



Rizzetta & Company

CFM

Community Development District

**Board of Supervisors' Meeting
May 19, 2022**

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

www.cfmccd.org

**CFM
COMMUNITY DEVELOPMENT DISTRICT**

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.cfmcd.org

Board of Supervisors	Paul Mayotte	Chairman
	Sue Streeter	Vice Chairman
	Brian McGibbon	Assistant Secretary
	Rodney Allen	Assistant Secretary
	Terry Jo Gile	Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Kutak Rock, LLP
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.

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May 12, 2022

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The Budget Workshop for Fiscal Year 2022/2023 of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, May 19, 2022 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 workshop:

- 1. BUDGET WORKSHOP FOR FISCAL YEAR 2022/2023**
 - A. Review of Fiscal Year 2022/2023 Budget Items Tab 1

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, May 19, 2022 immediately following the conclusion of the Workshop scheduled to begin 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 workshop:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT – AGENDA ITEMS ONLY**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on April 21, 2022 Tab 2
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of April 2022 Tab 3
- 4. BUSINESS ITEMS**
 - A. Presentation of Registered Voter Count Tab 4
 1. Consideration of Resolution 2022-03, Advising the Lee County Supervisor of Elections to Conduct the 2022 General Election of the District Tab 5
 - B. Consideration of Resolution 2022-04, Approving a Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon..... Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 7
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENT**
- 8. 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, Kutak Rock, LLP

Tab 1



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CFM Community Development District

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Proposed Budget for Fiscal Year 2022/2023

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Proposed Budget
CFM Community Development District
General Fund
Fiscal Year 2022-2023

	Chart of Accounts Classification	Actual YTD through 03/31/22	Projected Annual Totals 2021-2022	Annual Budget for 2021-2022	Projected Budget variance for 2021-2022	Budget for 2022-2023	Budget Increase (Decrease) vs. 2021-2022	Comments
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 28	\$ 56	\$ -	\$ 56	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 304,098	\$ 304,098	\$ 304,288	\$ (190)	\$ 707,968	\$ 403,680	
8	Off Roll*	\$ 277,043	\$ 277,043	\$ 276,709	\$ 334		\$ (276,709)	
9								
10	TOTAL REVENUES	\$ 581,169	\$ 581,141	\$ 580,997	\$ 200	\$ 707,968	\$ 126,970	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 581,169	\$ 581,141	\$ 580,997	\$ 200	\$ 707,968	\$ 126,970	
15								
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Legislative							
21	Supervisor Fees	\$ 3,200	\$ 6,400	\$ 10,000	\$ 3,600	\$ 10,000	\$ -	Est. 10 meetings per year. \$ 200.00 per Supervisor
22	Financial & Administrative							
23	Administrative Services	\$ 2,781	\$ 5,562	\$ 5,562	\$ -	\$ 5,784	\$ 222	
24	District Management	\$ 8,961	\$ 17,922	\$ 17,922	\$ -	\$ 18,639	\$ 717	
25	District Engineer	\$ 22,040	\$ 44,080	\$ 40,000	\$ (4,080)	\$ 40,000	\$ -	
26	Disclosure Report	\$ 6,500	\$ 6,500	\$ 5,600	\$ (900)	\$ 6,000	\$ 400	Lerner agreement for disclosure
27	Trustees Fees	\$ -	\$ -	\$ 7,004	\$ 7,004	\$ 8,082	\$ 1,078	Trustee fees with incidentals
28	Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,356	\$ 206	
29	Financial & Revenue Collections	\$ 2,575	\$ 5,150	\$ 5,150	\$ -	\$ 5,356	\$ 206	
30	Accounting Services	\$ 9,270	\$ 18,540	\$ 18,540	\$ -	\$ 19,282	\$ 742	
31	Auditing Services	\$ -	\$ -	\$ 4,120	\$ 4,120	\$ 4,120	\$ -	As per new agreement with BTEGF
32	Arbitrage Rebate Calculation	\$ 1,000	\$ 1,000	\$ 500	\$ (500)	\$ 1,000	\$ 500	Series 2021 and Series 2021 Refunding
33	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 400	\$ (100)	
34	Public Officials Liability Insurance	\$ 3,108	\$ 3,108	\$ 3,256	\$ 148	\$ 3,730	\$ 474	As per Estimate provided by Egis
35	Legal Advertising	\$ 209	\$ 418	\$ 2,000	\$ 1,582	\$ 1,000	\$ (1,000)	
36	Dues, Licenses & Fees	\$ 735	\$ 735	\$ 735	\$ -	\$ 735	\$ -	Department of Economic Opportunity \$ 175.00 Filing Fee plus NPDES Permit Fees \$ 560.00.
37	Property Taxes	\$ 21	\$ 21	\$ 21	\$ -	\$ 21	\$ -	Lee County Solid Waste Assessment
38	Tax Collector /Property Appraiser Fees	\$ 559	\$ 559	\$ 576	\$ 17	\$ 1,101	\$ 525	Lee County Tax Collector Fees \$ 1.00 per parcel
39	Website Hosting, Maintenance, Backup (and Email)	\$ 1,050	\$ 2,100	\$ 3,300	\$ 1,200	\$ 3,300	\$ -	hosting. This includes ADA remediation of the website.
40	Legal Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
41	District Counsel	\$ 6,918	\$ 13,836	\$ 30,000	\$ 16,164	\$ 30,000	\$ -	
42								
43	Administrative Subtotal	\$ 74,077	\$ 131,081	\$ 159,936	\$ 28,855	\$ 163,906	\$ 3,970	
44								
45	EXPENDITURES - FIELD OPERATIONS							
46								
47	Electric Utility Services							
48	Utility Services	\$ 8,400	\$ 16,800	\$ 24,300	\$ 7,500	\$ 45,400	\$ 21,100	Aerator Utility Cost Estimate with new installation \$ 1,200 per month plus additional fountain utility costs
49	Street Lights	\$ 20,065	\$ 40,130	\$ 40,320	\$ 190	\$ 50,652	\$ 10,332	Monthly Average Plus 12 new lights in parcel B est. \$ 37 per month. Includes 6 Streetlights in Parcel L as well.
50	Stormwater Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
51	Aquatic Maintenance	\$ 14,076	\$ 28,152	\$ 28,152	\$ -	\$ 33,997	\$ 5,845	acquisition
52	Fountain Service Repairs & Maintenance	\$ 14,736	\$ 29,472	\$ 7,000	\$ (22,472)	\$ 16,000	\$ 9,000	Fountain maintenance \$ 2000 per quarter plus allowance for parts
53	Water Use Monitoring	\$ 4,500	\$ 9,000	\$ 9,000	\$ -	\$ 11,400	\$ 2,400	Water use permit monitoring \$ 200 per month and Chloride monitoring \$ 750 per month.
54	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	
55	Wetland Monitoring & Maintenance	\$ 37,432	\$ 74,864	\$ 57,813	\$ (17,051)	\$ 57,813	\$ -	Mettauer Environmental Agreement
56	Other Physical Environment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
57	General Liability Insurance	\$ 3,673	\$ 3,673	\$ 3,848	\$ 175	\$ 4,408	\$ 560	As per Egis estimate.
58	Property Insurance	\$ 2,535	\$ 2,535	\$ 2,657	\$ 122	\$ 3,042	\$ 385	As per Egis estimate.
59	Flood Insurance	\$ 444	\$ 444	\$ 1,300	\$ 856	\$ 450	\$ (850)	As per Egis estimate.
60	Landscape Maintenance	\$ 21,667	\$ 43,334	\$ 78,870	\$ 35,536	\$ 140,400	\$ 61,530	As per recommendation of provider. Includes additional
61	Irrigation Repairs	\$ 365	\$ 730	\$ 5,000	\$ 4,270	\$ 5,000	\$ -	
62	Landscape Miscellaneous	\$ 24,845	\$ 49,690	\$ 21,801	\$ (27,889)	\$ 30,000	\$ 8,199	Misc. landscaping expenses including mulch and
63	Landscape Replacement Plants, Shrubs, Trees	\$ 350	\$ 700	\$ 20,000	\$ 19,300	\$ 20,000	\$ -	
64	Road & Street Facilities							
65	Street/ Parking Lot Sweeping	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,500	\$ 500	Sidewalk and curb pressure washing
66	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	
67	Street Sign Repair & Replacement	\$ 1,402	\$ 2,804	\$ 5,000	\$ 2,196	\$ 4,000	\$ (1,000)	
68	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
69	Contingency							
70	Miscellaneous Contingency	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 20,000	\$ 5,000	
71								
72	Field Operations Subtotal	\$ 154,490	\$ 302,328	\$ 421,061	\$ 118,733	\$ 544,062	\$ 123,000	
73								
74	Contingency for County TRIM Notice							
75								
76	TOTAL EXPENDITURES	\$ 228,567	\$ 433,409	\$ 580,997	\$ 147,588	\$ 707,968	\$ 126,970	
77								
78	EXCESS OF REVENUES OVER EXPENDITURES	\$ 352,602	\$ 147,732	\$ -	\$ 147,788	\$ -	\$ -	

CFM (Magnolia Landing) Community Development District
Debt Service
Fiscal Year 2022-2023

Chart of Accounts Classification	Series 2021	Series 2021 (Refunding)	Budget for 2022-2023
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$584,160.00	\$564,047.73	\$1,148,207.73
TOTAL REVENUES	\$584,160.00	\$564,047.73	\$1,148,207.73
EXPENDITURES			
Administrative			
Financial & Administrative			
Debt Service Obligation	\$584,160.00	\$564,047.73	\$1,148,207.73
Administrative Subtotal	\$584,160.00	\$564,047.73	\$1,148,207.73
TOTAL EXPENDITURES	\$584,160.00	\$564,047.73	\$1,148,207.73
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

⁽²⁾ Early Payment Discounts:

4.0%

Gross assessments

\$1,196,049.72

Notes:

Tax Roll Early Payment Discount is 4.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽²⁾ Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.

CFM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022-2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2022-2023 O&M Budget	\$707,967.56
Lee County 4.0% Early Payment Discount	\$29,498.65
Tax Collector Fee (\$1.45 PER PARCEL / LINE)	\$1,596.45
2022-2023 Total	<u>\$739,062.66</u>

2021-2022 O&M Budget	\$580,997.00
2022-2023 O&M Budget	\$707,967.56

Total Difference	<u>\$126,970.56</u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021-2022	2022-2023 (1)	\$	%
Series 2021(refunding) Debt Service - Residential	\$1,478.97	\$1,110.68	-\$368.29	-24.90%
Operations/Maintenance - Residential	\$551.14	\$671.26	\$120.12	21.79%
Total	\$2,030.11	\$1,781.94	-\$248.17	-12.22%
Series 2021(refunding) Debt Service - Golf Course	\$1,478.97	\$1,110.68	-\$368.29	-24.90%
Operations/Maintenance - Golf Course	\$551.14	\$671.26	\$120.12	21.79%
Total	\$2,030.11	\$1,781.94	-\$248.17	-12.22%
Series 2021 Debt Service - 35' Twin Villa ⁽¹⁾	\$875.00	\$875.00	\$0.00	0.00%
Operations/Maintenance -35' Twin Villa	\$551.14	\$671.26	\$120.12	21.79%
Total	\$1,426.14	\$1,546.26	\$120.12	8.42%
Series 2021 Debt Service - Single Family 50' ⁽¹⁾	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$551.14	\$671.26	\$120.12	21.79%
Total	\$1,801.14	\$1,921.26	\$120.12	6.67%
Series 2021 Debt Service - Single Family 60' ⁽¹⁾	\$1,500.00	\$1,500.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$551.14	\$671.26	\$120.12	21.79%
Total	\$2,051.14	\$2,171.26	\$120.12	5.86%

CFM COMMUNITY DEVELOPMENT DISTRICT												
FISCAL YEAR 2022-2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE												
TOTAL O&M BUDGET												\$707,967.56
EARLY PAYMENT DISCOUNT @					4.0%							\$29,498.65
(7) TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE)												\$1,596.45
TOTAL O&M ASSESSMENT												\$739,062.66
UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT				
LOT SIZE		SERIES 2021	Series 2021 (refunding)		TOTAL	% TOTAL	TOTAL		2021 DEBT	2021 (refunding) DEBT		
Platted Parcels	O&M	DEBT SERVICE (2)	DEBT SERVICE (1)(3)	EAU FACTOR	EAU's	EAU's	O&M BUDGET (6)	O&M	SERVICE (4)	SERVICE (5)	TOTAL (4)	
35' Twin Villa	152	152	0		152.00	13.81%	\$102,032.27	\$671.26	\$875.00	\$0.00	\$1,546.26	
Single Family 50'	336	336	0		336.00	30.52%	\$225,545.01	\$671.26	\$1,250.00	\$0.00	\$1,921.26	
Single Family 60'	37	37	0		37.00	3.36%	\$24,836.80	\$671.26	\$1,500.00	\$0.00	\$2,171.26	
R Residential	558	0	511	1.00	558.00	50.68%	\$374,565.82	\$671.26	\$0.00	\$1,110.68	\$1,781.94	
G Golf Course	18	0	18	1.00	18.00	1.63%	\$12,082.77	\$671.26	\$0.00	\$1,110.68	\$1,781.94	
Total Platted	1101	525	529		1101.00	52.32%	\$386,648.58					
LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):												
							(\$31,095.10)					
Net Revenue to be Collected:							\$355,553.49					
(1) Reflects twenty-five (25) Series 2021 (refunding) prepayments.												
(2) Reflects the number of total lots with Series 2021 debt outstanding.												
(3) Reflects the number of total lots with Series 2021 (refunding) debt outstanding.												
(4) Annual debt service assessment per lot adopted in connection with the Series 2021 bond issue. Annual assessment includes principal, interest, Lee County collection costs (\$1.45 per parcel) and early payment discount costs (4%). Assessment levels are preliminary.												
(5) Annual debt service assessment per lot adopted in connection with the Series 2021 (refunding of Series 2004A-2) bond issue. Annual assessment includes principal, interest, Lee County collection costs (\$1.45 per parcel) and early payment discount costs (4%).												
(6) Annual assessment that will appear on November 2022 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.												
(7) Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.												

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



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Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.



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Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.



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Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.



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Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

Tab 2

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, April 21, 2022 at 11:30 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

Present and constituting a quorum:

Paul Mayotte	Board Supervisor, Chairman
Sue Streeter	Board Supervisor, Vice Chair
Brian McGibbon	Board Supervisor, Assistant Secretary
Rodney Allen	Board Supervisor, Assistant Secretary
Terry Jo Gile	Board Supervisor, Assistant Secretary

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Kutak Rock, LLP (via speaker phone)
Brent Burford	District Engineer, Johnson Engineering
Chris Byrne	Solitude Lake Management
Andy Nott	Superior Waterway Services
Sonny Backes	Mettauer Environmental (joined meeting in progress)
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. There were none

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
March 17, 2022**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on March 17, 2022. She asked if there were any questions related to the minutes. There were none.

48

On a Motion by Mr. Allen, seconded by Ms. Streeter, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on March 17, 2022, for the CFM Community Development District.

49
50 Sonny Backes of Mettauer Environmental joined the meeting in progress.

51
52 **FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and
Maintenance Expenditures for the
Months of February and March 2022**

53
54
55
56 Ms. Bandon advised that the operations and maintenance expenditures for the
57 period of February 1-28, 2022 total \$64,599.99 and the expenditures for the period of
58 March 1-31, 2022 total \$31,208.19. She asked if there were any questions. There were
59 none.
60

On a Motion by Ms. Gile, seconded by Mr. McGibbon, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Period of February 1-28, 2022 totaling \$64,599.99 and the Period of March 1-31, 2022 totaling \$31,208.19, for the CFM Community Development District.

61
62 Ms. Bandon recommended moving business item 4C up in the agenda as
63 representatives of the two proposing companies are present. The Board concurred.
64

65 **FIFTH ORDER OF BUSINESS**

**Consideration of Proposals for
Aerator Installation**

66
67
68 Ms. Bandon advised that proposals for the installation of aeration systems were
69 received from Solitude Lake Management (\$111,984.00) and Superior Waterways
70 (\$133,000.00). Ms. Gile advised that she created a comparison spreadsheet for the
71 proposals and reviewed that with the Board. The Board asked questions of Mr. Byrne and
72 Mr. Nott related to the proposals. Mr. Mayotte inquired as to the depth of management of
73 the organizations. Each vendor provided a response to Mr. Mayotte and the Board.
74 Further discussion ensued regarding lead time for parts as well as maintenance.
75

On a Motion by Mr. Allen, seconded by Mr. McGibbon, with all in favor, the Board Approved the Solitude Lake Management Aerator Proposal, Subject to Preparation of an Agreement by Counsel, for the CFM Community Development District.

76
77 Ms. Bandon advised that she will begin conversations with the golf club regarding
78 the actions of the Board and will be presenting the amended budget at the next meeting

to account for the approval of the contract. The Board thanked the vendors for their work on this project.

SIXTH ORDER OF BUSINESS

**Discussion and Consideration of
Installing Reflectors on Roadways**

Ms. Streeter spoke regarding a request made by residents for reflectors being installed on dark roadways; she advised that Castle Pines, Crosswater, Chestnut Ridge, and Sky Meadow have no streetlights and so reflectors may be a benefit. Discussion ensued. Ms. Streeter advised that there has also been a suggestion for at the end of parcel A, where there are double yellow lines, to install a “no passing” sign. Ms. Bandon asked that Mr. Burford create a scope so that bids can be obtained. Mr. Burford advised that he will review DOT requirements related to the reflectors, obtain pricing, and report back.

SEVENTH ORDER OF BUSINESS

**Discussion Regarding Additional
Fountains**

Ms. Bandon advised that Forestar would like to install thirteen new fountains in the locations identified in map contained within the agenda package. Ms. Bandon advised that the cost of each fountain is \$7,095 and Forestar will pay for the fountains and installation although the District would have to provide electrical utilities and maintenance. She advised that the electrical utility cost would about \$250-\$275 per month per fountain and approximately \$2,000 per quarter per fountain; she further advised that there would be an insurance cost. Ms. Mackie advised that if the CDD does not accept the fountains then the HOA could, and the residents would still have the cost. She advised that previously the Board made the decision to accept the responsibility for maintenance in order to maintain control. Ms. Mackie advised that the District Could refuse acceptance. Discussion ensued regarding reducing the number of fountains. Discussion ensued. Mr. Mayotte asked that Ms. Bandon and Ms. Mackie discuss with Forestar the possibility of reducing the number of fountains. Ms. Streeter recommended looking at the ponds with two fountains and reducing those locations to have one fountain.

On a Motion by Ms. Streeter, seconded by Ms. Gile, with all in favor, the Board Approved Acquiring the Fountains for Ownership and Maintenance with Direction to Staff to Discuss with Forestar Reducing the Number of Fountains, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Mackie advised that she does not have a report but would be happy to answer any questions.

Mr. Allen inquired as to a note on the map related to accessing the eastern pods. Ms. Mackie advised that the date of the map is 2018 and so that may

121 be an old note as Forestar has made statements on the record at meetings
122 that they had investigated obtaining access although they were not
123 successful.

124
125 B. District Engineer

126 Mr. Burford advised that he has put together the maps related to fencing of
127 the preserve, and he will provide that map to Mettauer for pricing of the
128 fencing. Mr. Burford advised that he will provide the GIS link to all Board
129 members.

130
131 Ms., Blandon asked if Forestar has started addressing their items in the
132 Notice of Non-Compliance. Mr. Backes advised that he was not able to
133 access the area to review. Mr. Burford advised that he will review.

134
135 Mr. Mayotte asked if Mr. Burford has reviewed the sidewalk plan to determine
136 the purpose of installing light poles in the sidewalks. Mr. Burford advised
137 that he will investigate and if there is no purpose then he will request that
138 they be relocated.

139
140 Mr. Allen inquired as to a sign at the exit notifying that only one car at a time
141 can be in the median. Ms. Blandon advised that if someone can send her a
142 photograph of the sign then she can obtain proposals.

143
144 C. District Manager

145 Ms. Blandon advised that the next meeting of the Board of Supervisors' is
146 scheduled to be held on Thursday, May 19, 2022 at 11:30 a.m.

147
148 Ms. Blandon advised that a budget workshop needs to be scheduled; she
149 advised that it is her intention to present the proposed budget in May
150 although the Board can move the June meeting earlier to accommodate the
151 deadline. The Board advised that they would like to hold the workshop prior
152 to the onset of the Board of Supervisors' meeting on May 19th.

153
154 Ms. Blandon advised that the parcel B streetlights have been conveyed to
155 the District and so there will be a change in the LCEC bill.

156
157 Ms. Streeter advised of dead bushes at the gatehouse that the Golf Course
158 will be addressing.

159
160 Ms. Gile inquired as to the aerator project and phasing of the project. Ms.
161 Blandon confirmed that the aerator project will be one project, and not
162 phased.

163
164 **NINTH ORDER OF BUSINESS**

Supervisor Requests

165
166 Ms. Blandon opened the floor for Supervisor requests and comments. There were
167 none.

TENTH ORDER OF BUSINESS

Audience Requests and Comments

Ms. Blandon opened the floor for Audience requests and comments.

A resident inquired as to a decision regarding replacing the light bulbs to LED's. Ms. Blandon advised that LCEC has advised that they will not be replacing the light bulbs with LED's although newer fixtures will be installed as LED's. He further inquired as to fountains or aerators in shallow ponds. Mr. Burford advised that aerators are not needed in shallow ponds. Discussion ensued.

Mr. Streeter inquired as to the quality control procedures for turnover of the fountains from Forestar to the District. Ms. Blandon reviewed the turnover process.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Streeter, seconded by Ms. Gile, with all in favor, the Board adjourned the meeting at 12:47 p.m., for the CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 3

CFM COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913

Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614

www.cfmccd.org

Operation and Maintenance Expenditures

April 2022

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2022 through April 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$ 26,621.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Disclosure Services, LLC	1060	6	Arbitrage Rebate Calculation Series 2021	\$ 100.00
Johnson Engineering Inc	1057	20044888-001-171	Engineering Services Through 03/13/22	\$ 1,125.00
Johnson Engineering Inc	1057	20044888-017-3	Engineering Services Through 03/13/22	\$ 3,256.05
Johnson Engineering Inc	1057	20044888-018-2	Engineering Services Through 03/13/22	\$ 769.75
Johnson Engineering Inc	1057	20214225-000 Inv 7	Chloride Monitoring 03/22	\$ 750.00
Kutak Rock, LLP	1063	3038462	Monthly Legal Services 03/22	\$ 1,494.20
LCEC	1058	6571809552 3/22	Electric Summary 03/22	\$ 3,375.87
Magnolia Landing Golf, LLC	1064	1925	Aerator Agreement & Water 03/22	\$ 625.00
Magnolia Landing Golf, LLC	1064	1926	Aerator Utility Cost 03/22	\$ 1,400.00
National General Insurance Company	1061	17477846-154544697	Flood Insurance 06/01/22-05/29/23 Policy #0000804805	\$ 631.00
Premier Pressure Cleaning, LLC	1062	4298	Pressure Clean Curb and Sidewalks 02/22	\$ 6,000.00
Premier Pressure Cleaning, LLC	1062	4315	Pressure Clean Sidewalks 04/22	\$ 467.00

CFM Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2022 Through April 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	1059	INV0000067077	District Management Fees 04/22	\$ 4,106.17
Rizzetta Technology Services, LLC	1065	INV0000007686	Website Hosting & Email Services 07/21	\$ 175.00
Solitude Lake Management LLC	1066	PI-A00790126	Lake & Pond Management Services 04/22	<u>\$ 2,346.00</u>
Report Total				<u>\$ 26,621.04</u>

Tab 4

RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #206
FORT MYERS FL 33912

Lee County – Community Development Districts
FLORIDA

04/15/2022

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2022
CFM	715

Tammy Lipa – Voice: 239-533-6329

Email: tlipa@lee.vote

Send to: Kari Hardwick Khardwick@Rizzetta.Com Phone: 239-936-0913

Cc: Belinda Blandon: Bblandon@Rizzetta.com

Tab 5

RESOLUTION 2022-03

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

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

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Lee County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

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

1. **GENERAL ELECTION SEATS.** Seat 3, currently held by Brian McGibbon and Seat 4, currently held by Rod Allen are scheduled for the General Election beginning in November 2022. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

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

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

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

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2022, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

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

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

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

PASSED AND ADOPTED this 19th day of May 2022.

**CFM COMMUNITY DEVELOPMENT
DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
CFM COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the CFM Community Development District ("District") will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at the Melvin Morgan Constitutional Complex, 2480 Thompson Street, 3rd Floor, Fort Myers, Florida 33901; Ph: (239) 533-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Section 190.003, *Florida Statutes*. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The CFM Community Development District has two (2) seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, and in the manner prescribed by law for general elections.

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

Publish on or before May 29, 2022.

Tab 6

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the CFM Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the "**District's Office**," 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida

Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 18, 2022
HOUR: 11:30 a.m.
LOCATION: Rizzetta & Company, Inc.
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lee County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF MAY 2022.

ATTEST:

**CFM COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Exhibit A
Fiscal Year 2022/2023 Approved Proposed Budget

Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** June 16, 2022
- **FY 2020-2021 Audit Completion Deadline:** June 30, 2022
- **Next Election (Seats 3 & 4):** November 9, 2022

District Manager's Report

May 12

2022

C
F
M

C
D
D

FINANCIAL SUMMARY

3/31/2022

General Fund Cash & Investment Balance:		\$708,754
Debt Service Fund Investment Balance:		\$1,938,669
Capital Projects Fund Investment Balance		\$5,818,431
Total Cash and Investment Balances:		\$8,465,854
General Fund Expense Variance:	\$73,808	Under Budget



Rizzetta & Company

Forestar Installation of New Fountains: As directed by the Board of Supervisors District Staff discussed the possibility of reducing the number of fountains with James Ratz of Forestar. He agreed to speak with Dr Horton and report back to us. On May 5th he notified staff that he discussed the fountains with DR Horton and they want the fountains as it was part of their development plan and want all of the ones listed on the plan.