

CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

**CFM
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING
MAY 21, 2015**

CFM COMMUNITY DEVELOPMENT DISTRICT AGENDA

May 21, 2015 at 11:00 a.m.

At the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912

District Board of Supervisors	Mike Dady Bob Bishop Brian Wasser John Blakley Leah Popelka	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Eric Dailey	Rizzetta & Company, Inc.
District Counsel	Lindsay Whelan	Hopping Green & Sams, P.A.
District Engineer	David K. Robson	Johnson Engineering, Inc.

All Cellular phones and pagers must be turned off while in the meeting room.

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **11:00 a.m.** with the first section which is called **Public Comment**. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager's office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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, FL 33912

May 13, 2015

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, May 21, 2015 at 11:00 a.m.**, at the office of Rizzetta & Company, Inc. located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the advance 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 April 16, 2015..... Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for the Month of April 2015..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Rizzetta Technology Services Contract Tab 3
 - B. Consideration of Resolution 2015-03, Fiscal Year 2015/2016 Meeting Schedule..... Tab 4
 - C. Consideration of Hopping Green, & Sams Fee Increase Letter... Tab 5
 - D. Presentation of Proposed Budget for Fiscal Year 2015/2016..... Tab 6
 1. Consideration of Resolution 2015-04, Approving a Proposed Budget for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon
 - E. Consideration of Resolution 2015-05, Re-Designating an Assistant Secretary..... Tab 7
- 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,

Eric Dailey

Eric Dailey
District Manager

cc: Lindsay Whelan, 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, April 16, 2015 at 11:11 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

Mike Dady	Board Supervisor, Chairman
Bob Bishop	Board Supervisor, Vice Chairman
	(via speaker phone)
John Blakley	Board Supervisor, Assistant Secretary
	(via speaker phone)
Brian Wasser	Board Supervisor, Assistant Secretary
Leah Popelka	Board Supervisor, Assistant Secretary

Also present were:

Molly Maggiano	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Hopping Green & Sams, P.A.
	(via speaker phone)
David Robson	District Engineer, Johnson Engineering
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

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

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on February 19, 2015

Ms. Maggiano presented the Minutes of the Board of Supervisors' meeting held on February 19, 2015. She asked if there were any questions related to the Minutes. There were none.

On a Motion by Mr. Wasser, seconded by Mr. Dady, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on February 19, 2015, for CFM Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for the
Months of February and March 2015**

Ms. Maggiano provided an overview of the expenditures paid for the period of February 1-28, 2015 which totaled \$23,114.52 and the period of March 1-31, 2015 which totaled \$22,766.66. She asked if there were any questions related to any item of expenditure. There were none.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of February 1-28, 2015 which totaled \$23,114.52 and the Period of March 1-31, 2015 which totaled \$22,766.66, for CFM Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Web Site Contract

Ms. Maggiano provided an overview of the Brochure and Contract provided by Rizzetta Technology Services for website development and maintenance as required by Senate Bill 1632; which requires special districts to maintain an official web site. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board tabled this item to the next meeting of the Board of Supervisors, for CFM Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Audit for Fiscal Year
End September 30, 2014 as Prepared by
Carr, Riggs & Ingram, LLC**

Ms. Maggiano provided an overview of the Audit for Fiscal Year End September 30, 2014 as prepared by Carr, Riggs & Ingram, LLC. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board accepted the Audit for Fiscal Year End September 30, 2015, as Prepared by Carr, Riggs & Ingram, LLC, for CFM Community Development District.

SEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan provided an update regarding the access easement previously approved by the Board, subject to attachment of the exhibit; the exhibit has been verified, and the easement recorded.

Ms. Whelan provided an update regarding the streetlight agreement with LCEC; she advised the original contract could not be tracked down so comments were submitted to LCEC and those comments are currently pending legal review by LCEC.

B. District Engineer

Mr. Robson provided a copy of the exhibit as referenced by Ms. Whelan related to the easement.

Mr. Robson advised the NPDES MS4 Annual Report for Year 3 has been completed and submitted.

C. District Manager

Ms. Maggiano stated that the next meeting of the Board of Supervisors is scheduled for May 21, 2015 at 11:00am at which time the proposed budget for Fiscal Year 2015/2016 will be presented.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Maggiano opened the floor for Supervisor requests and comments. There were none.

NINTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 11:57 a.m., for CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 9530 MARKETPLACE ROAD · SUITE 206 · FT. MYERS, FLORIDA 33912

Operation and Maintenance Expenditures April 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2015 through April 30, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,370.12**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2015 Through April 30, 2015

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Able Golf Course Supply, L.L.C.	001854	20502	Stop Sign Repairs	\$ 200.00
Brian J. Wasser	001864	BW041615	Board of Supervisors Meeting 04/16/15	\$ 200.00
Carr Riggs & Ingram LLC	001855	937394	Audit Services FY 13/14- Final Billing	\$ 750.00
Hopping Green & Sams	001850	80971	General/Monthly Legal Services 02/15	\$ 4,290.83
Hopping Green & Sams	001859	81352	General/Monthly Legal Services 03/15	\$ 855.50
John Blakley	001857	JB041615	Board of Supervisors Meeting 04/16/15	\$ 200.00
Johnson Engineering Inc	001852	20044888-001 Inv 89	General Engineering Services thru 03/15/15	\$ 5,124.75
Lake Masters Aquatic Weed Control, Inc.	001860	15-02583	Lake Maintenance 04/15	\$ 1,803.00
LCEC	001853	6571809552 03/15	Street Lights 3000 Magnolia Landing Ln 03/15	\$ 1,677.55
Leah Popelka	001863	LP041615	Board of Supervisors Meeting 04/16/15	\$ 200.00
Magnolia Landing Golf, LLC	001862	490	Large Pothole Repair	\$ 160.00
Magnolia Landing Golf, LLC	001862	491	Aerator 04/15	\$ 625.00
Magnolia Landing Golf, LLC	001862	492	Aerator/ Utility Cost 04/15	\$ 500.00
Magnolia Landing Master Association, Inc.	001861	313	Landscape Maintenance 11/14	\$ 3,494.58
Magnolia Landing Master Association, Inc.	001861	314	Landscape Maintenance 12/14	\$ 3,494.58
Michael Dady	001858	MD041615	Board of Supervisors Meeting 04/16/15	\$ 200.00
Rizzetta & Company, Inc.	001851	1387	District Management Fees 04/15	\$ 3,394.33
Robert Bishop	001856	BB041615	Board of Supervisors Meeting 04/16/15	<u>\$ 200.00</u>
Report Total				<u>\$ 27,370.12</u>

Able Golf Course

Practice Area Equipment

Lehigh Acres, FL 33936

Office/Fax: 239-368-7629

CFM CDD
9530 Marketplace Rd.
Fort Myers, FL 33912
Attn: Molly Maggiano

APR 15 REC'D

Date Rec'd Rizzetta & Co., Inc. _____

D/M approval mm Date 4/15/15

Date entered APR 16 2015

Fund 001 GL 54100 OC 4022

Check # _____

Subtotal:	\$200.00
Sales Tax: (6.0%)	\$12.00
Total:	\$212.00
Payments/Credits:	\$0.00
Balance Due:	\$212.00

**CFM CDD
SUPERVISOR PAY REQUEST**

Meeting Date: April 16, 2015

Name of Board Supervisor	Check if present	Travel Reimbursement
*Mike Dady	X	
*Brian Wasser	X	
*Bob Bishop	X	
*John Blakley	X	
*Leah Popelka	X	

*Supervisors to be paid if present

APR 16 REC'D

Date Rec'd Rizzetta & Co., Inc. May 4 16 15

D/M approval APR 22 2015

Date entered _____

Fund 001 GL 51100 OC 1101

Check # _____



CRI CARR
RIGGS &
INGRAM

CPAs and Advisors

500 Grand Boulevard, Suite 210
Miramar Beach, FL 32550
850-837-3141
Federal ID 72-1396621

CFM Community Development District
c/o Rezzetti & Co
9530 Marketplace Road #206
Fort Myers, FL 33912

Invoice No. 937394 (include on check)
Date 03/31/2015
Client No. 20-03862.000

Professional services rendered as follows:

Final billing on audit of financial statements
as of September 30, 2014

Progress Applied \$ 4,500.00
Current Amount Due (3,750.00)
\$ 750.00

APR 06 REC'D
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval mem Date 4/15/15
Date entered APR 09 2015
Fund 001 GL 51300 OC 3202
Check # _____

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
750.00	0.00	0.00	0.00	0.00	750.00

We accept most major credit cards. Please complete the following information or contact our office to submit your payment over the phone.

Invoice Date: 03/31/2015 Client No: 20-03862
Invoice Number: 937394 Total Amount Due: \$ 750.00 CFM Community Development District

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

Payment Amount: _____ Signature: _____

Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

March 19, 2015

CFM Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Bill Number 80971
Billed through 02/28/2015

General Counsel/Monthly Meeting CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

02/02/15	LCW	Review draft agreement with utility company regarding installation of additional street lights.	0.30 hrs
02/03/15	LCW	Review correspondence with Maggiano regarding existing agreement with utility company.	0.20 hrs
02/04/15	LCW	Confer with Maggiano regarding receipt of auditor engagement letter.	0.10 hrs
02/05/15	LCW	Confer with Maggiano regarding draft agenda; review same.	0.50 hrs
02/06/15	LCW	Review revised agreement for installation of street lights.	0.30 hrs
02/09/15	MGC	Confer with Robson regarding status of golf course easement and deed for 13 master association common area parcels.	0.60 hrs
02/09/15	LCW	Review correspondence regarding status of quit-claim deed execution of drainage and landscape parcels from association.	0.40 hrs
02/10/15	MCE	Follow-up with Wasser regarding access easement; revise access agreement; review and revise lighting agreement.	0.50 hrs
02/10/15	MGC	Research contact information for Magnolia Landing Master Association; confer with Hecht and Dady regarding common area quit-claim deed; confer with Robson regarding golf course land legal description; review and revise golf course easement addressing Wasser's concern about hours of access.	1.80 hrs
02/10/15	LCW	Review correspondence regarding comments to access easement agreement; review comments to street lighting installation agreement; confer with staff regarding same.	1.50 hrs
02/10/15	KEM	Research ownership of entrance parcels.	0.20 hrs
02/11/15	MCE	Review audit; respond to auditor request.	1.10 hrs
02/11/15	MGC	Research issues regarding quit-claim deed for common areas in Magnolia Landing; coordinate recording same.	0.30 hrs
02/12/15	JSA	Review response to auditor letter.	0.50 hrs

02/12/15	LCW	Review correspondence regarding response to auditor request; review same; review comments to draft audit report.	0.70 hrs
02/12/15	JLG	Prepare and coordinate response to auditor letter; forward same to auditor.	0.90 hrs
02/13/15	MGC	Review golf course lands access easement revisions and correspondence with Robson concerning same.	0.10 hrs
02/13/15	LCW	Prepare for board meeting; review requested revisions to access easement agreement; confer with Wasser and Dady regarding same.	1.10 hrs
02/16/15	LCW	Review correspondence from Hardwick regarding meeting quorum; review notes to outstanding district tasks.	0.20 hrs
02/17/15	LCW	Travel to board meeting.	0.60 hrs
02/18/15	LCW	Travel to board meeting; confer with Wasser regarding revisions to access easement agreement.	1.20 hrs
02/19/15	MGC	Research status of district landscape and drainage parcels conveyance and golf course easement.	0.30 hrs
02/19/15	LCW	Attend board meeting; drive property; return travel.	3.30 hrs
02/20/15	MGC	Confer regarding access easement and conveyances issues.	0.60 hrs
02/20/15	LCW	Follow-up from board meeting; confer with Wasser regarding access easement signature page.	0.60 hrs
02/23/15	LCW	Confer with Wasser regarding execution of access easement agreement; confer with Robson regarding review of legal description for same; confer with Maggiano.	0.50 hrs
02/25/15	LCW	Confer with Wasser regarding receipt of original Lee County Electric Cooperative agreement.	0.20 hrs
02/26/15	LCW	Confer with Robson regarding legal description for access easement; confer with Lee County Electric Cooperative regarding original streetlighting agreement.	1.60 hrs
02/27/15	LCW	Research ownership of additional stormwater ponds not included in transfer application; confer with Robson regarding same.	0.60 hrs

Total fees for this matter

\$3,996.50

DISBURSEMENTS

Copying Charges	2.75
Long Distance	0.15
Postage	1.17
Travel	209.62
Travel - Meals	16.44
Recording Fees	27.70
United Parcel Service	36.50

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Total disbursements for this matter	\$294.33
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MATTER SUMMARY

Gillis, Jennifer L. - Legal Assistant	0.90 hrs	95 /hr	\$85.50
Alves, James	0.50 hrs	345 /hr	\$172.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Whelan, Lindsay C.	13.90 hrs	180 /hr	\$2,502.00
Eckert, Michael C.	1.60 hrs	260 /hr	\$416.00
Collazo, Mike	3.70 hrs	215 /hr	\$795.50

TOTAL FEES	\$3,996.50
TOTAL DISBURSEMENTS	\$294.33

TOTAL CHARGES FOR THIS MATTER **\$4,290.83**

BILLING SUMMARY

Gillis, Jennifer L. - Legal Assistant	0.90 hrs	95 /hr	\$85.50
Alves, James	0.50 hrs	345 /hr	\$172.50
Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Whelan, Lindsay C.	13.90 hrs	180 /hr	\$2,502.00
Eckert, Michael C.	1.60 hrs	260 /hr	\$416.00
Collazo, Mike	3.70 hrs	215 /hr	\$795.50

TOTAL FEES	\$3,996.50
TOTAL DISBURSEMENTS	\$294.33

TOTAL CHARGES FOR THIS BILL **\$4,290.83**

Please include the bill number on your check.

RECEIVED
MAR 23 2015
Jesse H. Nizzetta & Co., Inc.
Approval m/m Date 4/2/15
Entered MAR 24 2015
and 001 GL 51400 OC 3107

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

April 16, 2015

CFM Community Development District
c/o Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Bill Number 81352
Billed through 03/31/2015

General Counsel/Monthly Meeting

CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

03/02/15	LCW	Confer with Dady regarding additional stormwater ponds appropriate for water management district permit transfer.	0.30 hrs
03/04/15	LCW	Review audit engagement letter.	0.30 hrs
03/05/15	LCW	Confer with Ricassi regarding status of legal description for access easement; confer with Maggiano regarding draft board meeting agenda; confer with Dady regarding status of Lee County Electric Cooperative street light installation.	0.50 hrs
03/06/15	MGC	Research status of golf club access easement legal description; review parcels regarding conveyance to district.	0.10 hrs
03/06/15	LCW	Confer with Simpson regarding requested changes to street light installation agreement.	0.20 hrs
03/09/15	LCW	Confer with Lee County Electric Cooperative regarding requested changes to form street light installation agreement; confer with Ricassi regarding status of access easement legal description.	0.40 hrs
03/12/15	MGC	Confer with Robson regarding golf course access easement legal description and sketch issues; follow-up regarding same.	0.80 hrs
03/12/15	LCW	Confer with staff regarding confirmation of legal description for access easement; review sketch of same.	0.70 hrs
03/20/15	LCW	Confer with Robson regarding status of revised exhibit to access easement.	0.20 hrs
03/23/15	LCW	Confer with Lee County Utilities Cooperative regarding status of review of changes to light installation agreement.	0.10 hrs
03/24/15	LCW	Confer with Lee County Utilities Cooperative regarding status of review of comments to street lighting agreement.	0.10 hrs
03/25/15	MCE	Review certificate of responsible officer.	0.20 hrs
03/25/15	LCW	Review certificate of responsible officer; confer with Robson regarding exhibit to easement agreement.	0.20 hrs

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03/31/15	MCE	Research assessment structure for fiscal year 2015-2016.	0.20 hrs
03/31/15	LCW	Confer with Maggiano regarding draft budget for fiscal year 2015-2016.	0.10 hrs
Total fees for this matter			\$855.50

MATTER SUMMARY

Whelan, Lindsay C.	3.10 hrs	180 /hr	\$558.00
Eckert, Michael C.	0.40 hrs	260 /hr	\$104.00
Collazo, Mike	0.90 hrs	215 /hr	\$193.50
TOTAL FEES			\$855.50
TOTAL CHARGES FOR THIS MATTER			\$855.50

BILLING SUMMARY

Whelan, Lindsay C.	3.10 hrs	180 /hr	\$558.00
Eckert, Michael C.	0.40 hrs	260 /hr	\$104.00
Collazo, Mike	0.90 hrs	215 /hr	\$193.50
TOTAL FEES			\$855.50
TOTAL CHARGES FOR THIS BILL			\$855.50

Please include the bill number on your check.

RECEIVED
APR 20 2015

Date Rec'd Rizzetta & Co., III, IL
O/M approval mm Date 4/29/15
Date entered APR 22 2015
Fund 001 GL 51400 OC 3107
Check #

Johnson Engineering, Inc.**Remit To:****P.O. Box 2112****Fort Myers, FL 33902****Ph: 239.334.0046 Fax: 239.334.3661**

Project Manager David Robson

Accounts Payable

CFM CDD

3434 Colwell Ave

Suite 200

Tampa, FL 33614

Project 20044888-001 CFM CDD General Engineering

Invoice

March 25, 2015

Project No: 20044888-001

Invoice No: 89

FEID #59-1173834
 Date Rec'd Rizzetta & Co., **RECEIVED**
 w/M approval mom Date 4/7/15
 Date entered APR 01 2015
 Ind 001 GL 51300 OC 3103

Professional Services through March 15, 2015

Phase 01 General Engineering

Professional Personnel

		Hours	Rate	Amount
Engineer VI				
Robson, David	2/27/2015	1.00	150.00	150.00
Respond to L Whelan re access agreement Appl 060608.				
Robson, David	3/2/2015	.50	150.00	75.00
Review CDD access to LK 501,601, and 603 with District Council.				
Robson, David	3/12/2015	.50	150.00	75.00
Review sketch of access legal with District Council.				
Technician III				
Mikovich, Mathew	3/10/2015	6.50	75.00	487.50
Golf Course Access Agreement Exhibit.				
Mikovich, Mathew	3/11/2015	5.00	75.00	375.00
Golf Course Access Agreement Exhibit.				
Technician I				
Martin, Amanda	2/10/2015	.25	55.00	13.75
Format RAI reponse letter with attachment per JDN				
Professional Surveyor & Mapper III				
RisCassi, Kevin	3/9/2015	1.00	125.00	125.00
Sketch for access agreement				
Designer III				
Tiseo, Michael	3/12/2015	2.00	115.00	230.00
Overall Golf Course Exhibit for Kevin R.				
Development Project Coordinator				
Pendlebury, Debra	1/8/2015	1.00	115.00	115.00
Landscape CC and Cover Letter/reinspection				
Pendlebury, Debra	2/9/2015	.50	115.00	57.50
Landscape CC				
Pendlebury, Debra	2/11/2015	1.00	115.00	115.00
Magnolia CC - Preparation-submit				
Pendlebury, Debra	2/18/2015	1.00	115.00	115.00
Re-inspection - LA				
Principal Landscape Architect				
Nagle, Jeffrey	2/16/2015	2.00	170.00	340.00
Coordination of re-inspection denial letter from County for Unit C.				

Project	20044888-001	CFM CDD General Engineering	Invoice	89
Nagle, Jeffrey	2/17/2015	1.50 170.00	255.00	
Landscape corrective work coordination & respond to inquiry.				
Nagle, Jeffrey	2/18/2015	4.00 170.00	680.00	
Site meeting with Juniper landscape to review corrective work, prepare plan markup of corective work and send to Juniper.				
Nagle, Jeffrey	2/19/2015	3.50 170.00	595.00	
Review Juniper proposals for CDD & comment to confirm all landscape work is included in scope and fee, send status update email to county staff and DR Horton.				
Nagle, Jeffrey	2/20/2015	.75 170.00	127.50	
Check on landscape corrective work status with Juniper & inform CDD and DR Horton for end of week update.				
Nagle, Jeffrey	2/23/2015	3.50 170.00	595.00	
Site visit w/Juniper landscaping to review and confirm corrective work completed on Unit C, prepare final as-built plans and landscape cert submittal, deliver to Lee County.				
Nagle, Jeffrey	2/24/2015	1.00 170.00	170.00	
Follow up on Lee County submittal, prepare project status update email for all perties, review site observation response from County.				
Landscape Designer I				
Turner, Frances	2/9/2015	2.25 72.00	162.00	
Project discussion and as-built plan revisions as requested by J. Nagle.				
Turner, Frances	2/23/2015	2.50 72.00	180.00	
3rd revision landscape as-builts as requested by J. Nagle.				
Totals		41.25	5,038.25	
Total Labor				5,038.25
			Total this Phase	\$5,038.25

Phase	REIM	Reimbursables		
Reimbursable Expenses				
Government Fees				
2/17/2015	Lee County Board of County Commissioners	Re-inspection	55.00	
Total Reimbursables			55.00	55.00
Unit Billing				
Prints				
2/15/2015		120.0 KIP Prints @ 0.15	18.00	
3/1/2015		90.0 KIP Prints @ 0.15	13.50	
Total Units			31.50	31.50
			Total this Phase	\$86.50
			Total this Invoice	\$5,124.75

Invoice

Lake Masters Aquatic Weed Control, Inc.
P.O. Box 2300
Palm City, FL 34991
Toll Free: 1-877-745-5729

DATE	INVOICE #
4/1/2015	15-02583

Bill To:

CFM CDD - MAGNOLIA LANDING
3434 COLWELL AVENUE., SUITE 200
TAMPA, FL 33614

susan.oraczewski@lakemasters.com		P.O. NO.	TERMS	REP	PROJECT
			Net 30		
QUANTITY	DESCRIPTION	RATE		AMOUNT	
	MONTHLY SERVICE - AQUATIC WEED CONTROL	1,803.00		1,803.00	
<div>RECEIVED APR 06 2015 are Hec'd Hizzetta & Co., inc. _____ /M approval <u>man</u> Date <u>4/15/15</u> ate entered _____ and <u>001</u> GL <u>538000C</u> <u>4605</u></div>					
THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.			Total \$1,803.00		
<p>**NEW - ACH Instructions for Floridian Bank, 519 N. Magnolia Ave., Orlando, FL 32801. F/B/O Lake Masters Aquatic Weed Control, Inc., ABA #063115754, Acct. #61004288. Monthly invoice number MUST be included on each transaction. In addition, If you would like to receive your invoice via email, please send to susan.oraczewski@lakemasters.com</p>			Payments/Credits \$0.00		
			Balance Due \$1,803.00		

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **04/20/2015**

Account Summary as of March 30, 2015

Previous Balance	1677.55
Payment Received - 03/17/2015	-1677.55
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1677.55
Adjustments & Other Charges	0.00
Total Amount Due	\$1,677.55

Service Address: **3000 MAGNOLIA LANDING LN CASE ID#6806754959-T69628 NORTH FORT MYERS, FL 33917**

SA ID# 6571809975 Security Lt-Comm

Service From 02/27/2015 to 03/30/2015

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
Power Cost Adj. (2,943.9995 kWh at \$0.0146)	42.98
Summary Of Light Related Charges	353.02
Summary Of Non Electric Fixtures	651.82
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	10.89
Franchise Fee-Unincorporated Lee Co. Government	75.32
Current Charge Subtotal	\$1,677.55

RECEIVED

ate Rec'd Rizzetta & Co., Inc. APR 02 2015
/M approval mom Date 4/7/15
ate entered APR 02 2015
und COL GL 531000C 4307
book # _____

tear here

tear here

Pay your electric bill with your MasterCard, VISA, Discover or American Express card by calling 239-656-2300 or at www.lcec.net.
Payments made before 4 pm post to your LCEC account within 6 hours;
after 4 pm post the next day.

Page 1 of 1

☐ Please check box if address is incorrect and indicate change(s) on back



Past Due/Prev Balance	Current Charges	Total Amount Due	Current Charges Due	Amount Paid
\$0.00	\$1,677.55	\$1,677.55	04/20/2015	

Please detach and return with your payment. Make checks payable to LCEC.
Checks must be in U.S. funds and drawn on a U.S. bank.

ACCOUNT NUMBER: **6571809552**

ADDRESSEE

3258 1 MB 0.432 28-T4



CFM COMMUNITY DEVELOPMENT DISTRICT
CFM COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

REMIT TO



LCEC
P.O. BOX 31477
TAMPA, FL 33631-3477



Magnolia Landing Golf, LLC.
 3501 Avenida Del Vera
 North Fort Myers, Fl 33917
 Phone: 239-543-4146
 Fax: 239-652-6676

Invoice

DATE	INVOICE #
4/16/2015	490

BILL TO
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, Fl 33912

Billing Period	DUE DATE
April 2015	4/26/2015

Item	DESCRIPTION	QTY	RATE	AMOUNT
Asphalt	Repair large pot holes	1	160.00	160.00
Date Rec'd Rizzetta & Co., Inc <u>APR 16</u> REC'D D/M approval <u>MAM</u> Date <u>4/21/15</u> Date entered <u>APR 17 2015</u> Fund <u>001</u> GL <u>54100</u> OC <u>41020</u> Check # _____				
		Subtotal	160.00	
		6% Tax		
		Total	160.00	

Magnolia Landing Golf, LLC.
 3501 Avenida Del Vera
 North Fort Myers, Fl 33917
 Phone: 239-543-4146
 Fax: 239-652-6676

Invoice

DATE	INVOICE #
4/30/2015	491

BILL TO
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, Fl 33912

Billing Period	DUE DATE
April 2015	5/1/2015

Item	DESCRIPTION	QTY	RATE	AMOUNT
Aerator	Aerator agreement & water use	1		625.00
Date Rec'd Rizzetta & Co., Inc. <u>APR 16 REC'D</u> D/M approval <u>mom</u> Date <u>4/21/15</u> Date entered <u>APR 17 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____				
Subtotal				625.00
6% Tax				
Total				625.00

Magnolia Landing Golf, LLC.
 3501 Avenida Del Vera
 North Fort Myers, Fl 33917
 Phone: 239-543-4146
 Fax: 239-652-6676

Invoice

DATE	INVOICE #
4/30/2015	492

BILL TO
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, Fl 33912

Billing Period	DUE DATE
April 2015	5/1/2015

Item	DESCRIPTION	QTY	RATE	AMOUNT
Aerator	Utility Cost	1	500.00	500.00
Date Rec'd Rizzetta & Co., Inc. <u>APR 15 REC'D</u> D/M approval <u>mm</u> Date <u>4/2/15</u> Date entered <u>APR 17 2015</u> Fund <u>001</u> GL <u>53100</u> OC <u>4304</u> Check # _____				
		Subtotal	500.00	
		6% Tax		
		Total	500.00	

Magnolia Landing Master Association, Inc.

INVOICE

4809 Ehrlich Road, Suite 105
Tampa, FL 33624
Phone 813.374.2363 Fax 813.374.2362

DATE: November 1, 2014
INVOICE # 313
FOR: *Landscape Maintenance*

Bill To:

Attn: Molly Syvret
CFM CDD
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912
Phone: (239) 936-0913 Fax: (239) 936-1815

DESCRIPTION	AMOUNT
CDD Landscape Maintenance - November 2014	\$ 3,494.58
<div>APR 23 REC'D</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>mm</u> Date <u>4/29/15</u></div> <div>Date entered <u>APR 23 2015</u></div> <div>Fund <u>001</u> GL <u>53900</u> OC <u>4604</u></div> <div>Check # _____</div>	
TOTAL	\$ 3,494.58

Make all checks payable to **Magnolia Landing Master Association Inc.**

Magnolia Landing Master Association, Inc.

INVOICE

4809 Ehrlich Road, Suite 105
Tampa, FL 33624
Phone 813.374.2363 Fax 813.374.2362

DATE: December 1, 2014
INVOICE # 314
FOR: *Landscape Maintenance*

Bill To:

Attn: Molly Syvret
CFM CDD
9530 Marketplace Road, Suite 206
Fort Myers, FL 33912
Phone: (239) 936-0913 Fax: (239) 936-1815

DESCRIPTION	AMOUNT
CDD Landscape Maintenance - December 2014	\$ 3,494.58
<div>APR 23 REC'D</div> <div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>mm</u> Date <u>4/29/15</u></div> <div>Date entered <u>APR 23 2015</u></div> <div>Fund <u>601</u> GL <u>53900</u> OC <u>4604</u></div> <div>Check # _____</div>	
TOTAL	\$ 3,494.58

Make all checks payable to **Magnolia Landing Master Association Inc.**

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
4/1/2015	1387

BILL TO
CFM COMMUNITY DEVELOPMENT DISTRICT 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614

TERMS	PROJECT
Due Upon Rec't	545 - CDD

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	PROFESSIONAL FEES:			
DM	District Management Services		*	
ADMIN	Administrative Services		3101 1,545.00	1,545.00
ACTG	Accounting Services		3100 515.00	515.00
FC	Financial Consulting Services		3201 1,236.00	1,236.00
			3111 98.33	98.33
	Services for the period April 1, 2015 through April 30, 2015			
	<p style="text-align: right;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>MAR 26 2015</u></p> <p>V/M approval <u>MM</u> Date <u>4/2/15</u></p> <p>Date entered <u>MAR 27 2015</u></p> <p>und <u>001</u> GL <u>51300</u> OC <u>*</u></p> <p>book # _____</p>			
			Total	\$3,394.33

Tab 3

**CONTRACT FOR TECHNOLOGY SERVICES
CFM COMMUNITY DEVELOPMENT DISTRICT**

CONTRACT FOR TECHNOLOGY SERVICES (“Contract”)

DATE: _____

BETWEEN: **CFM COMMUNITY DEVELOPMENT DISTRICT**
9530 Marketplace Road
Suite 206
Fort Myers, Florida 33912

(Hereinafter referred to as “**Client**”);

AND: **RIZZETTA TECHNOLOGY SERVICES, LLC**
5020 W. Linebaugh Ave.
Suite 200
Tampa, Florida 33624

(Hereinafter referred to as “**Consultant**”).

SCOPE OF SERVICES:

Services provided by Consultant shall be to provide Client with the development, implementation, maintenance and/or the upgrading of its technological capabilities. Services may include, but are not limited to:

Web Site:

Development:

Consultant shall design or re-design and implement a web site for Client to comply with Florida law, including, but not limited to, section 189.069, Florida Statutes, requiring that special districts operate and maintain an official internet web site. Consultant shall register a domain name in the Client’s name for purposes of establishing the web-site. Details of required content are shown in Exhibit “A”.

Hosting, Backup and Content Updating:

Consultant shall provide hosting and backup of Client web site and update content, including minutes, financial statements and events on a monthly basis, or earlier if required by law. Consultant shall be responsible for ensuring Client’s compliance with Florida law, including, but not limited to, section 189.069,

**CONTRACT FOR TECHNOLOGY SERVICES
CFM COMMUNITY DEVELOPMENT DISTRICT**

Florida Statutes, requiring that special districts operate and maintain an official internet web site throughout the term of this Contract.

Customization:

Consultant shall provide programming services to add features / functions which are in addition to those required by statute and are outlined in Exhibit A to this Contract.

E-mail Services:

Consultant shall establish and register, if necessary, a domain name (in the Client's name) for purposes of setting up and creating individual e-mail addresses for supervisors, staff or employees as designated by the Client. Services also include ongoing management of e-mail accounts, hosting and backup.

Additional Services:

Consultant shall provide additional services, as requested, which may include, but are not limited to: network, phone system and wireless internet design, installation and support, security consultation, IT and computer training, activity tracking, alerts and system monitoring.

FEE SCHEDULE:

Fees for services described above shall be as follows:

Web Site:

Development of new web site	\$1,500 One-time charge
Re-design of existing web site	\$750 One-time charge
Hosting, Backup & Content Updating	\$100 Monthly
Customization	Upon Request
Termination/Transfer	Not-to-Exceed \$500

Email:

Set-up fee for E-mail services	\$500 One-time charge
Ongoing E-mail service (25GB per user)	\$15/month/user

Additional Services:

Upon Request

The specific services authorized by acceptance of this Contract are shown in Exhibit "B". Any services not specifically identified in Exhibit "B" will require approval by the District of an additional addendum which will describe such additional services and fees. Any fees "Upon Request" require the District Chairperson's prior approval.

**CONTRACT FOR TECHNOLOGY SERVICES
CFM COMMUNITY DEVELOPMENT DISTRICT**

Out-of-Pocket Expenses:

In addition to professional fees, project related out-of-pocket expenses will be billed at. These expenses include, but are not limited to: airfare, mileage, public transportation, parking, lodging, meals, re-production of documents, long distance telephone, fax, postage, clerical support, computer charges and express mail. These expenses will be invoiced along with fees and will be due and payable according to the same time frames established herein for other invoices. Out-of-pocket expenses shall not exceed \$500 without prior written approval of the District.

Fees and expenses will be invoiced upon completion or monthly, as applicable, and will be due and payable when invoiced.

The monthly fees outlined herein shall be amended annually as reflected in the adopted General Fund Budget of the District. Such new fees, as authorized by the District's action to adopt the General Fund Budget, shall become a binding schedule of this Contract until otherwise changed by a subsequent action of the District.

The one-time charges outlined herein shall be subject to change in the future upon request of the Client for additional services. Such revised one-time charges will be provided to the Client for approval prior to commencement of any additional services.

CLIENT RESPONSIBILITIES:

The Client shall furnish all required documents, data and information relative to the project necessary for the Consultant to perform the duties of this Contract. In addition, Client shall provide timely services of its staff deemed necessary as the project progresses. Fees and expenses incurred in providing this support shall be the sole responsibility of the Client; provided, however, that no such fees or expenses shall be charged where the Consultant and/or its affiliate(s) who serve(s) as District Manager or records custodian already hold the required documents, data or information.

EFFECTIVE DATE; TERM:

This Contract shall be effective on the date first written above and shall automatically be renewed for successive one-year terms, unless terminated in accordance with the terms herein.

TERMINATION:

This Contract may be terminated as follows:

**CONTRACT FOR TECHNOLOGY SERVICES
CFM COMMUNITY DEVELOPMENT DISTRICT**

- 1) By either party without cause by providing sixty (60) days written notice of termination to the other party.
- 2) By the Client for “good cause” which shall include, but not be limited to, misfeasance, malfeasance, nonfeasance or dereliction of duties by the Consultant. Termination for “good cause” shall be effective immediately upon provision of written notice to Consultant at the address noted herein.
- 3) By the Consultant for “good cause”, which shall include, but is not limited to, failure of the Client to timely pay Consultant for services rendered in accordance with the terms set forth in this Contract, malfeasance, nonfeasance or dereliction of duties by the Client, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Client which Consultant deems unethical, unlawful or in contradiction of any applicable federal, state or municipal law or rule. Termination for “good cause” shall be effective immediately upon provision of written notice to Client at the address noted herein.

Upon any termination of this Contract, Consultant shall be entitled to payment for all work and/or services rendered up until the effective termination of this Contract, subject to whatever claims or off-sets Client may have against Consultant. Upon any termination of services, Client will continue to own any domain names and web site content, and Consultant will make all reasonable effort to provide for an orderly transfer of the Client’s domain names and web site content to the Client or its designee.

NON-PAYMENT:

The failure of Client to pay any amount due within the applicable time frames established herein shall constitute good cause for Consultant to suspend services provided under this Contract until full payment is received.

NON-CONTINGENCY:

The payment of fees and expenses, as outlined in this Contract, are not contingent upon any circumstance not specifically outlined in this Contract.

LEGAL COMPLIANCE:

Consultant shall, for as long as Consultant is under contract to provide the services described herein, be responsible:

- 1) To insure that the Client’s web site remains in compliance with all applicable Florida law regarding the content and functionality of such web site.

**CONTRACT FOR TECHNOLOGY SERVICES
CFM COMMUNITY DEVELOPMENT DISTRICT**

- 2) To provide for the long-term storage of email in compliance with all applicable Florida law regarding records retention.

INSURANCE:

Consultant will maintain throughout the term of this Contract the following insurance coverage:

- i. Worker's Compensation insurance to cover full liability under worker's compensation laws in effect from time to time in Florida.
- ii. General Liability insurance with the limit of \$1,000,000 Each Occurrence.
- iii. Professional Liability insurance with limits of no less than \$1,000,000.
- iv. Employment Practices Liability insurance with \$1,000,000 limit.
- v. Comprehensive Automobile Liability insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of \$1,000,000.

Except with respect to the Professional Liability and Worker's Compensation insurance policies, Client (and its staff, consultants, and supervisors as applicable) will be listed as additional insureds on each such insurance policy described above. None of the policies above may be canceled during the term of this Contract (or otherwise cause Client to not be named as an additional insured where applicable) without at least sixty (60) days written notice to Client. Consultant will furnish Client with a Certificate of Insurance evidencing compliance with this section upon request.

GENERAL TERMS AND CONDITIONS:

- 1) All invoices are due and payable within 45 days of receipt of a proper invoice pursuant to the Local Government Prompt Payment Act, Section 218.70, et seq., Florida Statutes. Any interest on the amounts due is also governed by the Local Government Prompt Payment Act.
- 2) In the event either party is required to take any action to enforce this Contract, the prevailing party shall be entitled to attorney's fees and costs.
- 3) Client's abandonment or suspension of the project shall not relieve the Client of monies due for services rendered to the date of such abandonment or suspension.

**CONTRACT FOR TECHNOLOGY SERVICES
CFM COMMUNITY DEVELOPMENT DISTRICT**

Such services shall be billed at the applicable stated rates or full lump sum amounts and will be immediately due and payable upon determination that the project has been abandoned or suspended and that the Consultant has performed the services as outlined herein.

- 4) Ownership of web site, content, domain name and e-mail addresses, under all circumstances is that of the Client.
- 5) This Contract shall be interpreted in accordance with and shall be governed by the laws of the State of Florida.
- 6) In the event that any provision of this Contract shall be determined to be unenforceable or invalid by a Court of Law, such unenforceability or invalidity shall not affect the remaining provisions of the Contract which shall remain in full force and effect.
- 7) Any and all records related to this Contract and the services provided hereunder may constitute public records pursuant to Florida law, and the Consultant agrees to comply with all applicable provisions of Florida law, including, but not limited to, section 119.0701, Florida Statutes.
- 8) To the extent allowable under applicable law (but without waiving any limitations of liability) and except and to the extent caused by the negligent or intentionally wrongful acts or omissions of the Consultant, Client agrees to indemnify, defend, and hold the Consultant harmless from and against any and all claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the Client and this Agreement. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

To the extent allowable under applicable law and except and to the extent caused by the negligent or intentionally wrongful acts or omissions of the Client, the Consultant agrees to indemnify, defend, and hold the Client harmless from and against any and all claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Client may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the Consultant and this Agreement. The indemnification provided for herein shall not be deemed exclusive of any

**CONTRACT FOR TECHNOLOGY SERVICES
CFM COMMUNITY DEVELOPMENT DISTRICT**

other rights to which the Client may be entitled and shall continue after the Consultant has ceased to be engaged under this Contract.

Nothing herein shall be construed to limit Client's sovereign immunity limitations of liability provided in section 768.28, Florida Statutes or other applicable law.

This Contract shall represent the entire agreement between the Consultant and the Client. Both Consultant and Client understand and agree with the terms and conditions as set forth herein.

ACCEPTED BY:

CFM COMMUNITY DEVELOPMENT DISTRICT

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

RIZZETTA TECHNOLOGY SERVICES, LLC

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

**CONTRACT FOR TECHNOLOGY SERVICES
CFM COMMUNITY DEVELOPMENT DISTRICT**

EXHIBIT “A”

Required Web Site Content

Pursuant to section 189.069, Florida Statutes, special district web sites will be required to include and make available the following information or documents:

1. The full legal name of the special district.
2. The public purpose of the special district.
3. The name, address, email address, and the term for each member of the governing body of the special district.
4. The fiscal year of the special district.
5. The full text of the special district's charter and the statute under which the special district operates, any grant of special powers, the date of establishment, and the establishing entity.
6. The mailing address, email address, telephone number, and internet web site uniform resource locator of the special district.
7. A description of the boundaries, or service area of, and the services provided by the special district.
8. A listing of all taxes, fees, assessments, or charges imposed and collected by the special district, including the rates or amounts for the fiscal year and the statutory authority for the levy of the tax, fee, special assessment, or charge.
9. The primary contact person for the special district for purposes of communication from the Department of Economic Opportunity.
10. A code of ethics adopted by the special district, if applicable, and a hyperlink to generally applicable ethics provisions.
11. The adopted budget of the special district, in addition to budget amendments in accordance with section 189.418, Florida Statutes.
12. The final, complete audit report for the most recent completed fiscal year and other audit reports required by law or authorized by the governing body of the special district.

**CONTRACT FOR TECHNOLOGY SERVICES
CFM COMMUNITY DEVELOPMENT DISTRICT**

EXHIBIT “B”

Service(s) Included:

Web Site:

New site	\$1,500	Y	N
Re-Design existing site	\$750	Y	N
Monthly Hosting, Backup and Content Updating	\$100	Y	N
Customization	Upon Request	Y	N

E-Mail:

Set-up for E-mail service	\$500	Y	N
Ongoing E-mail service (25GB per user)			

Number of users:

Board Members:	_____	@ \$15/month/user
On-site Staff	_____	@ \$15/month/user
Other Staff	_____	@ \$15/month/user

Tab 4

RESOLUTION 2015-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.417(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Lee County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2015.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
CFM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2015/2016

October 15, 2015
November 19, 2015
December 17, 2015
January 21, 2016
February 18, 2016
March 17, 2016
April 21, 2016
May 19, 2016
June 16, 2016
July 21, 2016
August 18, 2016
September 15, 2016

All meetings will convene at 11:00 a.m. and will be held at the office of the District Manager, Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Tab 5

Hopping Green & Sams

Attorneys and Counselors

February 13, 2015

CFM Community Development District
c/o Molly Maggiano, District Manager
Rizzetta & Company
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

Re: CFM Community Development District

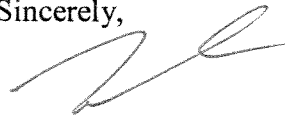
Dear Molly:

The fee agreement in place between our firm and the District contemplates adjustments to the hourly rates from time to time after an annual evaluation by our firm. The firm has not increased rates for the District since 2010 and is respectfully submitting this notification well in advance of the budget planning process. For Fiscal Year 2015/2016, our firm is proposing to increase our standard hourly rates in accordance with the enclosed schedule. My hourly rate is proposed to adjust from \$260 to \$290, which is an increase of \$30 per hour. The hourly rate of the associate most likely to provide services to the District, is proposed to adjust from \$190 to \$225. The rate for paralegal services will remain the same at \$125. The new hourly rates are proposed to take effect on October 1, 2015.

As always, we will continue to implement cost-effective strategies to minimize legal expenses for the District while at the same time providing thoughtful and comprehensive services.

If you have any questions, please feel free to call. We thank you for the opportunity to be of service.

Sincerely,



Michael C. Eckert

MCE/lk

cc: Michael Dady, Board Chairman

Hopping Green & Sams, P.A.
2015 Billing Rates

<u>Attorney</u>	<u>Billing Rate</u>
Frank E. Matthews	440
Richard S. Brightman	440
Peter C. Cunningham	430
William H. Green	425
Vicki L. Weber	425
James S. Alves	405
David L. Powell	400
Eric T. Olsen	395
Douglas S. Roberts	390
Ralph A. DeMeo	385
Susan L. Stephens	375
Michael P. Petrovich	370
Gary V. Perko	370
Gary K. Hunter	370
Cheryl G. Stuart	355
Diane W. Carr	355
Winston K. Borkowski	355
Robert A. Manning	345
Jonathan T. Johnson	320
D. Kent Safriet	320
Brian A. Crumbaker	310
Douglas M. Smith	305
Jason E. Merritt	305
Vinette D. Godelia	300
Miguel Collazo	300
Michael C. Eckert	290
Brooke E. Lewis	290
Carl Eldred	280
David W. Childs	280
Amelia A. Savage	280
Jere L. Earlywine	275
Wes S. Haber	275
Mohammad O. Jazil	275
Roy Van Wyk	265
Timothy M. Riley	265
Jason M. Walters	260
Joseph A. Brown	260
H. French Brown	250
Katie S. Buchanan	245
A. Tucker Mackie	245
Jon Harris Maurer	225
Lindsay C. Whelan	225
Sarah R. Sandy	225
Jennifer L. Kilinski	220
Andrew Holway	220
Erin J. Coburn	215
Sarah S. Warren	215
Alyssa L. Cameron	215
Michael A. Alao - J.D.	195
New Associates	215
Paralegals	125
Clerks	110
Legal Assistants	100

Tab 6

CFM
COMMUNITY DEVELOPMENT DISTRICT
Budget Proposal Packet for Fiscal Year
2015/2016

The following are enclosed in this Budget Proposal Packet:

- Proposed General Fund Budget & Debt Service Fund Budget worksheets for Fiscal Year 2015/2016.
- Assessment Charts from current Fiscal Year and Assessment Charts for Fiscal Year 2015/2016 if budgeted were to be adopted as proposed.
- General Fund Budget & Debt Service Fund Budget Account Category Description for Fiscal Year 2015/2016.

THE BUDGET PROPOSAL PACKET FOR FISCAL YEAR 2015/2016 IS SIMPLY A PROPOSED BUDGET AND PROPOSED LEVEL OF ASSESSMENTS WHICH ARE DONE AS PART OF THE BUDGET PROCESS. THESE ARE NOT FINAL AND SHOULD NOT BE CONSTRUED AS FINAL, UNTIL AFTER THE BOARD OF SUPERVISORS HAS HELD A PUBLIC HEARING ON THE BUDGET AND ADOPTED THE FINAL BUDGET AND LEVIED ASSESSMENTS.

Budget Template
CFM Community Development District
General Fund
Fiscal Year 2015/2016

	Chart of Accounts Classification	Actual YTD through 04/30/15	Projected Annual Totals 2014/2015	Annual Budget for 2014/2015	Projected Budget variance for 2014/2015	Budget for 2015/2016	Budget Increase (Decrease) vs 2014/2015	Comments
1								
2	REVENUES							
3								
14	Special Assessments							
15	Tax Roll*	\$ 67,631	\$ 67,631	\$ 67,466	\$ 165	\$ 283,038	\$ 215,572	
17	Off Roll*	\$ 215,568	\$ 215,568	\$ 215,572	\$ (4)	\$ -	\$ (215,572)	
31								
32	TOTAL REVENUES	\$ 283,199	\$ 283,199	\$ 283,038	\$ 161	\$ 283,038	\$ -	
33								
34	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
35								
36	TOTAL REVENUES AND BALANCE FORWARD	\$ 283,199	\$ 283,199	\$ 283,038	\$ 161	\$ 283,038	\$ -	
37								
38	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
39								
40	EXPENDITURES - ADMINISTRATIVE							
41								
42	Legislative							
43	Supervisor Fees	\$ 3,800	\$ 6,514	\$ 8,000	\$ 1,486	\$ 8,000	\$ -	5 Supervisors at \$200 each for 8 meetings
44	Financial & Administrative							
45	Administrative Services	\$ 3,605	\$ 6,180	\$ 6,180	\$ -	\$ 5,400	\$ (780)	Reallocation of Rizzetta & Co. fees, No Increase
46	District Management	\$ 10,815	\$ 18,540	\$ 18,540	\$ -	\$ 16,332	\$ (2,208)	Reallocation of Rizzetta & Co. fees, No Increase
47	District Engineer	\$ 19,354	\$ 33,178	\$ 12,500	\$ (20,678)	\$ 12,500	\$ -	
48	Disclosure Report	\$ 6,250	\$ 6,250	\$ 5,000	\$ (1,250)	\$ 5,000	\$ -	
49	Trustees Fees	\$ -	\$ -	\$ 12,500	\$ 12,500	\$ 12,500	\$ -	
51	Financial Consulting Services	\$ 5,688	\$ 6,180	\$ 6,180	\$ -	\$ 10,000	\$ 3,820	Reallocation of Rizzetta & Co. fees, No Increase
52	Accounting Services	\$ 8,652	\$ 14,832	\$ 14,832	\$ -	\$ 14,000	\$ (832)	Reallocation of Rizzetta & Co. fees, No Increase
53	Auditing Services	\$ 4,500	\$ 4,500	\$ 4,500	\$ -	\$ 4,100	\$ (400)	Carr Riggs (\$4,100 for 9/30/16)
54	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 650	\$ 650	\$ 650	\$ -	
59	Public Officials Liability Insurance	\$ 2,750	\$ 2,750	\$ 5,000	\$ 2,250	\$ 3,094	\$ (1,906)	Forecast from Egis
60	Legal Advertising	\$ 429	\$ 735	\$ 2,000	\$ 1,265	\$ 2,000	\$ -	
62	Dues, Licenses & Fees	\$ 700	\$ 700	\$ 700	\$ -	\$ 700	\$ -	
64	Tax Collector/Property Appraiser Fees	\$ 321	\$ 321	\$ 287	\$ (34)	\$ 321	\$ 34	
65	Property Taxes	\$ 10	\$ 17	\$ 50	\$ 33	\$ 50	\$ -	
66	Website Fees & Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 2,700	\$ (300)	\$1,500 for website set up & \$1,200 per year for maintenance
67	Legal Counsel							
68	District Counsel	\$ 24,933	\$ 42,742	\$ 20,000	\$ (22,742)	\$ 25,000	\$ 5,000	Per District Counsel recommendation
73								
74	Administrative Subtotal	\$ 91,807	\$ 143,440	\$ 119,919	\$ (23,521)	\$ 122,347	\$ 2,428	
75								
76	EXPENDITURES - FIELD OPERATIONS							
77								
81	Security Operations							
82	Security Services and Patrols	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 1,800	\$ -	
90	Electric Utility Services							
91	Utility Services	\$ 3,500	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
92	Street Lights	\$ 11,762	\$ 20,163	\$ 24,000	\$ 3,837	\$ 24,000	\$ -	
111	Stormwater Control							
113	Aquatic Maintenance	\$ 12,621	\$ 21,636	\$ 21,636	\$ -	\$ 21,363	\$ (273)	
114	Fountain Service Repairs & Maintenance	\$ 4,375	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ -	
115	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	
116	Wetland Monitoring & Maintenance	\$ 8,250	\$ 14,143	\$ 16,500	\$ 2,357	\$ 16,500	\$ -	
125	Other Physical Environment							
130	General Liability Insurance	\$ 3,250	\$ 3,250	\$ 2,656	\$ (594)	\$ 3,656	\$ 1,000	Forecast from Egis
131	Property Insurance	\$ 1,796	\$ 1,796	\$ 3,127	\$ 1,331	\$ 2,021	\$ (1,106)	Forecast from Egis
135	Landscape Maintenance	\$ 10,484	\$ 17,973	\$ 48,000	\$ 30,027	\$ 48,000	\$ -	Contract with HOA for \$3,494.58 per month/\$41,934.96 per year
144	Irrigation Repairs	\$ -	\$ -	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	
146	Landscape Miscellaneous	\$ -	\$ -	\$ 2,400	\$ 2,400	\$ 2,351	\$ (49)	
147	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 4,500	\$ -	
153	Road & Street Facilities							
155	Street/ Parking Lot Sweeping	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
158	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 2,000	\$ (2,000)	
160	Street Sign Repair & Replacement	\$ 200	\$ 343	\$ 1,000	\$ 657	\$ 1,000	\$ -	
161	Roadway Repair & Maintenance	\$ 1,210	\$ 2,074	\$ 5,000	\$ 2,926	\$ 5,000	\$ -	
223								
224	Field Operations Subtotal	\$ 57,448	\$ 94,878	\$ 163,119	\$ 68,241	\$ 160,691	\$ (2,428)	
225								
226	Contingency for County TRIM Notice							
227								
228	TOTAL EXPENDITURES	\$ 149,255	\$ 238,318	\$ 283,038	\$ 44,720	\$ 283,038	\$ -	
229								
230	EXCESS OF REVENUES OVER EXPENDITURES	\$ 133,944	\$ 44,881	\$ -	\$ (44,559)	\$ -	\$ -	
231								

Budget Template
CFM (Magnolia Landing) Community Development District
Debt Service
Fiscal Year 2015/2016

Chart of Accounts Classification	Series 2004A	Budget for 2015/2016
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$ 477,055.50	\$ 477,055.50
TOTAL REVENUES	\$ 477,055.50	\$ 477,055.50
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$ -
Debt Service Obligation	\$ 477,055.50	\$ 477,055.50
Administrative Subtotal	\$ 477,055.50	\$ 477,055.50
TOTAL EXPENDITURES	\$ 477,055.50	\$ 477,055.50
EXCESS OF REVENUES OVER EXPENDITURES	0	0
Collection and Discount % applicable to the county: 4.5%		
Gross assessments	\$	499,534.56
Notes:		
Tax Roll Collection Costs for Lee County is 4.5% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.		
⁽¹⁾ Debt assessments are being held in abeyance for the Unplatted lands		

CFM Community Development District

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$283,038.00
Lee Co. 4.5% Collection Cost:	<u>\$13,336.87</u>
2015/2016 Total:	<u>\$296,374.87</u>

2014/2015 O&M Budget	\$283,038.00
2015/2016 O&M Budget	<u>\$283,038.00</u>
Total Difference:	<u><u>\$0.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2014/2015	2015/2016	\$	%
Debt Service - Residential	\$1,486.71	\$1,486.71	\$0.00	0.00%
Operations/Maintenance - Residential	\$209.01	\$209.01	\$0.00	0.00%
Total	\$1,695.72	\$1,695.72	\$0.00	0.00%

Debt Service - Golf Course	\$1,486.71	\$1,486.71	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$209.01	\$209.01	\$0.00	0.00%
Total	\$1,695.72	\$1,695.72	\$0.00	0.00%

CFM

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$283,038.00
COLLECTION COSTS @ 4.5%		\$13,336.87
TOTAL O&M ASSESSMENT		<u>\$296,374.87</u>

LOT SIZE	UNITS ASSESSED ⁽¹⁾		ALLOCATION OF O&M ASSESSMENT				TOTAL	PER LOT ANNUAL ASSESSMENT		
	SERIES 2004						SERIES 2004			
	O&M	DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	DEBT SERVICE ASSESSMENT ⁽⁵⁾	O&M	DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
Platted Parcels										
Residential	320	318	1.00	320.00	22.57%	\$66,882.90	\$472,773.78	\$209.01	\$1,486.71	\$1,695.72
Golf Course	18	18	1.00	18.00	1.27%	\$3,762.16	\$26,760.78	\$209.01	\$1,486.71	\$1,695.72
Total Platted	<u>338</u>	<u>336</u>		<u>338.00</u>	<u>23.84%</u>	<u>\$70,645.07</u>	<u>\$499,534.56</u>			
Unplatted Lands										
	<u>Planned Units</u>									
Residential	1080	1080	1.00	1080.00	76.16%	\$225,729.80	\$1,605,646.80	\$209.01	\$1,486.71	\$1,695.72
Total Unplatted	<u>1080</u>	<u>1080</u>		<u>1080.00</u>	<u>76.16%</u>	<u>\$225,729.80</u>	<u>\$1,605,646.80</u>			
Total Community	<u>1418</u>	<u>1416</u>		<u>1418.00</u>	<u>100.00%</u>	<u>\$296,374.87</u>	<u>\$2,105,181.36</u>			
LESS: Lee County Collection Costs and Early Payment Discount Costs						<u>(\$13,336.87)</u>	<u>(\$94,733.16)</u>			
Net Revenue to be Collected						<u>\$283,038.00</u>	<u>\$2,010,448.20</u>			
UNPLAT BY ACREAGE	136.73	136.73				\$225,729.80	\$1,605,646.80			

PER ACRE ASSESSMENTS - UNPLATTED		
O&M	DEBT	TOTAL
\$1,650.92	\$11,743.19	\$13,394.11

(1) Reflects two (2) Series 2004 prepayments.

(2) Reflects the number of total lots with Series 2004 debt outstanding.

(3) Annual debt service assessment per lot adopted in connection with the Series 2004 bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2015 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.

(5) Debt Assessments on the unplatted lands are being held in abeyance.

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:

Operations & Maintenance Assessments

The District levies Non-Ad Valorem 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. The second is for lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Funding Agreement

The District may enter into funding agreements to provide for a source of revenue for certain expenditures.

Developer Contribution

The District may, similar to a funding agreement, receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Facility Rental

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

Event Rental

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

Interlocal Agreement

The District may enter into interlocal agreements with other governmental entities to provide for revenue for certain expenditures.

Miscellaneous

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

EXPENDITURES:

ADMINISTRATIVE

Legislative

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.

Financial and Administrative

Administrative Services

The District will incur expenditures for the day to today operation of District matters. These items include but are not limited to mailing and preparation of agenda packages, overnight deliveries, facsimiles and long distance phone calls.

Also, each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8). Finally, this line item also includes a cost for the storage of all the District's official records, supplies and files.

District Manager

The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day administrative needs. The cost to maintain the minutes of all Board meetings, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

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.

Financial Consulting Services

The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses. Also, additional financial consulting services include, but are not limited to responding to bondholder questions, prepayment analysis, long term pay-offs and true-up analysis. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services

The District has contracted for maintenance of accounting records. These services include, but are not limited to accounts payable, accounts receivable and preparation of financial reports for the district. This also includes all preparations necessary for the fiscal year end audits to be done.

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.

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.

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 & Subscriptions

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

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

Website Development and Maintenance

The District may incur fees as they relate to the development and ongoing maintenance of its own website.

Legal Counsel

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.

FIELD OPERATIONS

Electric Utilities

Electric Utility Services

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

Electric Service-Recreation Facility

The District may budget separately for its recreation and or amenity electric separately.

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.

Gas Utility Service

Gas-Recreation Facility

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

Garbage/Solid Waste Control

Garbage Collection-Recreation Facility

The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee

The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Combination Services

Water Utility Services

The District will incur water/sewer utility expenditures related to district operations.

Water-Reclaimed

The District may incur expenses related to the use of reclaimed water for irrigation.

Water-Recreation Facility

The District may incur water and sewer charges for its recreation facilities

Water-Pool

The District may incur charges for water for its pool if metered separately.

Stormwater Control

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 Districts boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Aquatic Contract

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

Mitigation 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.

Lake/Pond Repair

Expense related to repair and maintenance for inlet pipes, outfalls and weir structures for the storm water drainage system.

Aquatic Plant Replacement

The expenses related to replacing beneficial aquatic plants, that may or may not have been required by other governmental entities.

Other Physical Environment**Employee-Salaries**

The District may incur salary expenses for a field manager of site superintendent who oversees daily activity within the field operations of the District's facilities.

Employee-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.

Employee-Health Insurance

Expenses related to providing health insurance coverage if the District elects to offer same.

General Liability Insurance

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

Property Casualty 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 Repairs & Maintenance

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

Clock Maintenance Contract

Expenses incurred for such things as entry clocks if they exist.

Landscape Replacement

Expenditures related to replacement of turf, trees, shrubs etc.

Miscellaneous Fees

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

Road & Street Facilities**Gate Phone**

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

Street 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 Maintenance

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

Roadway Repair & Maintenance

Expenses related to the repair and maintenance of roadways 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.

Miscellaneous Maintenance

Expenses which may not fit into any defined category in this section of the budget.

Parks & Recreation**Employees-Salaries**

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

Employees P/R Taxes

Expenses related to an employers portion of payroll taxes such as FICA, etc.

Employee-Workers' Comp

Expenses related to Workers' Comp Insurance

Employees-Health Insurance

Expenses related to health insurance coverage for employees if the District elects to over same.

Management Contract

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

Clubhouse Facility Maintenance

The District may incur expenses to maintain its recreation facilities

Clubhouse Telephone, Fax, Internet

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

Clubhouse Facility Landscaping

The District may wish to budget separately for this item from its other landscaping needs.

Clubhouse 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.

Clubhouse Facility Irrigation

The District may wish to budget separately for this item from its other irrigation needs.

Pool/Water Park/Fountain Repairs and Maintenance

Expenses related to the repair and maintenance of swimming pools and other water features to include service contracts, repair and replacement

Security System

The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous

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.

Law Enforcement**Off Duty Deputy Services**

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

Security Operations**Security Contract**

The District may incur expenses for providing security at entries, neighborhood patrols etc.

Guard & Gate Facility Maintenance

The District may choose to have its entry gates manned with personnel. Also, any ongoing gate repairs and maintenance would be included in this line item.

Special Events**Special Events**

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

Contingency**Miscellaneous Contingency**

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

Capital Improvements**Capital Improvements**

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

Capital Reserves**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.

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:

Debt Service 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

Financial and Administrative

Bank Fees

The District may incur bank service charges during the year.

Interest Payment

The District may incur interest payments on the debt related to its various bond issues.

Principal Payment

This would be the portion of the payment to satisfy the repayment of the bond issue debt.

RESOLUTION 2015-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2015/2016 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the CFM Community Development District (“**Board**”) prior to June 15, 2015, proposed budgets for Fiscal Year 2015/2016; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

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

1. **BUDGETS APPROVED.** The budgets proposed by the District Manager for Fiscal Year 2015/2016 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: Thursday, August 20, 2015

HOUR: 11:00 A.M.

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

3. **TRANSMITTAL OF BUDGETS TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the proposed budgets to Lee County at least 60 days prior to the hearing set above.

4. **POSTING OF BUDGETS.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the approved budgets on the District’s website at least two days before the budget hearing date as set forth in Section 2. If the District does not yet have its own website, the District’s Secretary is directed to transmit the approved budgets to the manager or administrator of Lee County for posting on Lee County’s website.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2015.

ATTEST:

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

By:_____
Its: Chairman / Vice Chairman

Tab 7

RESOLUTION 2015-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM
COMMUNITY DEVELOPMENT DISTRICT REAPPOINTING AN
ASSISTANT SECRETARY OF THE DISTRICT, AND PROVIDING FOR
AN EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously appointed Molly Syvret as an Assistant Secretary pursuant to Resolution 2015-02; and

WHEREAS, the Board now desires to reappoint an Assistant Secretary.

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

Section 1. Eric Dailey is appointed as an Assistant Secretary.

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2015.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY