Mr. Campbell, seconded by Mr. Mayotte, with all in favor, the Board adjourned the meeting at 12:22 p.m., for the CFM Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

Operation and Maintenance Expenditures December 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2020 through December 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$31,721.53**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Dale S. Jones Jr.	002727	DJ111920	Board of Supervisors Meeting 11/19/20	\$ 200.00
Hopping Green & Sams	002735	118904	General Legal Services 10/20	\$ 4,956.00
Johnson Engineering Inc	002739	20044888-001- 156	General Engineer Services Billed Through 12/13/20	\$ 7,037.50
Johnson Engineering Inc	002736	20044888-014 Inv 3	Chloride Monitoring 11/20	\$ 750.00
LCEC	002728	6571809552 11/20	Street Lights 3000 Magnolia Landing Ln 11/20	\$ 3,328.28
Leah Popelka	002731	LP111920	Board of Supervisors Meeting 11/19/20	\$ 200.00
Magnolia Landing Golf, LLC	002729	1540	Aerator Utility Cost 11/20	\$ 1,400.00
Magnolia Landing Golf, LLC	002729	1541	Aerator Agreement & Water 11/20	\$ 625.00
Magnolia Landing Golf, LLC	002740	1554	Aerator Utility Cost 12/20	\$ 1,400.00
Magnolia Landing Golf, LLC	002740	1555	Aerator Agreement & Water 12/20	\$ 625.00
Magnolia Landing Master Association, Inc.	002737	371	Landscape Maintenance 11/20	\$ 3,494.58
Paul Mayotte	002730	PM111920	Board of Supervisors Meeting 11/19/20	\$ 200.00
Paul Mayotte	002741	PM121720	Board of Supervisors Meeting 12/17/20	\$ 200.00

CFM Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2020 Through December 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	002732	INV0000054716	District Management Fees 12/20	\$ 3,931.17
Rizzetta Technology Services, LLC	002733	INV0000006628	Website Hosting & Email Services 12/20	\$ 175.00
Scott Campbell	002726	SC111920	Board of Supervisors Meeting 11/19/20	\$ 200.00
Scott Campbell	002738	SC121720	Board of Supervisors Meeting 12/17/20	\$ 200.00
Solitude Lake Management LLC	002742	PI-A00521237	Monthly Lake & Pond Service 12/20	\$ 2,346.00
Sue Streeter	002734	SS111920	Board of Supervisors Meeting 11/19/20	\$ 200.00
Sue Streeter	002743	SS121720	Board of Supervisors Meeting 12/17/20	\$ 200.00
The Daily Breeze	002744	118908	Legal Advertising 12/09/20	<u>\$ 53.00</u>
Report Total				<u>\$ 31,721.53</u>

Tab 3

RESOLUTION 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$11,000,000 AGGREGATE PRINCIPAL AMOUNT OF ITS CFM COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE AND REFUNDING BONDS IN ONE OR MORE SERIES (THE "SERIES 2021 BONDS"); DETERMINING CERTAIN DETAILS OF THE SERIES 2021 BONDS; AUTHORIZING THE REFUNDING OF CERTAIN BONDS OF THE DISTRICT; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FOURTH SUPPLEMENTAL TRUST INDENTURE; AUTHORIZING THE NEGOTIATED SALE OF THE SERIES 2021 BONDS; APPOINTING THE UNDERWRITER FOR THE SERIES 2021 BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE CONTRACT WITH RESPECT TO THE SERIES 2021 BONDS AND AWARDED THE SALE OF THE SERIES 2021 BONDS TO THE UNDERWRITER NAMED THEREIN PURSUANT TO THE PARAMETERS SET FORTH IN THIS RESOLUTION; APPROVING THE FORM OF AND AUTHORIZING THE DISTRIBUTION OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND ITS USE BY THE UNDERWRITER IN CONNECTION WITH THE OFFERING FOR SALE OF THE SERIES 2021 BONDS AND APPROVING THE EXECUTION AND DELIVERY OF A FINAL LIMITED OFFERING MEMORANDUM; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT AND THE APPOINTMENT OF A DISSEMINATION AGENT; PROVIDING FOR THE APPLICATION OF SERIES 2021 BOND PROCEEDS AND OTHER FUNDS; AUTHORIZING THE PROPER OFFICIALS TO DO ALL THINGS DEEMED NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE SERIES 2021 BONDS; MAKING CERTAIN DECLARATIONS; APPOINTING A TRUSTEE; PROVIDING FOR THE REGISTRATION OF THE BONDS PURSUANT TO THE DTC BOOK-ENTRY SYSTEM; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

WHEREAS, CFM Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), created by Ordinance No. 02-01 of the Board of County Commissioners of Lee County, Florida (the "County"), enacted on January 8, 2002, and effective on January 14, 2002, as amended; and

WHEREAS, the District was created for the purpose of financing and managing the acquisition, construction, installation, maintenance, and operation of community development facilities, services, and improvements within and without the boundaries of the District; and

WHEREAS, pursuant to Resolution No. 2002-02 adopted by the Governing Body of the District on April 4, 2002 (the "Master Bond Resolution"), the District has authorized the issuance, sale and delivery of Bonds in an aggregate principal amount not to exceed \$64,250,000 (the "Bonds"), to be issued in one or more Series of Bonds as authorized under a Master Trust Indenture (the "Master Indenture") between the District and the U.S. Bank National Association, as trustee (the "Trustee"), which Bonds were validated by final judgment of the Circuit Court of the Twentieth Judicial Circuit of the State of Florida, in and for Lee County, Florida on May 16, 2002; and

WHEREAS, the District previously issued its \$27,240,000 Capital Improvement Revenue Bonds, Series 2004A (the "Series 2004A Bonds") and its \$15,200,000 Capital Improvement Revenue Bonds, Series 2004B (the "Series 2004B Bonds" and, together with the Series 2004A Bonds, the "Series 2004 Bonds") to finance the design, construction, and/or acquisition of assessable capital improvements (the "Series 2004 Project") and levied special assessments to secure the Series 2004 Bonds; and

WHEREAS, the Series 2004 Project was declared complete on August 1, 2008; and

WHEREAS, the Series 2004B Bonds have been redeemed in full and are no longer Outstanding (as defined in the Master Indenture) under the Master Indenture; and

WHEREAS, the District subsequently bifurcated the then Outstanding principal amount of the Series 2004A Bonds into (i) \$1,987,173 aggregate principal amount of CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A and (ii) \$15,897,827 aggregate principal amount of CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A (the "Exchanged Series 2004A Bonds") and the exchange of the Exchanged Series 2004A Bonds into (a) \$7,612,827.20 of initial principal amount of CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A-1 (Convertible Capital Appreciation Bonds) (the "Series 2004A-1 Bonds") and (b) \$8,285,000 aggregate principal amount of CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A-2; and

WHEREAS, the District has determined that it is in the best interest of the District and its residents to refund and refinance the Outstanding Series 2004A-1 Bonds (such Outstanding Series

2004A-1 Bonds being referred to herein as the “Refunded Bonds”) in order to reflect the current economic environment and take advantage of interest rate savings; and

WHEREAS, the District has also determined to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the Expansion Capital Improvement Plan described in the Third Supplemental Engineer’s Report dated _____, 2021 (the “Expansion CIP”) and to finance a portion of the Expansion CIP through the issuance of Bonds (such financed portion being referred to herein as the “Series 2021 Project”); and

WHEREAS, the District has determined to issue its CFM Community Development District Capital Improvement Revenue and Refunding Bonds, in one or more series (the “Series 2021 Bonds”), for the purposes of, among other things, financing the Series 2021 Project and refunding the Refunded Bonds; and

WHEREAS, the Series 2021 Bonds shall constitute a series of Bonds authorized by the Master Bond Resolution; and

WHEREAS, there has been submitted to this meeting with respect to the issuance and sale of the Series 2021 Bonds and submitted to the Board:

(i) a form of Fourth Supplemental Trust Indenture (“Fourth Supplement”), between the Trustee and the District attached hereto as **Exhibit A**; and

(ii) a form of Bond Purchase Contract with respect to the Series 2021 Bonds between MBS Capital Markets, LLC (the “Underwriter”) and the District attached hereto as **Exhibit B** (the “Purchase Contract”), together with the form of disclosure statements attached to the Purchase Contract in accordance with Section 218.385, Florida Statutes; and

(iii) a form of Preliminary Limited Offering Memorandum attached hereto as **Exhibit C** (the “Preliminary Limited Offering Memorandum”); and

(iv) a form of Continuing Disclosure Agreement (the “Continuing Disclosure Agreement”), among the District, _____ (the “Developer”), and Rizzetta & Company, Incorporated as dissemination agent (the “Dissemination Agent”), attached hereto as **Exhibit D**; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of CFM Community Development District, as follows:

Section 1. Authorization, Designation and Principal Amount of the Series 2021 Bonds; Authorization of the Series 2021 Project and the Refunding of the Refunded Bonds. There are hereby authorized and directed to be issued the Series 2021 Bonds, in the aggregate principal amount of not to exceed \$11,000,000, for the purposes, among others, of providing funds for the payment of the Series 2021 Project and the refunding of the Refunded Bonds. The purchase

price of the Series 2021 Bonds shall be received and receipted by the District, or the Trustee on behalf of the District, and the Trustee shall apply the proceeds of the Series 2021 Bonds as set forth in the Master Indenture, as supplemented by the Fourth Supplement (collectively, the “Indenture”) and the Limited Offering Memorandum (as defined below). The finance of the Series 2021 Project and the refunding of the Refunded Bonds is hereby authorized and approved.

Section 2. Designation of Attesting Members. The Chair or the Secretary of the Board of Supervisors (the “Board”) of the District, or in the case of the absence of either or the inability to act of either, the Vice Chair or Assistant Secretaries and members of the Board (each individually a “Designated Member”), are hereby designated and authorized on behalf of the Board to attest to the seal of the Board and to the signature of the Chair or Vice Chair of the Board as they appear on the Series 2021 Bonds, the Fourth Supplement and any other documents which may be necessary or helpful in connection with the issuance and delivery of the Series 2021 Bonds and in connection with the application of the proceeds thereof.

Section 3. Details of the Series 2021 Bonds. The District hereby determines that the Series 2021 Bonds shall be dated, have such interest payment dates, have such maturities, have such redemption provisions and bear interest at such rates, all as provided in the Indenture.

Section 4. Trust Indenture. The District hereby approves and authorizes the execution by the Chair or any Designated Member and the Secretary and the delivery of the Fourth Supplement in substantially the form thereof attached hereto as **Exhibit A** with such changes therein as shall be approved by the Chair or Designated Member executing the same, with such execution to constitute conclusive evidence of such officer’s approval and the District’s approval of any changes therein from the form of Fourth Supplement attached hereto.

Section 5. Appointment of Underwriter; Negotiated Sale. MBS Capital Markets, LLC is hereby appointed the underwriter of the Series 2021 Bonds (the “Underwriter”). The Series 2021 Bonds shall be sold by a negotiated sale to the Underwriter. It is hereby determined by the District that a negotiated sale of the Series 2021 Bonds to the Underwriter will best effectuate the purposes of the Act, is in the best interest of the District and is necessitated by, in general, the characteristics of the issue and prevailing market conditions and specifically, the following additional reasons: (i) because of the complexity of the financing structure of the Series 2021 Bonds and the institutional market for unrated securities such as the Series 2021 Bonds, it is desirable to sell the Series 2021 Bonds pursuant to a negotiated sale so as to have an underwriter involved from the outset of the financing to assist in these matters; (ii) because of changing market conditions for tax-exempt bonds and the necessity of being able to adjust the terms of the Series 2021 Bonds, it is in the best interests of the District to sell the Series 2021 Bonds by a negotiated sale; (iii) the Underwriter has participated in structuring the issuance of the Series 2021 Bonds and can assist the District in attempting to obtain the most attractive financing for the District; and (iv) the District will not be adversely affected if the Series 2021 Bonds are not sold pursuant to a competitive sale.

Section 6. Purchase Contract.

(i) The District hereby approves the form of the Purchase Contract submitted by the Underwriter and attached as **Exhibit B** hereto, and the sale of the Series 2021 Bonds by the District upon the terms and conditions to be set forth in the Purchase Contract and in compliance with (ii) below. Provided the provisions of subparagraph (ii) have been complied with, the Chair or a Designated Member are each hereby authorized, acting individually, to execute the Purchase Contract and to deliver the Purchase Contract to the Underwriter. The Purchase Contract shall be in substantially the form of the Purchase Contract attached hereto as **Exhibit B** with such changes, amendments, modifications, omissions and additions as may be approved by the Chair or the Designated Member. The disclosure statements of the Underwriter as required by Section 218.385 of the Florida Statutes, to be delivered to the District prior to the execution of the Purchase Contract, a copy of which is attached as an exhibit to the Purchase Contract, will be entered into the official records of the District. Execution by the Chair or a Designated Member of the Purchase Contract shall be deemed to be conclusive evidence of approval of such changes;

(ii) Receipt by the Chair of a written offer to purchase the Series 2021 Bonds by the Underwriter substantially in the form of the Purchase Contract, said offer to provide for, among other things, (A) the issuance of not exceeding \$11,000,000 initial aggregate principal amount of Series 2021 Bonds at an average net interest cost rate of not to exceed the rate computed by adding 300 basis points to the Bond Buyer "20 Bond Index" published immediately preceding the first day of the calendar month in which the Series 2021 Bonds are sold, (B) a price of not less than 98%, excluding underwriter's discount, of the par amount of the Series 2021 Bonds, and (C) the final maturity of the Series 2021 Bonds shall not be later than May 1, 2051.

Section 7. Preliminary Limited Offering Memorandum; Final Limited Offering Memorandum. The District hereby authorizes and approves the distribution and use of the Preliminary Limited Offering Memorandum in substantially the form submitted to this meeting and attached hereto as **Exhibit C** in connection with the limited offering for sale of the Series 2021 Bonds. The preparation of a final Limited Offering Memorandum is hereby approved and the Chair or any Designated Member is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the award of the Series 2021 Bonds, and upon such award, to deliver the same to the Underwriter for use by it in connection with the sale and distribution of the Series 2021 Bonds. The Limited Offering Memorandum shall be substantially in the form as the Preliminary Limited Offering Memorandum, with such changes as shall be approved by the Chair or Designated Member as necessary to conform to the details of the Series 2021 Bonds, the Purchase Contract and such other insertions, modifications and changes as may be approved by the Chair or Designated Member. The execution and delivery of the Limited Offering Memorandum by the Chair shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the Series 2021 Bonds. The District hereby authorizes the Chair or a Designated Member to deem "final" the Preliminary Limited Offering

Memorandum except for permitted omissions, all within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934, and to execute a certificate in that regard.

Section 8. Continuing Disclosure. The District does hereby authorize and approve the execution and delivery of a Continuing Disclosure Agreement by the Chair or a Designated Member substantially in the form presented to this meeting and attached hereto as **Exhibit D** with the Dissemination Agent and the Developer. The Continuing Disclosure Agreement is being executed by the District in order to assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5). Rizzetta & Company, Incorporated is hereby appointed as the initial Dissemination Agent to perform the duties required under the Continuing Disclosure Agreement.

Section 9. Appointment of Trustee. U.S. Bank National Association is hereby appointed to serve as Trustee, Paying Agent, Registrar and Authenticating Agent under the Indenture.

Section 10. Open Meetings. It is found and determined that all formal actions of the District concerning and relating to the adoption of this Resolution were taken in an open meeting of the members of the Board of Supervisors of the District and that all deliberations of the members of the Board of Supervisors of the District which resulted in such formal action were taken in meetings open to the public, in full compliance with all legal requirements.

Section 11. Further Official Action; Ratification of Prior and Subsequent Acts. The Chair, the Secretary and each member of the Board of Supervisors of the District and any other proper official of the District are each hereby authorized and directed to execute and deliver any and all documents and instruments (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Series 2021 Bonds, any documents required in connection with implementation of a book-entry system of registration, any agreements with the Developer, any documents required to necessitate the refunding of the Refunded Bonds, and any agreements in connection with maintaining the exclusion of interest on the Series 2021 Bonds from gross income of the holders thereof) and to do and cause to be done any and all acts and things necessary or desirable for carrying out the transactions contemplated by this Resolution. In the event that the Chair or the Secretary is unable to execute and deliver the documents herein contemplated, such documents shall be executed and delivered by the respective designee of such officer or official or any other duly authorized officer or official of the District. The Secretary or any Assistant Secretary is hereby authorized and directed to apply and attest the official seal of the District to any agreement or instrument authorized or approved herein that requires such a seal and attestation. The Chair or any Designated Member may, among other things, authorize the change of the date of any document accompanying this Resolution as an exhibit or incorporate the information and details related to the sale and pricing of the Series 2021 Bonds. Execution by the Chair or a Designated Member of such document shall be deemed to be conclusive evidence of approval of such change of date or the incorporation of information and details relating to the sale and pricing of the Series 2021 Bonds. All of the acts and doings of such members of the Board, the officers of the District, and the agents and

employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Section 12. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

Section 13. Inconsistent Proceedings. All resolutions or proceedings, or parts thereof, in conflict with the provisions hereof are to the extent of such conflict hereby repealed or amended to the extent of such inconsistency.

Section 14. Engineer's Report. The Board hereby approves of changes to the Engineer's Report previously approved by the Board and also authorizes further revisions and supplements to the Engineer's Report with respect to the marketing and sale of the Series 2021 Bonds relating to the Expansion CIP.

Section 15. Assessment Methodology Reports. The Board authorizes further modifications and supplements to the Assessment Methodology Reports previously approved by the Board to conform such reports to the marketing and sale of the Series 2021 Bonds.

Section 16. Ratification of Master Bond Resolution. Except to the extent hereby modified, the Master Bond Resolution of the District is hereby ratified, confirmed and approved in all respects.

Section 17. Effective Date. This Resolution shall take effect immediately upon its adoption.

[End of Resolution – Signature page to follow]

PASSED in Public Session of the Board of Supervisors of CFM Community Development District, this 21st day of January, 2021.

[SEAL]

**CFM COMMUNITY DEVELOPMENT
DISTRICT**

ATTEST:

Secretary/Assistant Secretary,
Board of Supervisors

Chair,
Board of Supervisors

EXHIBIT A

FORM OF FOURTH SUPPLEMENT

EXHIBIT B

FORM OF PURCHASE CONTRACT

EXHIBIT C

PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT D

FORM OF CONTINUING DISCLOSURE AGREEMENT

Tab 4

RESOLUTION 2021-07

A RESOLUTION MAKING CERTAIN FINDINGS REGARDING, AMONG OTHER THINGS, THE REFINANCING OF THE DISTRICT'S SERIES 2004A-1 BONDS AND IMPOSITION OF REFINANCED ASSESSMENTS; CONFIRMING THE DISTRICT'S PROJECT AND SETTING FORTH THE COSTS OF THE SAME; ADOPTING AN ASSESSMENT REPORT FOR THE REFINANCED ASSESSMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING REFINANCED ASSESSMENTS; ADDRESSING THE FINALIZATION OF THE REFINANCED ASSESSMENTS; ADDRESSING THE PAYMENT OF THE REFINANCED ASSESSMENTS AND THE METHOD OF COLLECTION; PROVIDING FOR THE ALLOCATION OF REFINANCED ASSESSMENTS; ADDRESSING GOVERNMENT PROPERTY; AUTHORIZING AN ASSESSMENT NOTICE; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, the CFM Community Development District (“**District**”) is a local unit of special-purpose government located in Lee County, Florida, and established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (“**Uniform Act**”), by the Lee County Board of County Commissioners; and

WHEREAS, the Act authorizes the District to issue bonds for the purpose, among others, of planning, financing, acquiring, constructing, installing, operating, and/or maintaining certain infrastructure, within or without the boundaries of the District; and

WHEREAS, the District previously issued its \$27,240,000 Capital Improvement Revenue Bonds, Series 2004A (the “**Original Series 2004A Bonds**”) and its \$15,200,000 Capital Improvement Revenue Bonds, Series 2004B (the “**Series 2004B Bonds**”) and, together with the Original Series 2004A Bonds, the “**Original Series 2004 Bonds**”), to finance the design, construction, and/or acquisition of the 2004 Project (as hereinafter defined) necessitated by development within the District and levied special assessments to secure the Original Series 2004 Bonds; and

WHEREAS, the 2004 Project was declared complete on August 1, 2008; and

WHEREAS, the Series 2004B Bonds were redeemed in full during fiscal year 2008; and

WHEREAS, the District subsequently bifurcated the \$17,885,000 Outstanding principal amount of CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A, into (i) \$1,987,173 aggregate principal amount of CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A (the “**Unexchanged Series 2004A Bonds**”),

secured by the Parcels A&J True-Up Payments, and (ii) \$15,897,827 in aggregate principal amount of CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A (the “**Exchanged Series 2004A Bonds**”) and the exchange of the Exchanged Series 2004A Bonds into (a) \$7,612,827.20 of initial principal amount of CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A-1 (Convertible Capital Appreciation Bonds) (the “**Series 2004A-1 Bonds**”) and (b) \$8,285,000 aggregate principal amount of CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A-2, (the “**Series 2004A-2 Bonds**”) and, together with the Series 2004A-1 Bonds, the “**Series 2004A-1/2 Bonds**”) (collectively, hereinafter referred to as the “**Trifurcation**”); and

WHEREAS, the infrastructure improvements and facilities financed, in part, by the Original Series 2004 Bonds (the “**2004 Project**”) are more specifically described and identified in the District’s *Engineer’s Report*, dated April 2020, as amended and supplemented (the “**Improvement Plan**”), adopted and confirmed by the District; and

WHEREAS, pursuant to Resolutions 2002-04, 2002-05, 2002-06 and 2004-04, the District imposed assessments on developable real property within the boundaries of the District that specially benefits from the 2004 Project, as reallocated by Resolutions 2013-05, 2013-06, 2013-11, and 2019-09 (collectively, the “**Series 2004 Assessments**”), as described in the Series 2004 Assessment Resolutions and as set forth in the District’s *Final Special Assessment Methodology Report*, dated May 20, 2004, as supplemented (the “**2004 Assessment Report**”); and

WHEREAS, the District has determined that it is in the best interest of the District and its residents to refund and refinance the Series 2004A-1 Bonds in order to reflect the current economic environment and revised development plan and take advantage of interest rate savings; and

WHEREAS, the Board of Supervisors of the District (“**Board**”) has ratified and approved the previous undertaking, installing, planning, establishing, constructing, enlarging or extending, equipping, acquiring, operating, and/or maintaining the public improvements described in the Improvement Plan; and

WHEREAS, it is in the best interests of the District to continue to pay the cost of the Improvements through the levy of special assessments pursuant to Chapters 170 and 190, *Florida Statutes*; and

WHEREAS, notwithstanding the District’s adoption of this resolution levying the assessments described herein, the Series 2004 Assessments shall remain valid and binding until such time as the District issues its Capital Improvement Revenue Refunding Bonds, Series 2021, which may be issued in multiple series, to be secured by the assessments described herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section

170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct potable water systems, wastewater systems, roadway improvements, stormwater management systems, landscape, hardscape and irrigation improvements, conservation mitigation, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District, together the “Improvements.”

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) The District is authorized by Section 190.016, *Florida Statutes*, among other provisions of Florida law, to issue bonds to provide for the retirement or refunding of any bonds or obligations of the District, and to secure any refunding bonds with special assessments.

(e) On December 17, 2020, in order to take advantage of interest rate savings and reflect the current economic market and revised development plan, the Board adopted Resolution 2021-02, declaring the District’s intention to refund and refinance the Series 2004A-1 Bonds through the issuance capital improvement revenue refunding bonds in one or more series (“**Refinanced Bonds**”).

(f) Also pursuant to Resolution 2021-02, the District determined to secure the Refinanced Bonds through a revised levy of special assessments pursuant to Chapters 170, 190 and 197, *Florida Statutes* (“**Refinanced Assessments**”).

(g) Resolution 2021-02 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2021-02, said Resolution 2021-02 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2021-02, a preliminary assessment roll was adopted and filed with the Board as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, the Board adopted Resolution 2021-03 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein could appear before the Board and be heard as to (1) the propriety

and advisability of issuing the Refinanced Bonds and levying the Refinanced Assessments, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefitted property or parcel, and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190 and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*, and affidavits as to such publications and mailings are on file in the office of the Secretary of the Board.

(l) The 2004 Project, the levying of the Refinanced Assessments and the sale, issuance or utilization of such Refinanced Bonds serve a proper, essential, and valid public purpose and are in the best interests of the District, its landowners and residents.

(m) On January 21, 2021, at the time and place specified in Resolution 2021-03, the Board met as an equalization board and heard and considered all complaints and testimony as to the matters described herein.

(n) The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll; and

(o) Having considered the estimated costs of the refinancing, and all comments and evidence presented at such public hearing, the Board further finds and determines:

- i. that the total cost of the completed 2004 Project is as set forth in Resolution 2008-07 and the attachments thereto, and the total cost for the refinancing is as set forth in **Exhibit A**; and
- ii. it is reasonable, proper, just and right to assess the cost of the 2004 Project against the properties specially benefitted thereby using the method determined by the Board set forth in the *Second Supplemental Special Assessment Allocation Report*, dated December 17, 2020 (the “**2021 Supplemental Assessment Report**,” attached hereto as **Exhibit A** and incorporated herein by this reference), which results in the Refinanced Assessments set forth on the final assessment roll; and
- iii. it is hereby declared that the 2004 Project will continue to constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Refinanced Assessments thereon when allocated as set forth in **Exhibit A**; and
- iv. it is in the best interests of the District that the Refinanced Assessments be paid and collected as herein provided.

SECTION 3. CONFIRMING THE DISTRICT'S 2004 PROJECT AND SETTING FORTH THE COSTS OF THE SAME. As provided in Resolution 2008-07, the 2004 Project has been completed at a cost of at least \$30,279,570.

SECTION 4. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.

(a) ***Levy and Imposition of Refinanced Assessments.*** The Refinanced Assessments on certain parcels specially benefitted by the 2004 Project, are hereby equalized, approved, confirmed and levied consistent with **Exhibit A**, and such Refinanced Assessments shall be and shall remain a legal, valid and binding first lien on such parcels until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. That said, the lien associated with the Series 2004 Assessments shall remain in full force and effect until such time as the Refinanced Bonds shall be issued. Upon becoming effective, the Refinanced Assessments, as reflected in **Exhibit A**, shall be recorded by the Secretary in the District's Improvement Lien Book.

(b) ***Adjustments to Debt Assessments.*** In the event the issuance of the Refinanced Bonds by the District would result in a further decrease in the Refinanced Assessments different from what is presented in **Exhibit A**, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease. The District may make any acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law.

(c) ***Supplemental Assessment Resolution.*** Upon obtaining final pricing information for the Refinanced Bonds, the District shall adopt a supplemental assessment resolution at a duly noticed meeting of the District and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to the bonds, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 5. FINALIZATION OF SPECIAL ASSESSMENTS. As noted herein, the 2004 Project has been declared complete within the meaning of the applicable trust indenture, and under Sections 170.08, and 170.09, *Florida Statutes*. Pursuant to Section 170.08, *Florida Statutes*, which addresses the completion of a project funded by a particular series of bonds, a local government must credit to each debt assessments the difference, if any, between the debt assessment as made, approved and confirmed and the actual costs incurred in completing the project. In making such credits, no credit shall be given for bond, note or other specific financing mechanism costs, capitalized interest, funded reserves or bond or other discounts. Because all of the applicable proceeds from the Series 2004 Bonds were used to acquire the 2004 Project, the Board finds and determines that the assessment roll included within **Exhibit A** accurately reflects finalized assessments, consistent with Sections 170.08 and 170.09, *Florida Statutes*, with no credit due.

SECTION 6. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF

COLLECTION.

(a) **Payment.** The Refinanced Assessments, as further set forth in each supplemental assessment resolution, and securing the issuance of the Refinanced Bonds, may be paid in not more than fourteen (14) total, substantially equal consecutive annual installments of principal and interest, provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District.

(b) **Prepayment.**

- i. Prior to the Refinanced Assessments becoming effective, Landowners may pre-pay the Series 2004A-1 Assessment in full on or before _____, 2021.
- ii. After _____, 2021, and subject to the provisions of any supplemental assessment resolution, any owner of property subject to the Refinanced Assessments may, at its option, pre-pay the entire amount of the Refinanced Assessment any time, or a portion of the amount of the Refinanced Assessment up to two times, plus accrued interest to the next succeeding interest payment date (or the second succeeding interest payment date if such prepayment is made within forty-five (45) calendar days before an interest payment date (or such other time as set forth in the supplemental indenture for the applicable series of bonds secured by the Refinanced Assessments in question)), attributable to the property subject to Refinanced Assessment owned by such owner. Prepayment of Refinanced Assessments does not entitle the property owner to any discounts for early payment.

(c) **Uniform Method; Alternatives.** The District may elect to use the method of collecting the Refinanced Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (“**Uniform Method**”). The District has heretofore taken all required actions to comply with Sections 197.3632 and 197.3635, *Florida Statutes*. Such Refinanced Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its Refinanced Assessments is not available to the District in any year, or if determined by the District to be in its best interests, and subject to the terms of any applicable trust indenture, the Refinanced Assessments may be collected as is otherwise permitted by law. In particular, the District may, in its sole discretion, collect Refinanced Assessments by directly billing landowners and enforcing said collection in any manner authorized by law. Any prejudgment interest on delinquent assessments that are directly billed shall accrue at the applicable rate of any bonds or other debt instruments secured by the Refinanced Assessments. The decision to collect Refinanced Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect Refinanced Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. All of the foregoing shall be subject to the specific collection terms set forth in the applicable trust indentures securing the Refinanced Bonds.

(d) **Uniform Method Agreements Authorized.** For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Lee County

who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

SECTION 7. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the 2021 Supplemental Assessment Report, attached hereto as **Exhibit A**, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Refinanced Assessments securing the Refinanced Bonds shall be allocated as set forth in the 2021 Supplemental Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Refinanced Assessments to be reallocated to the units being platted and the remaining property in accordance with **Exhibit A**, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in **Exhibit A**, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that _____, the current landowner and developer, intends to develop the unit numbers and types shown in **Exhibit A**, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Refinanced Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in **Exhibit A** from being developed. In no event shall the District collect Refinanced Assessments pursuant to this Resolution in excess of the total debt service related to the 2004 Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the 2021 Supplemental Assessment Report, to any assessment reallocation pursuant to this paragraph would result in Refinanced Assessments collected in excess of the District's total debt service obligation for the 2004 Project, the Board shall by resolution take appropriate action to equitably reallocate the Refinanced Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Refinanced Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Refinanced Assessments to the actual debt service obligations of the District, whether long term or short term,

shall be set forth in the supplemental assessment resolution adopted for each series of Refunded Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution.

SECTION 8. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Refinanced Assessments without specific consent thereto. If at any time, any real property on which Refinanced Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Refinanced Assessments thereon), all future unpaid Refinanced Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Lee County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 10. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 11. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 21st DAY OF JANUARY, 2021.

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: *Second Supplemental Special Assessment Allocation Report*, dated December 17, 2020

Tab 5

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

THIRD SUPPLEMENTAL ENGINEER'S REPORT

April 2002 (Master)
July 2003 (First Supplemental)
April 2004 (Second Supplemental)
May 2004 (Amended Second Supplemental)
January 21, 2021 (Third Supplemental)

Prepared for:

**BOARD OF SUPERVISORS
CFM COMMUNITY DEVELOPMENT DISTRICT
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614**

Prepared by:

JOHNSON
ENGINEERING

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TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION	1
1.1 Description of the CFM Community Development District.....	1
1.2 Purpose and Scope of the Report	2
1.3 CFM Community Development District	2
1.4 Description of Property Served.....	2
2.0 REVIEW OF COMPLETED INFRASTRUCTURE AND LAND ACQUISITION.....	5
2.1 Completed BAN & 2003 Project.....	5
2.2 Completed 2004 Project	6
3.0 PROPOSED OPINION OF PROBABLE COSTS - EXPANSION CIP.....	9
3.1 Description of Revised Development Plan.....	9
3.2 The Expansion CIP.....	10
3.2.1 Roadway and Design.....	10
3.2.2 Potable Water.....	10
3.2.3 Sanitary Sewer.....	11
3.2.4 Electric.....	11
3.2.5 Water Management.....	11
3.3 Engineer's Opinion of Probable Costs - Expansion CIP.....	12
3.4 Expansion CIP Permit Status.....	13

LIST OF TABLES

<u>Number</u>		
1	Infrastructure and Land Acquisition Costs Status.....	8
2	CFM CDD Unit Counts.....	9
3	Expansion CIP Opinion Of Probable Costs.....	12
4	Permit Status.....	13

TABLE OF CONTENTS (Continued)

<u>Number</u>		<u>Page</u>
<u>LIST OF FIGURES</u>		
1	District Location Map.....	3
2	District Boundary Map.....	4
3	Revised Residential Development Plan Key Sheet.....	14
4	Revised Residential Development Plan Pod B.....	15
5	Revised Residential Development Plan Pod F & G.....	16
6	Revised Residential Development Plan Pod H & I.....	17
7	Revised Residential Development Plan Pod L, N, & O.....	18

APPENDIX

Appendix A District Boundary Legal Description

1.0 INTRODUCTION

1.1 Description of the CFM Community Development District

CFM Community Development District (“District”) originally consisted of approximately 475 acres, located in northern Lee County (“County”), Florida. Upon completion of the boundary amendment in 2012 the District became approximately 981 acres¹. The District is bordered on the west by U.S. 41, bordered on the north by the Herons Glen development and the associated Herons Glen Recreational District, and bordered on the south and east by undeveloped land. The location of the project is shown on Figure 1. The development within the boundary of the District is known as Magnolia Landing.

The District has acquired and is currently operating and maintaining certain infrastructure to support the development within the District’s boundaries. The District’s 2008 and current boundary are shown on Figure 2.

The legal description of the District has been included in Appendix A.

1.2 Purpose and Scope of the Report

This Third Supplemental Report addresses the current status of the District’s capital improvement plan (“CIP”), after the District’s 2002, 2003 and 2004 Projects were declared complete on August 1, 2008, to describe the Capital Improvement Plan associated with the expanded District boundary, and the revised development plan associated with the remainder of the development.

¹ All capitalized terms not defined herein are as defined in the District’s Mater Trust Indenture dated as of July 1, 2003, between the District and U.S. Bank National Association, as successor in interest to Wachovia Bank, National Association, as trustee (“Trustee”), as supplemented by a First Supplemental Trust Indenture dated July 1, 2003, between the District and the Trustee, and as further supplemented by a Second Supplemental Trust Indenture dated as of May 1, 2004, between the District and the Trustee (together, “Indenture”).

1.3 CFM Community Development District

The District was established by the Board of County Commissioners of Lee County, Florida pursuant to the provisions of Chapter 190, Florida Statutes for the purpose of planning, financing, constructing, operating and maintaining public infrastructure improvements for the benefit of the District's landowners. To fund such improvements, the District also has the authority to issue bonds, and to impose special assessments, rates and charges to pay for the construction, acquisition, operation and maintenance of the improvements.

The District consists of approximately 981 acres and is located in Lee County Florida (see Figure 1).

1.4 Description of Property Served

The District is located within portions of Sections 2, 3, 4, 5,9,10, and 11, Township 43 South, Range 24 East, Lee County, Florida. The existing land within the District consists of developed land and undeveloped pine forest, wetlands, and existing lakes. The terrain is a generally flat slope with elevations ranging from 18.0 to 24.5 feet NGVD. Ground water is generally between ground level and up to approximately 3 foot below natural grade during rainy season in the upland areas. However, during the dry season water table elevations may drop 4 to 5 feet vertically.

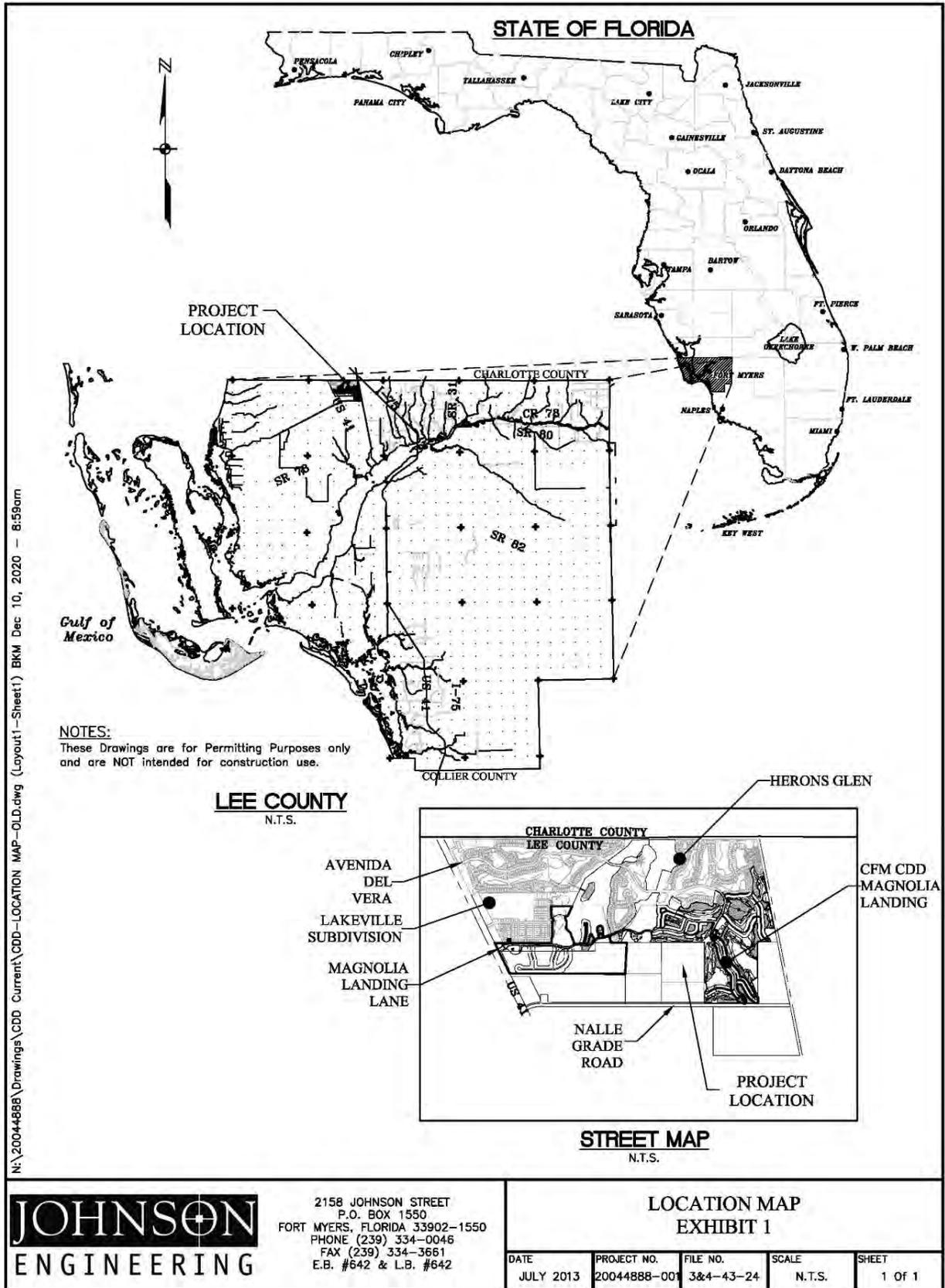


Figure 1 – District Location Map

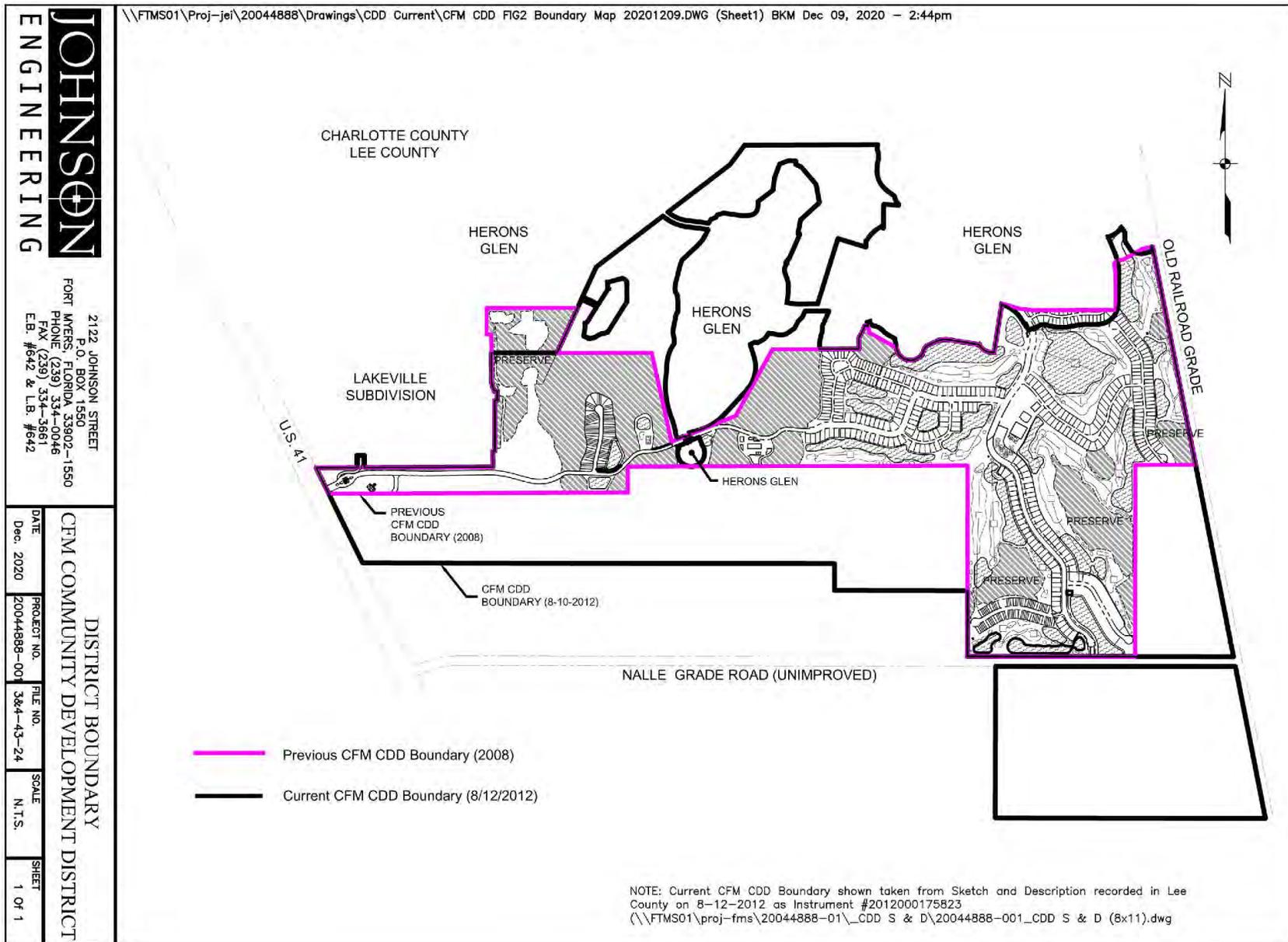


Figure 2 – District Boundary Map

2.0 REVIEW OF COMPLETED INFRASTRUCTURE AND LAND ACQUISITION

2.1 Completed BAN & 2003 Project

The District has previously authorized certain projects, known as the 2002, 2003, and 2004 Projects, which projects are as more fully described in the District's Master Engineer's Report dated April 2002 prepared by Wilson Miller, Inc. as modified and supplemented by the First Supplemental Engineer's Report dated July 2003 prepared by Heidt & Associates, Inc., as modified and supplemented by the Amended Second Supplemental Engineer's Report dated May 10, 2004, prepared by Ink Engineering, A Division of LBFH, Inc.

A portion of the 2003 Project was to be funded through the issuance of the District's Bond Anticipation Notes, Series 2003 ("2003 BAN"). The 2003 Project included the offsite potable water main cost share, 50/50, with Lee County Utilities and the extension of the 12" water main in the Avenida Del Vera Blvd Right of Way from the north boundary of the District southerly through the District where the potable water main connects to the offsite potable water main within the Nalle Grade Road Right of Way.

The balance of the 2003 Project included the acquisition of lands related to existing conservation preserve and mitigation lands, stormwater management, Right of Way, and Non-Exclusive Easement. The conservation preserves and mitigation land acquired was 214 acres. Lands acquired for stormwater management were 44 acres of lakes and berms. The Right of Way lands acquired were 42 acres for the extension of Avenida Del Vera Blvd and the southern access road which was originally named Pawtucket Boulevard in the Master and First Supplemental Engineer's Report and is currently named Magnolia Landing Lane.

Table 1 has the asset categories and values of the bond requisitions for the 2003 BAN.

2.2 Completed 2004 Project

The 2004 Project continued the construction of infrastructure and the acquisition of land, and intended to fund a portion of the 2004 Project using proceeds from the issuance of the District's Capital Improvement Revenue Bonds, Series 2004A and Series 2004B. The infrastructure associated with the 2004 Project consisted of the access road construction, portions of which have become Magnolia Landing Lane, a portion of the excavation of stormwater management lakes within the District boundary, and a portion of the stormwater system within residential area near the golf course clubhouse. The design and permit fees associated with these improvements were included in the bond requisitions.

The balance of the 2004 Project included the acquisition of water management lands, Right of Way, and conservation easement. The water management, Right of Way, and conservation easement land acquisitions were adjusted as a result of final site design for lands acquired by the 2003 BAN. To simplify the process of adjusting the locations of various parcels of land, all affected parcels were reacquired by the Developer and replacement parcels simultaneously conveyed to the District. Additional land, as needed for water management and Right of Way as contemplated by the Engineer's Reports was also sold to the District. Total conservation easement area remained virtually unchanged at approximately 33 acres. The water management and Right of Way land values were based upon the District's appraisal of the land uses. Currently, the District owns a total of approximately 76 acres associated with water management and conservation and approximately 23 acres of Right of Way.

Table 1 has the asset categories and values of bond requisitions for the Series 2004 A-&-B Bonds.

Construction of infrastructure within the District boundaries continued after the last Series 2004 Series A-&-B Bond requisition in March of 2005. Potable water systems, sanitary sewer systems, and reuse water system at the Rt 41 entrance, the western terminus of Magnolia Landing Lane, were completed in April 2007. The 5.5 miles of potable water

systems was turned over to LCU for ownership and maintenance. The 4.7 miles of sanitary sewer system, and 0.4 mile of reuse water system was turned over to FGUA for ownership and maintenance. These infrastructure assets were funded by the developer.

Effective August 1, 2008, the District adopted Resolution 2008-07 and declared the 2002, 2003, and 2004 Projects complete within the meaning of the Indenture.

Significant portions of the CIP are completed with the District's cost to date shown in Table 1, Infrastructure and Land Acquisition Costs Status.

Table 1 – Infrastructure and Land Acquisition Costs Status

	Bond Anticipatory Note		Bond Series 2004A & B		CDD Bond Costs Total	Master Engineer's Report Cost Estimate Total
	Estimated Costs	Requisition Amounts	Estimated Costs	Requisition Amounts		
<u>Infrastructure</u>						
Roadway/Drainage	\$ 2,357,600	\$ 134,172.00	\$ 9,171,689	\$ 3,065,121.00	\$ 3,199,293.00	\$ 12,000,000
Sanitary Sewer	\$ -	\$ -	\$ -	\$ 246,638.00	\$ 246,638.00	\$ 1,231,000
Potable Water	\$ 600,100	\$ 626,900.00	\$ 1,742,811	\$ 457,973.00	\$ 1,084,873.00	\$ 2,000,000
Irrigation	\$ -	\$ -	\$ -	\$ 59,989.00	\$ 59,989.00	\$ 1,118,000
Water Management/ Mitigation	\$ 3,543,633	\$ 1,962,633.00	\$ 7,218,072	\$ 6,223,118.00	\$ 8,185,751.00	\$ 5,314,000
Construction Contingency	\$ 453,870	\$ -	\$ 1,813,257	\$ 20,037.00	\$ 20,037.00	\$ 4,333,000
Technical Services	\$ 951,178	\$ 243,667.00	\$ 2,991,874	\$ 920,045.00	\$ 1,163,712.00	\$ 3,900,000
Infrastructure Total	\$ 7,906,381	\$ 2,967,372.00	\$ 22,937,703	\$10,992,921.00	\$13,960,293.00	\$ 29,896,000
<u>Land Acquisition</u>						
Wetland/Preserve Acquisition & Offsite Wetland Mitigation	\$ 320,715	\$ 320,715.00	\$ -	\$ 2,240,150.00	\$ 2,560,865.00	\$ 1,374,000
Lake Acquisition	\$ 2,420,000	\$ 2,420,000.00	\$ 2,200,000	\$ 107,800.00	\$ 2,527,800.00	\$ 360,000
ROW Acquisition	\$ 2,310,000	\$ 2,385,003.50	\$ 165,000		\$ 2,385,003.50	\$ 999,000
Non-Exclusive Easement (existing Avenida Del Vera)	\$ 3,321,000	\$ 3,321,000.00	\$ -	\$ -	\$ 3,321,000.00	\$ -
Land Acquisition Total	\$ 8,371,715	\$ 8,446,718.50	\$ 2,365,000	\$ 2,347,950.00	\$10,794,668.50	\$ 2,733,000
					\$ -	
Project Total	\$ 16,278,096	\$11,414,090.50	\$ 25,302,703	\$13,340,871.00	\$24,754,961.50	\$ 32,629,000

3.0 PROPOSED OPINION OF PROBABLE COSTS - EXPANSION CIP

3.1 Description of Revised Development Plan

The revised site plan is designed to facilitate the continued residential development into the parcels of the expanded District boundary. The revised total number of units allowed by the zoning approval in the entire District is 1,412. There are an existing 558 platted single-family units and a proposed 525 of both single family and multi-family units proposed within the remaining undeveloped lands within the District. The 525 units benefit from the Expansion CIP as hereinafter described. There may be additional lots created for an upward adjustment of 7 lots on what is shown as Tract P. Figure 3, Revised Residential Development Plan yields 1090 residential units of which 558 units are currently platted. Overall, the total units become 1108 with 18 units associated with the golf course. Table 2 provides unit counts for both developed and undeveloped tracts. Figures 4 thru 7 provide more detail for the proposed residential pods.

Table 2 – CFM CDD Unit Counts

CFM CDD UNIT COUNT TABLE						
POD	45' SF LOT	50' SF LOT	60' SF LOT	40' TWIN VILLA LOT	35' TWIN VILLA LOT	TOTAL UNITS
A		101			76	177
B					98	98
C		33				33
D						0
E			103	58		161
F		128				128
G					54	54
H & I			37			37
J			61			61
L		38				38
M	72		54			126
N		87				87
O		83				83
P			7			7
TOTALS	72	470	262	58	228	1090

3.2 The Expansion CIP

The expansion CIP is designed to facilitate the continued residential development into the parcels of the expanded District boundary and description of the components of the expansion CIP as follows:

3.2.1 Roadway and Drainage

Construction of roadways and drainage will be required to provide access to the proposed development tracts. The extension of Crosswater Drive will bring the roadway into tracts L, N, and O and tie back into southern portion of Avenida Del Vera. Roadways and drainage will also be constructed as District facilities to provide access to tracts B, F, G, H, and I.

Nalle Grade Road, an offsite project related improvement is no longer required by the Lee County or the DRI Development Orders.

Construction of the roadways will consist of land clearing, embankment, stabilized subgrade, limerock base, and asphalt wearing surface, curbing, sidewalks, signing, and striping. Drainage improvements and storm water conveyance piping to adjacent lakes associated with all roadway improvements will also be installed. The roadways will also include conduits and provisions for the extensions of the project's potable water, sanitary sewer, and underground electricity infrastructure and street lighting as necessary and appropriate for the particular road segment. Landscaping will be provided along the roadways in varying degrees commensurate with the existing and or proposed development of the adjacent properties. The District will acquire from the Developer and retain such improvements for operation and maintenance purposes.

3.2.2 Potable Water

The potable water systems within the Expansion CIP will generally consist of main extensions, valves, fittings, service connections and fire hydrants. These facilities will be installed where and when appropriate within the District to provide service to the development areas within the areas benefitting from the Expansion CIP.

The District will acquire these systems from the Developer and subsequently turn the potable water system over to Lee County Utilities, LCU, for ownership and maintenance purposes.

3.2.3 Sanitary Sewer

The sanitary sewer systems within the Expansion CIP will generally consist of both gravity and force main extensions, lift stations, valves, fittings, and service connections. These facilities will be installed where and when appropriate within the District to provide service to the development areas within the areas benefitting from the Expansion CIP. The District will acquire these systems from the Developer and subsequently turn the sanitary sewer system over to Florida Governmental Utilities Authority, FGUA, for ownership and maintenance purposes.

3.2.4 Electric

The development shall be provided with underground power also. The power company will supply overhead power to the project at no cost as is their policy and as is required by their Public Service Commission agreements. The additional cost required to provide underground power in lieu of overhead power is a direct expense to be paid for by the District.

3.2.5 Water Management

The water management system generally consists of storm water treatment and retention basins (lakes), conveyance, perimeter containment berms, outlet control structures, and associated elements within the areas benefitting from the Expansion CIP. Construction of these systems includes land clearing, lake excavation, interconnect piping, erosion control and lake management elements. Lake management includes installation of perimeter vegetation, slope and lake bank stabilization and water circulation fountains to provide aeration and maintain water quality as required by the Lee County Development Standards ordinance. The

District will acquire from the Developer and retain such improvements for ownership and maintenance purposes.

Also included in this work and cost category are mitigation elements related to the preservation of on-site wetlands and conservation areas. As development occurs adjacent to the conservation areas, those areas are required, by Lee County and South Florida Water Management District, to be cleared of all exotic and nuisance vegetation species. Subsequent to the initial removal of the exotic vegetation, ongoing monitoring and maintenance is required to keep those areas exotic free.

3.3 Engineer’s Opinion of Probable Costs – Expansion CIP

Table 3, CIP Opinion of Probable Cost, shows the estimated costs for public infrastructure construction within the District boundary as shown in Figure 3, the Revised Residential Development Plan.

For the overall 525 additional units located within lands within the District as shown in the Conceptual Site Plan there is an estimated total of \$16,453,215.18 in additional District CIP Construction Costs not otherwise funded as a part of the 2002, 2003 2004 Projects (the “Expansion CIP”).

Table 3 –Expansion CIP Opinion of Probable Costs

Infrastructure	CIP for 525 Units
Roadway/Drainage	\$ 3,898,798.83
Sanitary Sewer	\$ 2,276,305.00
Potable Water	\$ 1,259,633.00
Irrigation/Landscape	\$ 49,305.00
Water Management/Mitigation	\$ 5,521,088.75
Construction Contingency	\$ 1,302,013.06
Technical Services	\$ 2,146,071.55
INFRASTRUCTURE TOTAL	\$ 16,453,215.18

3.4 Expansion CIP Permit Status

The Expansion CIP is included in a construction permit from the United States Army Corps of Engineer due to jurisdictional wetlands. The current Dredge and Fill permit, SAJ-2006-05268-(SP-RMT) was issued on August 8, 2016 for the portions to be impacted by the residential units and associated infrastructure and remains active until August 8, 2021. It is important to have all wetland impacts completed prior to this expiration date as an extension is not possible. Maintenance of the mitigation areas continues by the CFM CDD.

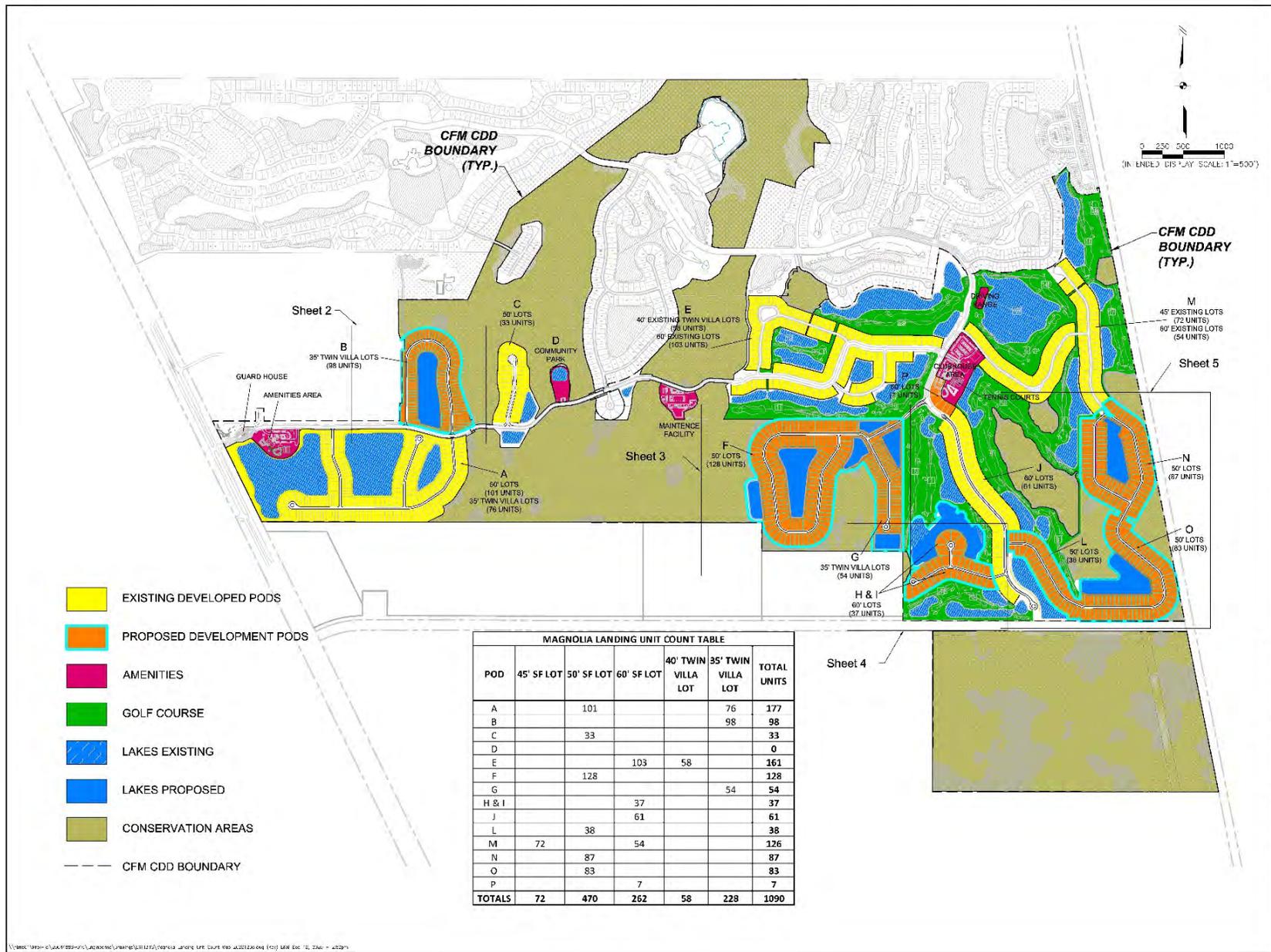
Additional South Florida Water Management District Environmental Resource Permit modifications to meet stormwater permit criteria have been obtained along with Lee County Development Orders for the proposed residential. Table 4 below shows the permit numbers, issuance dates, and expiration dates.

Building permits and similar site-specific approvals are required prior to construction. These are issued to a specific contractor. Based on current permitting criteria, it is anticipated the permits will be granted.

Table 4 – Expansion Permit Status

POD	SFWMD			Lee County		
	Permit Number	Date Permitted	Expiration Date	Permit Number	Date Permitted	Expiration Date
B	36-103243-P	July 10, 2020	July 10, 2025	DOS2020-00025	September 15, 2020	September 15, 2026
F & G	36-103880-P	October 21, 2020	October 21, 2025	DOS2020-00029	October 23, 2020	October 23, 2026
H & I	36-103244-P	July 24, 2020	July 24, 2025	DOS2020-00024	August 25, 2020	August 25, 2026
L, N & O	36-104163-P	December 21, 2020	December 21, 2025	DOS2020-00028	October 27, 2020	October 27, 2026

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CFM CDD
MAGNOLIA LANDING
LEE COUNTY, FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION

DATE: DECEMBER 2020
 PROJECT NO.: 20190200
 FILE NO.: 04-15-24
 SCALE: AS SHOWN

KEY SHEET

SHEET NUMBER
1

Figure 3 – Revised Residential Development Plan Key Sheet

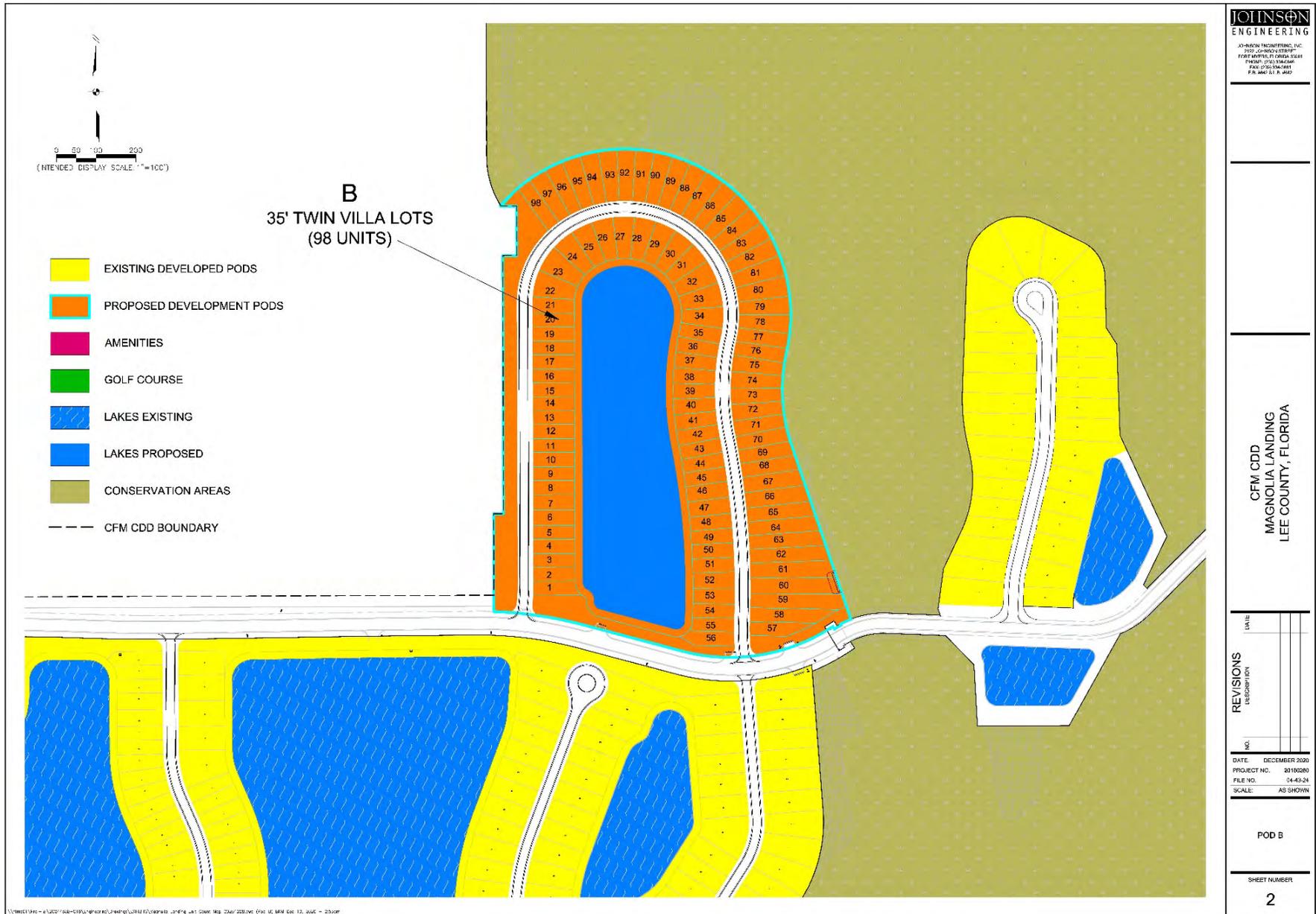


Figure 4 – Revised Residential Development Plan Pod B

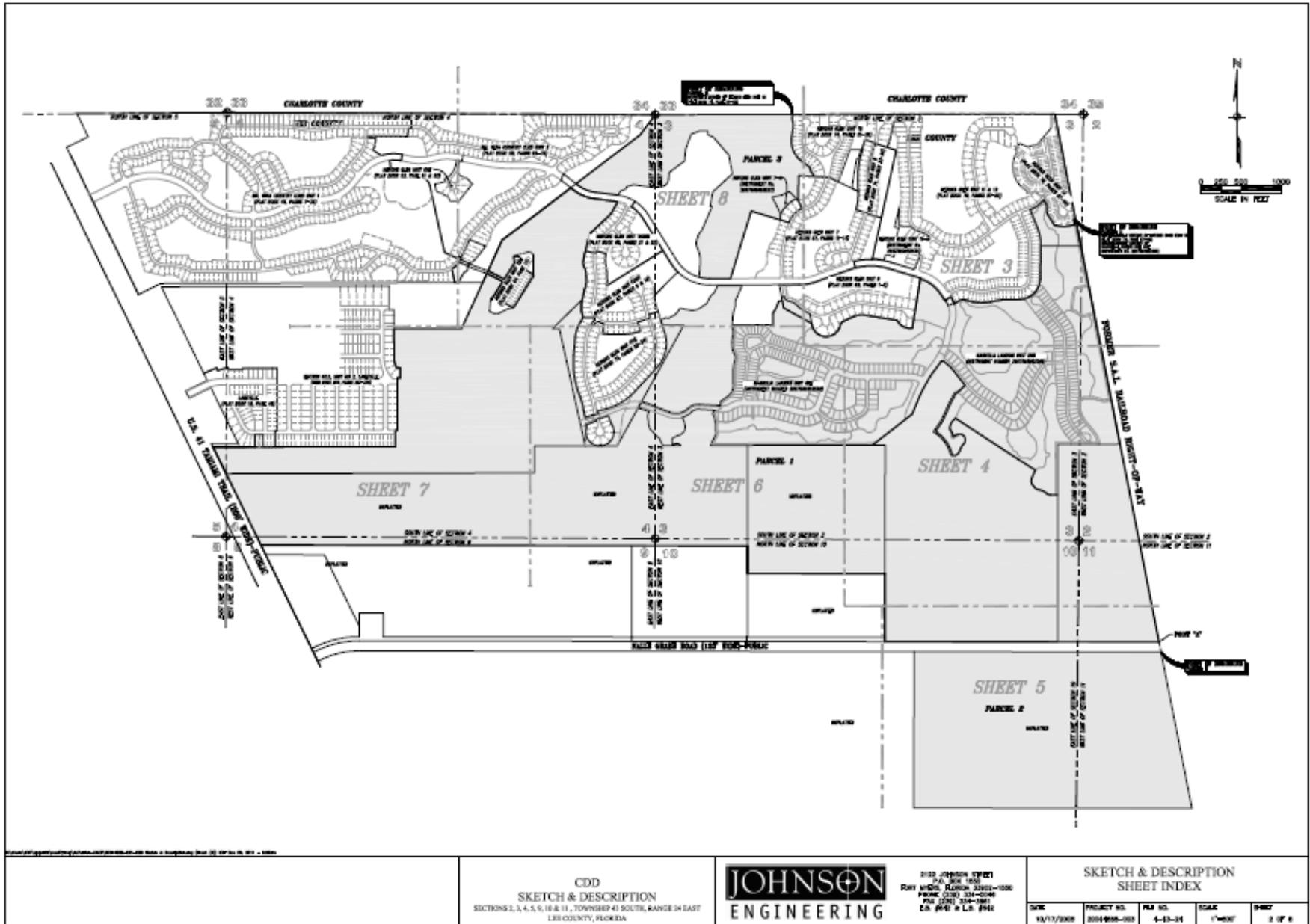


Figure 5 – Revised Residential Development Plan Pod F&G



Figure 7 – Revised Residential Development Plan Pod L, N & O

APPENDIX A
DISTRICT BOUNDARY LEGAL DESCRIPTION



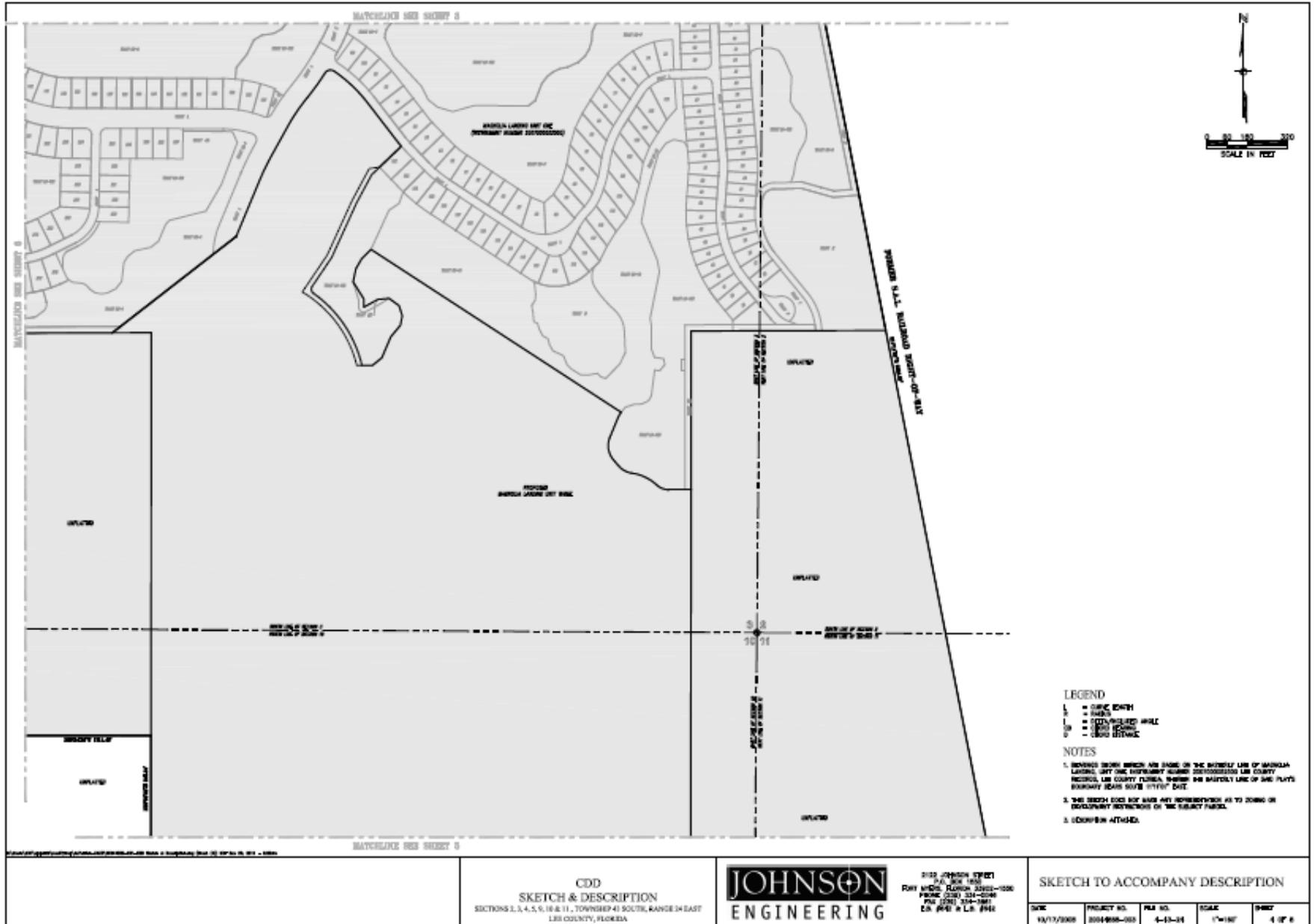
CDD
SKETCH & DESCRIPTION
SECTIONS 2, 3, 4, 5, 6, 10 & 11, TOWNSHIP 41 SOUTH, RANGE 14 EAST
LES COUNTY, FLORIDA

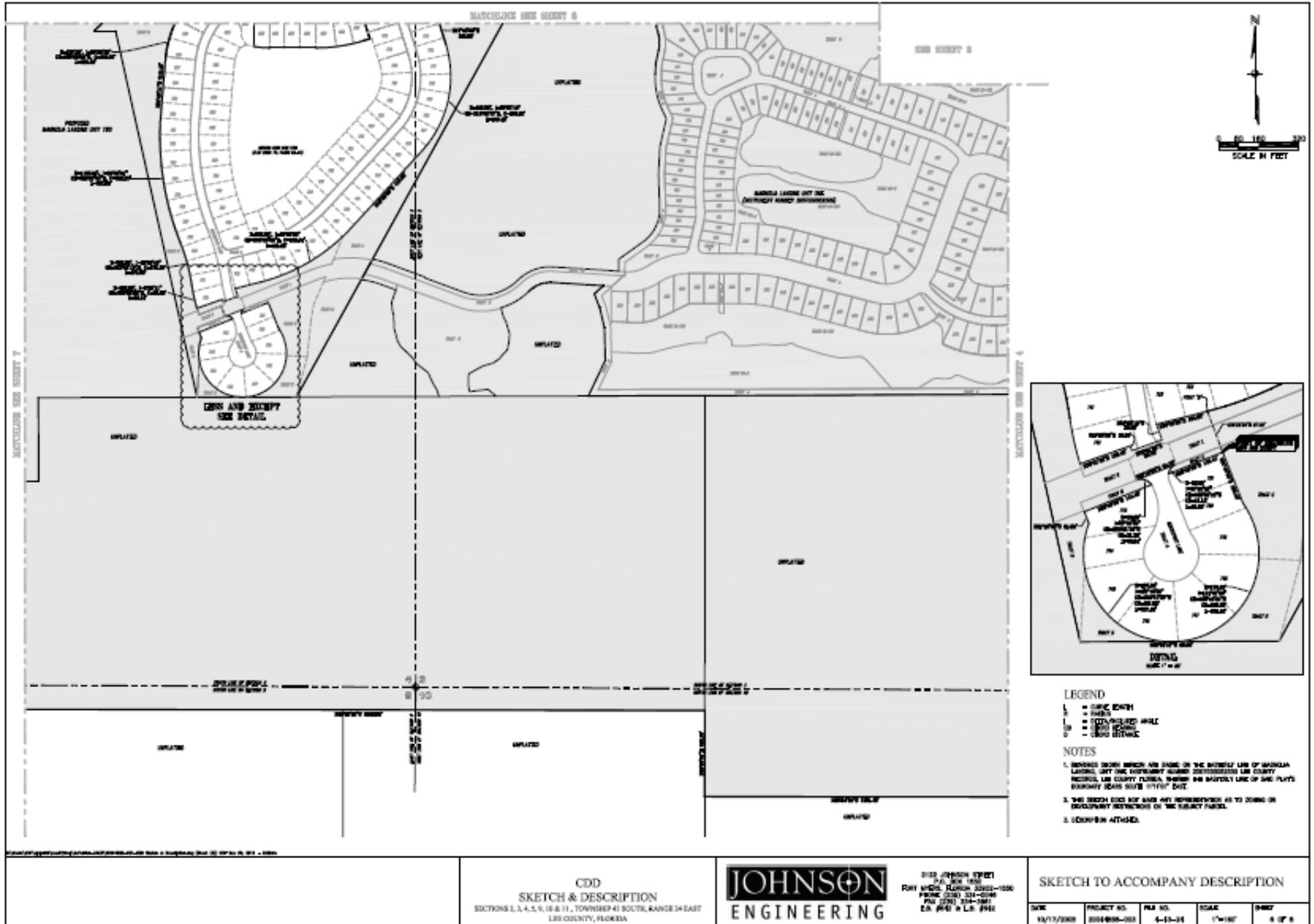


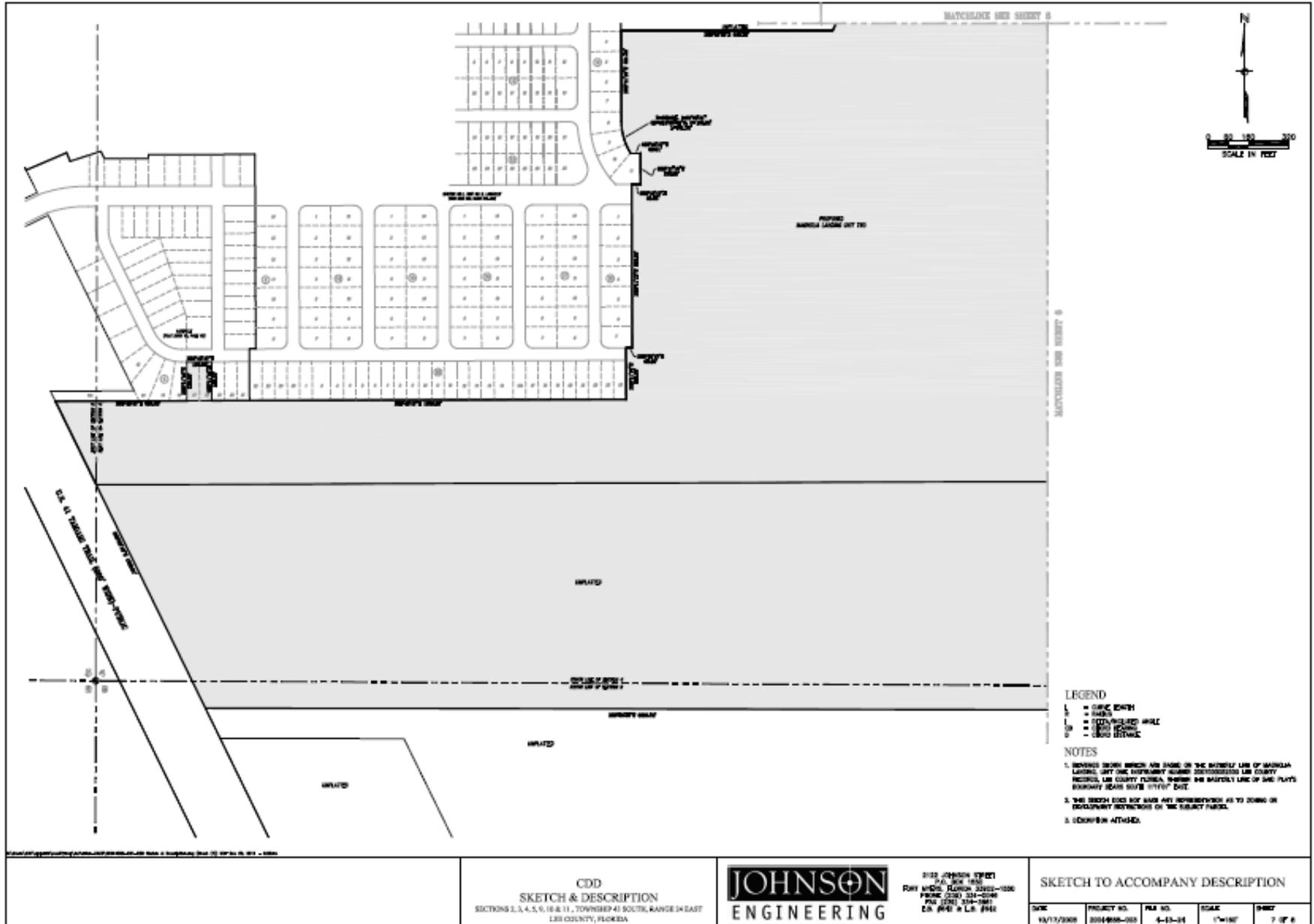
2112 JOHNSON STREET
P.O. BOX 1855
FORT WORTH, TEXAS 76101-1855
PHONE (817) 334-2240
FAX (817) 334-1941
E-MAIL J.E. @ J.E. .COM

SKETCH & DESCRIPTION
SHEET INDEX

DATE	PROJECT NO.	PLA. NO.	SCALE	SHEET
10/17/2008	2004-008-003	4-13-14	1"=400'	2 OF 8







Tab 6

RESOLUTION 2021-08

A RESOLUTION AUTHORIZING DISTRICT EXPANSION CIP PROJECT FOR CONSTRUCTION AND/OR ACQUISITION OF INFRASTRUCTURE IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH EXPANSION CIP PROJECT TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE CAPITAL IMPROVEMENT REVENUE BONDS; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

RECITALS

WHEREAS, CFM Community Development District (“**District**”) previously indicated its intention to construct certain types of infrastructure improvements and to finance such infrastructure improvements through the issuance of bonds, which bonds would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, the District Board of Supervisors (“**Board**”) noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of such assessments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct potable water systems,

wastewater systems, roadway improvements, stormwater management systems, landscape, hardscape and irrigation improvements, conservation mitigation, and other infrastructure projects and services necessitated by the development of, and serving lands within, the District, together the **“Improvements.”**

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue capital improvement revenue bonds payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the **“Expansion CIP Project,”** the nature and location of which was initially described in Resolution 2021-04 and is shown in the *Third Supplemental Engineer’s Report*, dated January 21, 2021 (the **“Engineer’s Report”**) (attached as **Exhibit A** hereto and incorporated herein by this reference), and which Expansion CIP Project’s plans and specifications are on file at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 (**“District Records Offices”**); (ii) the cost of such Expansion CIP Project be assessed against the lands specially benefited by such Expansion CIP Project; and (iii) the District issue bonds to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said Expansion CIP Project, the levying of such Assessments (hereinafter defined) and the sale and issuance of such bonds serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the Expansion CIP Project which are to be assessed against the benefitted properties, pending the collection of such Assessments, it is necessary for the District from time to time to sell and issue its capital improvement revenue bonds, in one or more series (the **“Bonds”**).

(g) By Resolution 2021-04, the Board determined to provide the Expansion CIP Project and to defray the costs thereof by making Assessments on benefitted property and expressed an intention to issue Bonds, notes or other specific financing mechanisms to provide a portion of the funds needed for the Expansion CIP Project prior to the collection of such Assessments. Resolution 2021-04 was adopted in compliance with the requirements of section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2021-04, said Resolution 2021-04 was published as required by section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the District.

(i) As directed by Resolution 2021-04, a preliminary assessment roll was adopted and filed with the Board as required by section 170.06, *Florida Statutes*.

(j) As required by section 170.07, *Florida Statutes*, upon completion of the preliminary assessment roll, the Board adopted Resolution 2021-05, fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear

before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On January 21, 2021, at the time and place specified in Resolution 2021-05 and the notice referred to in paragraph (k) above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the Expansion CIP Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

(i) that the estimated costs of the Expansion CIP Project is as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

(ii) it is reasonable, proper, just and right to assess the cost of such Expansion CIP Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Assessment Allocation Report, Expansion Capital Improvement Plan*, dated December 17, 2020 (the "**Assessment Report**," attached hereto as **Exhibit B** and incorporated herein by this reference), for the Bonds, which results in the special assessments set forth on the final assessment roll included within such Exhibit B (the "**Assessments**"); and

(iii) the Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the issuance of the Bonds;

(iv) it is hereby declared that the Expansion CIP Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Assessments thereon when allocated as set forth in Exhibit B;

(v) it is in the best interests of the District that the Assessments be paid and collected as herein provided; and

(vi) it is reasonable, proper, just and right for the District to utilize the true-up mechanisms and calculations contained in the Assessment Report in order to ensure that all parcels of real property benefiting from the Expansion CIP Project are

assessed accordingly and that sufficient assessment receipts are being generated in order to pay the corresponding bond debt-service when due;

SECTION 3. AUTHORIZATION OF DISTRICT EXPANSION CIP PROJECT. That certain Expansion CIP Project for construction of infrastructure improvements initially described in Resolution 2021-04, and more specifically identified and described in Exhibit A attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the Expansion CIP Project and the costs to be paid by Assessments on all specially benefited property are set forth in Exhibits A and B, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS. The Assessments on the parcels specially benefited by the Expansion CIP Project, all as specified in the final assessment roll set forth in Exhibit B, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution these Assessments, as reflected in Exhibit B, attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Assessment or assessments against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims. Prior to the issuance of any Bonds, including refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of Bonds, including refunding bonds, by the District would result in a decrease of the Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of the sale of such Bonds at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire Expansion CIP Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of section 170.08, *Florida Statutes*, regarding completion of a Expansion CIP Project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the Expansion CIP Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the

amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book. Once the final amount of Assessments for the entire Expansion CIP Project has been determined, the term "Assessment" shall, with respect to each parcel, mean the sum of the costs of the Expansion CIP Project.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Assessments may be paid in not more than thirty (30) substantially equal consecutive annual installments of principal and interest. The Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the Expansion CIP Project and the adoption by the Board of a resolution accepting the Expansion CIP Project, unless such option has been waived by the owner of the land subject to the Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. All impact fee credits received and/or value received for impact fee credits shall be applied against the Expansion CIP Project costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the Expansion CIP Project has been completed and a resolution accepting the Expansion CIP Project has been adopted by the Board, the Assessments may be prepaid in full including interest amounts to the next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Assessments may prepay the entire remaining balance of the Assessments at any time, or a portion of the remaining balance of the Assessment one time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Assessments authorized by sections 197.3632 and 197.3635, *Florida Statutes* (the "**Uniform Method**"). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said sections 197.3632 and 197.3635, *Florida Statutes*. Such Assessments may be subject to all of the collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting its special or non-ad valorem assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For each year the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Lee County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner

provided in section 197.3635, *Florida Statutes*.

SECTION 8. APPLICATION OF TRUE-UP PAYMENTS.

(a) Pursuant to the Assessment Report, attached hereto as Exhibit B, there may be required from time to time certain true-up payments. As parcels of land or lots are platted, the Assessments securing the Bonds shall be allocated as set forth in the Assessment Report. In furtherance thereof, at such time as parcels or land or lots are platted, it shall be an express condition of the lien established by this Resolution that any and all initial plats of any portion of the lands within the District, as the District's boundaries may be amended from time to time, shall be presented to the District Manager for review, approval and calculation of the percentage of acres and numbers of units which will be, after the plat, considered to be developed. No further action by the Board of Supervisors shall be required. The District's review shall be limited solely to this function and the enforcement of the lien established by this Resolution. The District Manager shall cause the Assessments to be reallocated to the units being platted and the remaining property in accordance with Exhibit B, cause such reallocation to be recorded in the District's Improvement Lien Book, and shall perform the true-up calculations described in Exhibit B, which process is incorporated herein as if fully set forth. Any resulting true-up payment shall become due and payable that tax year by the landowner(s) of record of the remaining unplatted property, in addition to the regular assessment installment payable with respect to such remaining unplatted acres.

(b) The District will take all necessary steps to ensure that true-up payments are made in a timely fashion to ensure its debt service obligations are met. The District shall record all true-up payments in its Improvement Lien Book.

(c) The foregoing is based on the District's understanding that _____, the current landowner and developer, intends to develop the unit numbers and types shown in Exhibit B, on the net developable acres and is intended to provide a formula to ensure that the appropriate ratio of the Assessments to gross acres is maintained if fewer units are developed. However, no action by the District prohibits more than the maximum units shown in Exhibit B from being developed. In no event shall the District collect Assessments pursuant to this Resolution in excess of the total debt service related to the Expansion CIP Project, including all costs of financing and interest. The District recognizes that such events as regulatory requirements and market conditions may affect the timing and scope of the development in the District. If the strict application of the true-up methodology, as described in the Assessment Report, to any assessment reallocation pursuant to this paragraph would result in Assessments collected in excess of the District's total debt service obligation for the Expansion CIP Project, the Board shall by resolution take appropriate action to equitably reallocate the Assessments. Further, upon the District's review of the final plat for the developable acres, any unallocated Assessments shall become due and payable and must be paid prior to the District's approval of that plat.

(d) The application of the monies received from true-up payments or Assessments to the actual debt service obligations of the District, whether long term or short term, shall be set forth in the supplemental assessment resolution adopted for each series of Bonds actually issued. Such subsequent resolution shall be adopted at a noticed meeting of the District, and shall set forth the actual amounts financed, costs of issuance, expected costs of collection, and the total amount of the

assessments pledged to that issue, which amount shall be consistent with the lien imposed by this Resolution. Each such supplemental resolution shall also address the allocation of any impact fee credits expected to be received from the provision of the Expansion CIP Project funded by the corresponding series of Bonds issued or to be issued.

SECTION 9. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Assessments without specific consent thereto. If at any time, any real property on which Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Assessments thereon), all future unpaid Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 10. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Lee County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 21st DAY OF JANUARY, 2021.

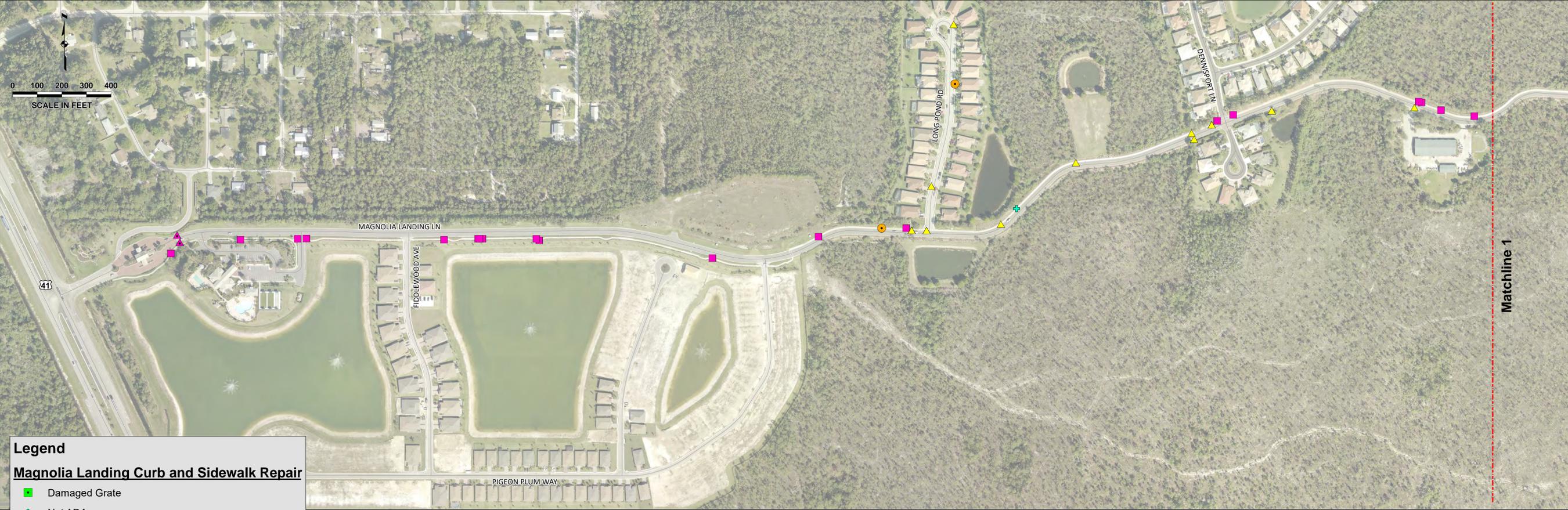
Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: *Third Supplemental Engineer's Report*, dated January 21, 2021

Exhibit B: *Master Assessment Allocation Report, Expansion Capital Improvement Plan*, dated December 17, 2020

Tab 7



Legend

Magnolia Landing Curb and Sidewalk Repair

- Damaged Grate
- ⊕ Not ADA
- ▲ Curb and Inlet Repair
- Sidewalk Repair
- ★ Sidewalk-No Joints
- ✕ Sidewalk-Transition
- Sidewalk-Trip Hazard
- ✱ Sidewalk and Valley Gutter Repair
- ▲ Valley Gutter Repair



Notes
 Aerial photograph was acquired from Lee County and has a flight date of 2020.

NO.	DESCRIPTION	DATE

DATE: November, 2020
 PROJECT NO. 20044888
 FILE NO. 00-00-00
 SCALE: As Shown

Sidewalk and Curb Repair

SHEET NUMBER

2

Magnolia Landing Lane Sidewalk			
Hazard	Location	Repair Type	Comments
Trip	Inter. Magnolia Landing & Avenida Del Vera	Grind	
Trip	3369 Magnolia Landing Lane	Grind	
Trip	3365 Magnolia Landing Lane	Grind	
Trip	3353 Magnolia Landing Lane	Grind & Hydraulic Cement Patch	
Trip	3237 Magnolia Landing Lane	Grind	
Slope	3200 Magnolia Landing Lane	Replace 50 SF	
Trip	Across from Maintenance Building	Replace 25 SF	
Trip	Across from Maintenance Building	Grind or Replace 25 SF	
Trip	Across from Maintenance Building	Grind or Replace 25 SF	
Trip	Magnolia Landing Lane inter. Dennisport	Grind	Northwest Corner
Trip	Magnolia Landing Lane inter. Dennisport	Grind	Northeast Corner
Clearance	Magnolia Landing Lane East of Lond Pond	Relocate Light Pole	Less than 30" Clearance
Trip	Magnolia Landing Lane West of Lond Pond	Grind	
Trip	Magnolia Landing Lane West of Lond Pond	Hydraulic Cement Patch	
Trip	Magnolia Landing Lane East of Pod A	Grind	
Trip	Magnolia Landing Lane West of Pigeon Plum	Grind	
Trip	Magnolia Landing Lane East of SweetBay	Grind	Six Locations
Trip	Magnolia Landing Lane Int. of Obregon	Replace 50 SF	Two Locations
Trip	Magnolia Landing Lane at Amenities Center	Grind	
Trip	Magnolia Landing Lane east of Guardhouse	Grind	

Red Highlight Not Included

Long Pond Road Sidewalk			
Hazard	Location	Repair Type	Comments
Trip	20592 Long Pond Road	Replace 25 SF	
Trip	20605 Long Pond Road	Reset Valve Box and Pavers	

Blue Highlight Indicates Optional

Chestnut Ridge & Redstone Circle Sidewalk			
Hazard	Location	Repair Type	Comments
Trip	20536 Chestnut Ridge	Grind	
Trip	20621 Chestnut Ridge	Replace 75 SF	
Trip	3141 Redstone Circle	Replace 50 SF	

Sky Meadow Lane Sidewalk			
Hazard	Location	Repair Type	Comments
Trip	20488 Sky Meadow Lane	Grind	
Repair	20507 Sky Meadow Lane	Replace 25 SF	

Avenida Del Vera Sidewalk			
Hazard	Location	Repair Type	Comments
Trip	Avenida Del Vera at Clubhouse Entrance	Grind	Two Locations
Trip	Avenida Del Vera in front of Pod P	Replace 75 SF	
Trip	Avenida Del Vera beginning of Pod J	Replace 50 SF	
Trip	Inter. Magnolia Landing & Avenida Del Vera	Grind	
Trip	3369 Magnolia Landing Lane	Grind	
Trip	3365 Magnolia Landing Lane	Grind	
Trip	3353 Magnolia Landing Lane	Grind & Hydraulic Cement Patch	

Castle Pines Courts Sidewalk			
Hazard	Location	Repair Type	Comments
Trip	Castle Pines Court at Cart Path	Replace 25 SF	
Trip	20844 Castle Pines Court	Hydraulic Cement Patch	Two Locations
Trip	20817 Castle Pines Court	Hydraulic Cement Patch	
Trip	20796 Castle Pines Court	Replace 50 SF	
Trip	20772 Castle Pines Court	Hydraulic Cement Patch	
Trip	20754 Castle Pines Court	Hydraulic Cement Patch	
Trip	20753 Castle Pines Court	Grind	
Trip	20746 Castle Pines Court	Replace 25 SF	
Trip	20738 Castle Pines Court	Replace 25 SF	
Trip	20733 Castle Pines Court	Replace 100 SF	
Trip	20733 Castle Pines Court	Replace 50 SF	
Trip	20733 Castle Pines Court	Hydraulic Cement Patch	
Trip	Clubhouse Entrance off Castles Pines	Grind	Two Locations
Trip	20717 Castle Pines Court	Hydraulic Cement Patch	
Trip	20713 Castle Pines Court	Grind	
Trip	Inter. Castles Pines & Avenida Del Vera	Grind	Two Locations
Trip	Inter. Castles Pines & Avenida Del Vera	Replace 25 SF	Two Locations

Crosswater Drive Sidewalk			
Hazard	Location	Repair Type	Comments
Trip	Crosswater Drive cul de sac	Grind	
Trip	Crosswater Drive cul de sac	Grind	
Trip	Crosswater Drive cul de sac	Grind	
Trip	3472 Crosswater Drive	Hydraulic Cement Patch	
Trip	3528 Crosswater Drive	Hydraulic Cement Patch	
Trip	3532 Crosswater Drive	Hydraulic Cement Patch	
Trip	3416 Crosswater Drive	Grind	
Trip	3436 Crosswater Drive	Replace 75 SF	
Trip	3546 Crosswater Drive	Replace 50 SF	
Trip	3464 Crosswater Drive	Grind	*
Trip	3468 Crosswater Drive	Hydraulic Cement Patch	
Trip	3476 Crosswater Drive	Hydraulic Cement Patch	
Trip	3565 Crosswater Drive	Hydraulic Cement Patch	
Trip	3557 Crosswater Drive	Replace 75 SF	
Trip	3549 Crosswater Drive	Hydraulic Cement Patch	
Trip	3545 Crosswater Drive	Grind	
Trip	3513 Crosswater Drive	Hydraulic Cement Patch	
Trip	Inter. Castle Pines & Crosswater	Hydraulic Cement Patch	
Trip	3455 Crosswater Drive	Replace 75 SF	
Trip	3435 Crosswater Drive	Replace 25 SF	
Trip	3415 Crosswater Drive	Hydraulic Cement Patch	
Trip	3415 Crosswater Drive	Grind	

Tab 8

CFM/CDD

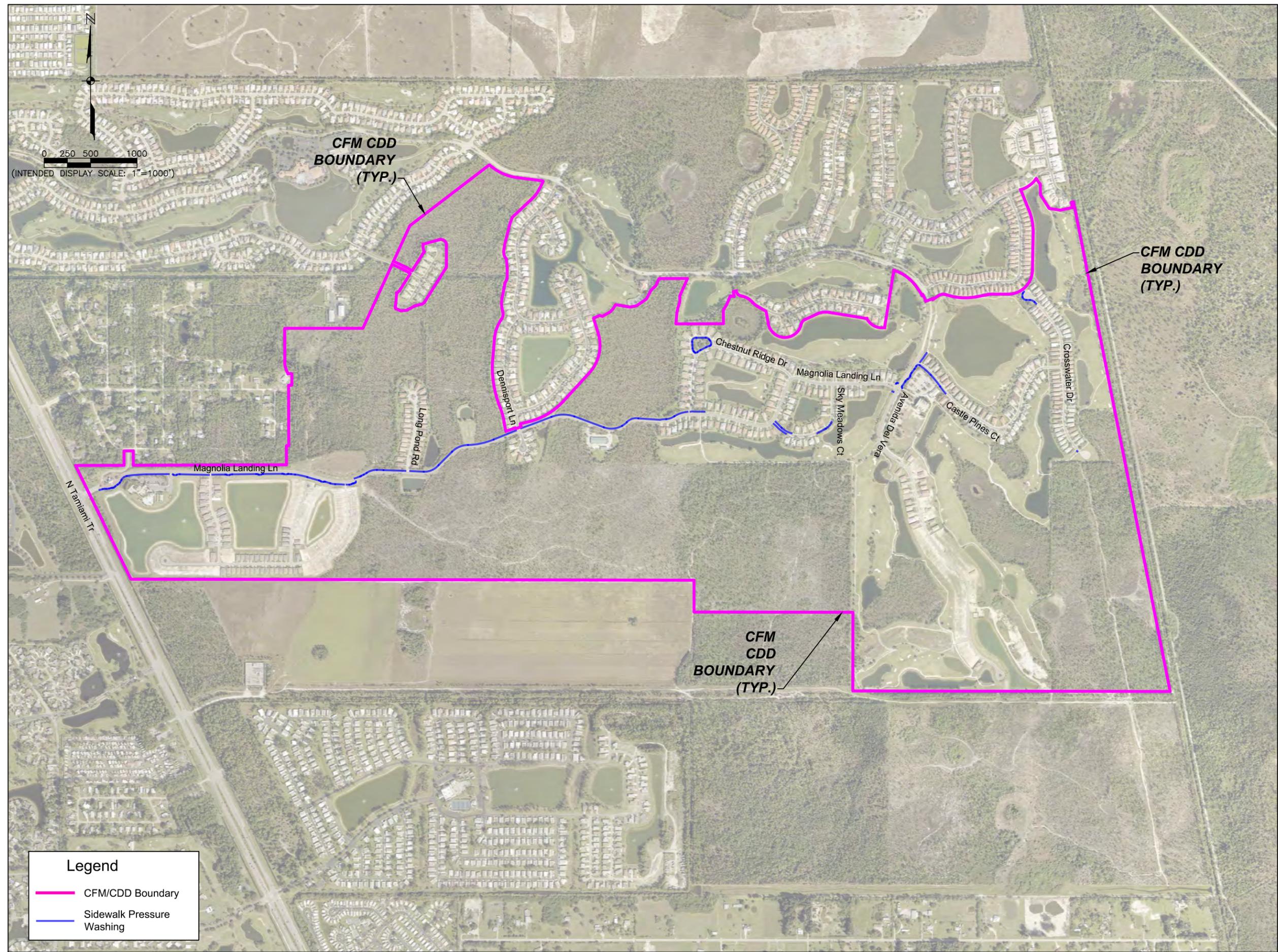
Magnolia Landing
 CFM/CDD
 Lee County, Florida

NO.	REVISIONS DESCRIPTION	DATE

DATE: December 2020
 PROJECT NO.: 20044888
 FILE NO.:
 SCALE: As Shown

Sidewalk
 Pressure Washing

SHEET NUMBER



0 250 500 1000
 (INTENDED DISPLAY SCALE: 1"=1000')

Legend

- CFM/CDD Boundary
- Sidewalk Pressure Washing

Brad's Pressure Washing, Inc.

01-03-21

Estimate # 21011

To- CFM Community Development District

Pressure wash the following sidewalks located in Magnolia Landing of Ft. Myers-

1) Magnolia Landing Dr. as highlighted- **\$3,888.00**

2) All other areas as highlighted-
\$1,334.89

3) Street gutters as highlighted beside all sidewalks that are going to be done on
Magnolia Landing Dr.-
\$4,320.00

4) Fire Hydrant meter charge-
\$450.00

Total—————\$9,992.88

Thank you,

Brad Cohan - President
Brad's Pressure Washing, Inc.
www.brad-s-pressure-washing.com
[941-204-6085](tel:941-204-6085)
239-292-7099

From: Christina Southwick <csouthwick@magnolialandingclub.com>

Sent: Monday, January 11, 2021 2:41 PM

To: Belinda Blandon <BBlandon@rizzetta.com>

Subject: RE: CFM Sidewalk Pressure Washing

Hi Belinda,

We can pressure wash the sidewalks and valleys for the areas marked on the attached exhibit for a total of \$6,800.00. Please let us know if you need a formal quote. Feel free to reach out if you have any questions.

Christina Southwick

General Manager

Magnolia Landing Golf, LLC.

3501 Avenida Del Vera

North Fort Myers, FL 33917

P: 239-543-4146

F: 239-652-6676