

CFM COMMUNITY DEVELOPMENT DISTRICT

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

**CFM
COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS' MEETING
JULY 28, 2015**

**CFM COMMUNITY
DEVELOPMENT DISTRICT AGENDA
July 28, 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	Kristen Suit	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

July 20, 2015

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The rescheduled meeting of the Board of Supervisors of the CFM Community Development District will be held on **Tuesday, July 28, 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 May 21, 2015 Tab 1
 - B. Consideration of Operation and Maintenance Expenditures for the Months of May and June 2015 Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2015-06, Re-designating an Assistant Secretary Tab 3
 - B. Presentation of Arbitrage Rebate Calculations, Capital Improvement Revenue Bonds, Series 2004 A&B Tab 4
- 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,

Kristen Suit

Kristen Suit
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, May 21, 2015 at 11:09 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
Brian Wasser	Board Supervisor, Assistant Secretary

Also present were:

Eric Dailey	District Manager, Rizzetta & Company, Inc.
Lindsay Whelan	District Counsel, Hopping Green & Sams, P.A.
David Robson	District Engineer, Johnson Engineering
Audience	

FIRST ORDER OF BUSINESS

Call to Order

Mr. Dailey called the meeting to order and read the roll call.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Dailey opened the floor to public comments. Questions and comments from the public were entertained. A status update on the flag pole installation was requested. Staff noted that as soon as the required permits were approved they would have a contractor install the flag pole.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on April 16, 2015

Mr. Dailey presented the Minutes of the Board of Supervisors' meeting held on April 16, 2015. He asked if there were any questions related to the Minutes. There were none.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board approved the Minutes of the Board of Supervisors' Meeting held on April 16, 2015, for CFM Community Development District.
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FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for the Month of April 2015

Mr. Dailey provided an overview of the expenditures paid for the period of April 1-30, 2015 which totaled \$27,370.12. He asked if there were any questions related to any item of expenditure. There were none.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of April 1-30, 2015 which totaled \$27,370.12, for CFM Community Development District.

FIFTH ORDER OF BUSINESS

Consideration of Rizzetta Technology Services Contract for Website Services

Mr. Dailey provided an overview of the 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 website. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board approved a contract with Rizzetta Technology Services for website set up, maintenance, and e-mail for five (5) supervisors, for CFM Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2015-03, Fiscal Year 2015/2016 Meeting Schedule

Mr. Dailey provided an overview of the resolution and the schedule being presented, advising the schedule is consistent with the current year schedule with meetings being scheduled for the third Thursday of each month, to begin at 11:00 am. Discussion ensued.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board tabled consideration of Resolution 2015-03, 2015/2016 Meeting Schedule to the August meeting, for CFM Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Hopping Green & Sams Fee Increase Letter

Ms. Whelan provided an overview of the fee increase letter provided by her firm. Discussion ensued.

On a Motion by Mr. Blakley, seconded by Mr. Dady, with all in favor, the Board accepted the Fee Increase Letter provided by Hopping Green & Sams, to become effective October 1, 2015, for CFM Community Development District.

EIGHTH ORDER OF BUSINESS

**Presentation of Proposed Budget for
Fiscal Year 2015/2016**

Mr. Dailey provided an overview of the proposed budget for Fiscal Year 2015/2016 highlighting the line items experiencing a change from the current year budget. He advised there is no increase to the overall budget amount.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2015-04,
Approving a Proposed Budget for Fiscal
Year 2015/2016 and Setting a Public
Hearing Thereon**

Mr. Dailey provided an overview of the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Blakely, seconded by Mr. Dady, with all in favor, the Board adopted Resolution 2015-04, Approving a Proposed Budget for Fiscal Year 2015/2016 and Setting a Public Hearing Thereon for Thursday, August 20, 2015 at 11:00 a.m., to be held at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for CFM Community Development District.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2015-05, Re-
Designating an Assistant Secretary**

Mr. Dailey provided an overview of the Resolution, advising that with the change in the District Manager, it would be appropriate to remove Ms. Syvret and add himself as an Assistant Secretary of the District.

On a Motion by Mr. Dady, seconded by Mr. Blakley, with all in favor, the Board adopted Resolution 2015-05, Re-Designating Eric Dailey and removing Molly Syvret as an Assistant Secretary, for CFM Community Development District.

ELEVENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Ms. Whelan advised she had no report.
- B. District Engineer
Mr. Robson advised there is a new area of wetland, which will require maintenance, coming on in the upcoming year. He advised he will update the maintenance exhibit and distribute to staff.
- C. District Manager
Mr. Dailey stated that the next meeting of the Board of Supervisors is scheduled for June 18, 2015 at 11:00am.

Mr. Dailey advised that per Florida Statutes the District is required, prior to June 1st of each year, to announce the number of registered voters residing within the District as of April 15 of that year. Mr. Dailey announced that as of April 15, 2015 there are currently 281 persons registered to vote residing within the CFM Community Development District.

Mr. Dailey stated the contract as been executed for the approved installation of two streetlights and that they are waiting to hear from the vendor on when that will be completed.

TWELFTH ORDER OF BUSINESS

Supervisor Requests and Comments

Mr. Dailey opened the floor for Supervisor requests and comments.

Mr. Dady advised the HOA is addressing various maintenance areas.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 11:34 a.m., for CFM Community Development District.
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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 May 2015 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2015 through May 31, 2015. This does not include expenditures previously approved by the Board.

The total items being presented: **\$12,122.63**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District
Paid Operation & Maintenance Expenditures
 May 1, 2015 Through May 31, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brian J. Wasser	001872	BW052115	Board of Supervisors Meeting 05/21/15	\$ 200.00
John Blakley	001869	JB052115	Board of Supervisors Meeting 05/21/15	\$ 200.00
Johnson Engineering Inc	001865	20044888-001 Inv 90	General Engineering Services thru 04/12/15	\$ 4,603.75
Lake Masters Aquatic Weed Control, Inc.	001871	15-03407	Lake Maintenance 05/15	\$ 1,803.00
LCEC	001866	6571809552 04/15	Street Lights 3000 Magnolia Landing Ln 04/15	\$ 1,677.55
Michael Dady	001870	MD052115	Board of Supervisors Meeting 05/21/15	\$ 200.00
Rizzetta & Company, Inc.	001867	1510	District Management Fees 05/15	\$ 3,394.33
The Breeze Corporation	001868	049065	Acct # L03434 Legal Advertising 04/15	\$ <u>44.00</u>
Report Total				\$ <u>12,122.63</u>

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

Invoice

April 22, 2015

Project No: 20044888-001

Invoice No: 90

FEID #59-1173834

Accounts Payable
CFM CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Project 20044888-001 CFM CDD General Engineering

Professional Services through April 12, 2015

Phase 01 General Engineering

Professional Personnel

			Hours	Rate	Amount
Engineer VI					
Robson, David	3/31/2015		3.00	150.00	450.00
	Request and review stormwater maintenance records for NPDES YR 3.				
Robson, David	4/1/2015		2.50	150.00	375.00
	Request and review previous actual and current budgets for stormwater maintenance as needed for YR 3.				
Robson, David	4/2/2015		2.00	150.00	300.00
	Finalize NPDES YR 3 and send to District Manager.				
GIS Consultant III					
Lohr, Paul	3/18/2015		1.25	135.00	168.75
	Locate CFM CDD boundary and layers to become 2014 land use. Create shapefile from CFM CDD boundary. Create initial 2014 land use layer. Requested by Mike Lohr.				
Lohr, Paul	3/19/2015		.75	135.00	101.25
	Create 11x17 map showing the land use categories from the parcels layer. Requested by David Robson.				
Lohr, Paul	3/23/2015		.75	135.00	101.25
	Assign FDEP land use categories to 2014 land use layer.				
Lohr, Paul	3/27/2015		.75	135.00	101.25
	Modifications to 2014 land user layer. Label ditch / weir south of CFM CDD. Calculate areas and move data into pivot table. Requested by Mike Lohr.				
Lohr, Paul	3/27/2015		1.00	135.00	135.00
	Working on FDEP land use categories for 2014 land use layer. Requested by Mike Lohr.				
Principal GIS Consultant					
Lohr, Michael	3/27/2015		2.00	170.00	340.00
	NPDES Calculations and map				
Technician IV					
Daniels, Richard	3/26/2015		6.00	100.00	600.00
	Investigate remainder of parcel 2 (Magnolia Landing golf course areas)				
Daniels, Richard	3/27/2015		6.00	100.00	600.00
	Investigate remainder of parcel 2 (Magnolia Landing golf course areas), verify line work vs recorded desc., create new word doc of descr. Prepare exhibit showing remainder areas, Revis parcel 2A due to plat overlap				

Project	20044888-001	CFM CDD General Engineering			Invoice	90
Daniels, Richard		3/30/2015	2.00	100.00	200.00	
Prepare exhibit and description doc for Golf Course Parcel 2						
Daniels, Richard		4/2/2015	.50	100.00	50.00	
Revis exhibit per client request						
Daniels, Richard		4/9/2015	1.00	100.00	100.00	
Revise Parcel 2 remainder exhibit per attorney comments						
Technician III						
Mikovich, Mathew		3/23/2015	.25	75.00	18.75	
Golf course Sketch & Description for unplatted Tracts in the South portion.						
Mikovich, Mathew		3/24/2015	1.50	75.00	112.50	
Golf course Sketch & Description for unplatted Tracts in the South portion.						
Technician II						
Keen, Cynthia		4/1/2015	.50	65.00	32.50	
NPDES Cycle 3, Year 3 Annual Report compliation (DKR)						
Keen, Cynthia		4/2/2015	.75	65.00	48.75	
Revised CFM easement exhibit to M Collazo, L Whelan for review per D Robson; NPDES Yr 3 Annual Report to Lee Co & FDEP per D Robson						
Keen, Cynthia		4/9/2015	.25	65.00	16.25	
Follow up w/Survey Dept. on revised Easement Exhibit per D Robson						
Professional Surveyor & Mapper III						
RisCassi, Kevin		3/25/2015	1.00	125.00	125.00	
Unplatted Golf Course Access Agreement Exhibit						
Environmental Scientist III						
Thomas, Anastacia		3/19/2015	5.00	85.00	425.00	
NPDES WQ Attachment.						
Environmental Scientist VI						
Denison, Timothy		3/20/2015	1.50	135.00	202.50	
Complete WQ Attachment & chart review						
Totals			40.25		4,603.75	
Total Labor						4,603.75
					Total this Phase	\$4,603.75
					Total this Invoice	\$4,603.75

RECEIVED
 APR 27 2015
 Date Rec'd Rizzetta & Co., Inc. _____
 Date entered _____
 Date entered _____
 Fund 001 GL 51300 OC 3103

Invoice

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

DATE	INVOICE #
5/1/2015	15-03407

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

RECEIVED
 MAY 04 2015
 Date Rec'd Rizzetta & Co., inc.
 M approval EW Date 5/8/15
 Date entered MAY 05 2015
 Fund 001 GL 5380000 4605

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.	Total	\$1,803.00
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**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.

Payments/Credits	\$0.00
Balance Due	\$1,803.00

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **05/18/2015**

Account Summary as of April 27, 2015

Previous Balance	1677.55
Payment Received - 04/13/2015	-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 **03/31/2015 to 04/27/2015**

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
APR 28 2015

Date Rec'd Hizzetta & Co., Inc. _____
 M approval CS Date 5/14/15
 Date entered MAY 01 2015
 Fund 001 GL 53100 004307
 Check # _____

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	05/18/2015	1677.55

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

3206 1 MB 0.432 27-14



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



RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

DATE	INVOICE NO.
5/1/2015	1510

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		* 3101 1,545.00	1,545.00
ADMIN	Administrative Services		3100 515.00	515.00
ACTG	Accounting Services		3201 1,236.00	1,236.00
FC	Financial Consulting Services		3111 98.33	98.33
	Services for the period May 1, 2015 through May 31, 2015			
	APR 23 REC'D Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>mam</u> Date <u>4/29/15</u> Date entered <u>APR 24 2015</u> Fund <u>001</u> GL <u>51300</u> OC <u>*</u> Check # _____			
			Total	\$3,394.33



BREEZE NEWSPAPERS

P.O.Box 151306
 CAPE CORAL, FL 33915-1306

STATEMENT NUMBER	BILLING DATE
049065	4/30/15
ACCOUNT NUMBER	BILLING PERIOD
L03434	APRIL 2015
TOTAL AMOUNT DUE	
44.00	

WRITE AMOUNT
 ENCLOSED

ADVERTISING INVOICE/STATEMENT

BILL ACCOUNT NAME AND ADDRESS	REMITTANCE ADDRESS
CFM CDD 3434 COLWELL AVE. SUITE 200 TAMPA, FL 33614 ATTN: ACCOUNTS PAYABLE	THE DAILY BREEZE C/O THE BREEZE CORP. P.O. BOX 151306 CAPE CORAL, FL 33915

Please Detach Upper Portion And Return With Payment

DAY	REFERENCE	DESCRIPTION	DIMENSIONS	BILL UNITS	RATE	AMOUNT
10	000099128	PREVIOUS BALANCE				0.00
	PRINTED IN:	Notice of Public Mee				44.00
	BZ	DAILY BREEZE				
	OB	FMB OBSERVER				

Date Rec'd Rizzetta & Co., Ill. MAY 04 2015
 D/M approval *aw* Date 5/8/15
 Date entered MAY 05 2015
 Fund 001 GL51300 CC 4801
 Thank #

MESSAGE

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL AMOUNT DUE
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	
.00	44.00	.00	44.00	.00	.00	.00	44.00
STATEMENT NUMBER		BILLING DATE		TERMS			
049065		4/30/15		Balance due upon receipt of this invoice/statement			
ACCOUNT NUMBER		BILLING PERIOD					
L03434		APRIL 2015					
CONTRACT INFORMATION							
EXPIRATION DATE		REQUIREMENT		NAME OF ADVERTISER			
				CFM CDD			
CURRENT MONTH		CUMULATIVE		SALESPERSON			
				SUSAN DATO			

ADVERTISING
 INVOICE/STATEMENT

 BREEZE NEWSPAPERS
 PO Box 151306
 Cape Coral, FL 33915-1306

Classified/Legal Advertising Invoice

The Breeze Legals

2510 DEL PRADO BLVD.

CAPE CORAL, FL
33904
(239) 574-1110

CFM/CDD
9530 MARKETPLACE ROAD
SUITE 206
FORT MYERS, FL

04/07/2015 4:18:27PM

33912

No: 99128

Phone: 813 933-5571

Ad No 99128	Customer No: L03434	Start Date 04-08-2015	Stop Date 04-08-2015	Category: Legals	Classification: MISCELLANEOUS			
Order No	Rate: LA	Lines: 88	Words: 303	Inches: 8.56	Cost 44.00	Payments .00	Balance 44.00	
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire	
		<table border="1"> <tr> <td align="center">Identifier</td> </tr> <tr> <td>Notice of Public Meeting CFM Community Development District</td> </tr> <tr> <td>The regular meeting of the Board of Supervisors of the CFM Community Development</td> </tr> </table>						Identifier
Identifier								
Notice of Public Meeting CFM Community Development District								
The regular meeting of the Board of Supervisors of the CFM Community Development								
					<p align="right">RECEIVED APR 13 2015</p> <p>Date Rec'd Rizzetta & Co., inc. _____</p> <p>O/M approval _____ Date _____</p> <p>Date entered _____</p> <p>Fund _____ GL _____ OC _____</p> <p>Check # _____</p>			
*Extend Expiration Date								

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures June 2015 For Board Approval

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

The total items being presented: **\$12,050.32**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2015 Through June 30, 2015

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	001876	82042	General/Monthly Legal Services 04/15	\$ 1,672.18
Johnson Engineering Inc	001877	20044888-001 Inv 91	General Engineering Services thru 05/17/15	\$ 890.00
Lake Masters Aquatic Weed Control, Inc.	001880	15-04251	Lake Maintenance 06/15	\$ 1,803.00
LCEC	001873	060115 LCEC	6571809552 LCEC Connection Fee	\$ 400.00
LCEC	001878	6571809552 05/15	Street Lights 3000 Magnolia Landing Ln 05/15	\$ 1,601.81
Magnolia Landing Golf, LLC	001874	506	Aerator 05/15	\$ 625.00
Magnolia Landing Golf, LLC	001874	507	Aerator/ Utility Cost 05/15	\$ 500.00
Magnolia Landing Golf, LLC	001881	523	Aerator 06/15	\$ 625.00
Magnolia Landing Golf, LLC	001881	524	Aerator/ Utility Cost 06/15	\$ 500.00
Rizzetta & Company, Inc.	001875	1623	District Management Fees 06/15	\$ 3,394.33
The Breeze Corporation	001879	059059	Acct # L03434 Legal Advertising 05/15	\$ <u>39.00</u>
Report Total				\$ <u>12,050.32</u>

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

May 26, 2015

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

Bill Number 82042
Billed through 04/30/2015

General Counsel/Monthly Meeting

CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

04/01/15	MGC	Review Robson's legal description and sketch of access easement area over golf course lands; confer with Robson regarding same.	0.40 hrs
04/02/15	MCE	Confer with Dady; prepare for board meeting.	0.20 hrs
04/02/15	MGC	Review latest sketch of golf course lands from Robson; confer with Robson regarding same.	0.70 hrs
04/02/15	LCW	Review revised sketch and legal description for access easement; review draft agenda.	0.20 hrs
04/02/15	KEM	Prepare budget approval resolution.	0.10 hrs
04/03/15	LCW	Review correspondence regarding comments to revised sketch and legal description for access easement.	0.20 hrs
04/03/15	KEM	Prepare budget hearing notice.	0.10 hrs
04/06/15	MCE	Prepare for fiscal year 2015-2016 budget.	0.10 hrs
04/06/15	LCW	Confer with Maggiano regarding replacement of signs.	0.10 hrs
04/07/15	LCW	Confer with Maggiano regarding cancellation of board meeting.	0.10 hrs
04/08/15	MGC	Review e-mails from Robson.	0.20 hrs
04/09/15	MCE	Prepare budget approval resolution and notice.	0.10 hrs
04/09/15	MGC	Confer with Keen and Robson regarding status of sketch revisions for golf course access easement; review and forward executed copy of same for presentation at board meeting.	1.20 hrs
04/09/15	LCW	Review correspondence regarding signage replacement; review correspondence related to preparation of access easement legal description; prepare for board meeting.	1.10 hrs
04/10/15	LCW	Confer with Dady and Wasser regarding form of exhibit to access easement agreement.	0.20 hrs

=====			
04/14/15	LCW	Confer with Wasser regarding preparation of access easement exhibit; confer with Maggiano regarding attendance at board meeting.	0.10 hrs
04/15/15	MGC	Research recordation of golf course access easement.	0.40 hrs
04/15/15	LCW	Confer with Wasser and Dady regarding form of access easement exhibit; confer with staff regarding same; confer with Maggiano regarding outstanding tasks for board meeting.	0.60 hrs
04/16/15	MGC	Review cover letter and associated recording fees; coordinate recordation of access easement.	0.10 hrs
04/16/15	LCW	Prepare for and attend board meeting; follow-up from same.	1.50 hrs
04/28/15	LCW	Review correspondence regarding completion of South Florida Water Management District permit transfer to district.	0.10 hrs
04/29/15	LCW	Review correspondence regarding status of comment review to Lee County Electrical Coop agreement.	0.10 hrs
04/30/15	LCW	Review correspondence from Dailey regarding new district manager.	0.10 hrs
		Total fees for this matter	\$1,566.00

DISBURSEMENTS

Long Distance	1.02
Recording Fees	87.20
United Parcel Service	17.96
Total disbursements for this matter	\$106.18

MATTER SUMMARY

Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Whelan, Lindsay C.	4.40 hrs	180 /hr	\$792.00
Eckert, Michael C.	0.40 hrs	260 /hr	\$104.00
Collazo, Mike	3.00 hrs	215 /hr	\$645.00
		TOTAL FEES	\$1,566.00
		TOTAL DISBURSEMENTS	\$106.18

TOTAL CHARGES FOR THIS MATTER \$1,672.18

BILLING SUMMARY

Ibarra, Katherine E. - Paralegal	0.20 hrs	125 /hr	\$25.00
Whelan, Lindsay C.	4.40 hrs	180 /hr	\$792.00
Eckert, Michael C.	0.40 hrs	260 /hr	\$104.00
Collazo, Mike	3.00 hrs	215 /hr	\$645.00
		TOTAL FEES	\$1,566.00

=====
TOTAL DISBURSEMENTS

\$106.18

TOTAL CHARGES FOR THIS BILL

\$1,672.18

Please include the bill number on your check.

Date Rec'd Rizzetta & Co., Inc. MAY 28 REC'D
D/M approval KS Date
Date entered JUN 02 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

Invoice

May 29, 2015

Project No: 20044888-001

Invoice No: 91

FEID #59-1173834

Accounts Payable
CFM CDD
3434 Colwell Ave
Suite 200
Tampa, FL 33614

Project 20044888-001 CFM CDD General Engineering

Professional Services through May 17, 2015

Phase 01 General Engineering

Professional Personnel

		Hours	Rate	Amount
Engineer VI				
Robson, David	4/16/2015	1.50	150.00	225.00
Attend Board of Supervisor meeting.				
Robson, David	4/16/2015	.50	150.00	75.00
Attend Lee County NPDES permit meeting.				
Robson, David	4/28/2015	1.50	150.00	225.00
Respond to T Sanford, SFWMD re xfr documents for 031031-13.				
Robson, David	5/7/2015	2.00	150.00	300.00
Flag pole Lee County permitting information and discussion with B Wasser.				
Technician II				
Keen, Cynthia	5/11/2015	.50	65.00	32.50
Email/phone on Conservation Area Maintenance w/K Hardwick, E Dailey, D Robson, items forwarded to Marie Dessources, SFWMD				
Keen, Cynthia	5/13/2015	.50	65.00	32.50
Flag pole permit status email(s) with E Dailey, B Wasser & L Whalen (DKR)				
Totals		6.50		890.00
Total Labor				890.00

Total this Phase \$890.00

Total this Invoice \$890.00

RECEIVED

JUN 02 2015

Jate Hec a nizzella or CO., INC.

D/M approval [Signature] Date _____

Date entered JUN 03 2015

Fund 001 GL 51300 OC 3103

Invoice

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

DATE	INVOICE #
6/1/2015	15-04251

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
Date Rec'd Rizzetta & Co., inc. _____ D/M approval <u>KS</u> Date _____ Date entered <u>JUN 04 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4605</u> Check # _____		RECEIVED JUN 03 2015	

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.	Total	\$1,803.00
**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.	Payments/Credits	\$0.00
	Balance Due	\$1,803.00

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$400.00

Project: CFM CDD- LCEC Connection Fee

Date: June 1, 2015

Payable to: LCEC
(Include LCEC Account Number 6571809552 on check)

Address: PO BOX 31477
Tampa, FL 33631-3431

Reason: LCEC Connection Fee

Requester: Kristen Suit

Directions for check:

Mail Check to the following:

LCEC
PO BOX 31477
Tampa, FL 33631-3431

JUN 0 1 REC'D
Date Rec'd Rizzetta & Co., Inc. _____
D/M approval KS Date _____
Date entered JUN 0 2 2015
Fund 001 GL 220000OC
Check # _____

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **06/17/2015**

Account Summary as of May 27, 2015

Previous Balance	1677.55
Payment Received - 05/13/2015	-1677.55
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1677.55
Adjustments, Credits, & Other Charges	-75.74
Total Amount Due	\$1,601.81

SA ID# 6571809261 Equity Distribution.

Adjustments, Credits, & Other Charges	
05/16/2015 Equity Distribution	\$-75.74

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

SA ID# 6571809975 Security Lt-Comm

Service From 04/28/2015 to 05/27/2015

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
JUN 01 2015
DATE ENTERED JUN 02 2015
CHECK # 001 GL 53100 OC 4307

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	\$1,601.81	\$1,601.81	06/17/2015	

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

3214 1 MB 0.432 28-14



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

Invoice

Date	Invoice #
5/31/2015	506

Bill To
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, FL 33912

Due Date	Billing Period
5/31/2015	May 2015

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use Date Rec'd Rizzetta & Co., Inc. <u>APR 29 REC'D</u> D/M approval <u>caj</u> Date <u>5/4/15.</u> Date entered <u>APR 29 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4014</u> Check # _____	625.00	625.00
Total			\$625.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
5/31/2015	507

Bill To
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, FL 33912

Due Date	Billing Period
5/31/2015	May 2015

Quantity	Description	Rate	Amount
1	Utility Cost Date Rec'd Rizzetta & Co., Inc. <u>APR 29 REC'D</u> D/M approval <u>au</u> Date <u>5/4/15</u> Date entered <u>APR 29 2015</u> Fund <u>001</u> GL <u>53100</u> OC <u>4304</u> Check # _____	500.00	500.00
Total			\$500.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
6/30/2015	523

Bill To
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, FL 33912

Due Date	Billing Period
5/30/2015	June 2015

Quantity	Description	Rate	Amount
1	Aerator Agreement & Water Use Date Rec'd Rizzetta & Co., Inc. <u>JUN 08 REC'D</u> D/M approval <u>[Signature]</u> Date _____ Date entered <u>JUN 09 2015</u> Fund <u>001</u> GL <u>53800</u> OC <u>4614</u> Check # _____	625.00	625.00
Total			\$625.00

Magnolia Landing Golf, LLC

3501 Avenida Del Vera
North Fort Myers, FL 33917

Invoice

Date	Invoice #
6/30/2015	524

Bill To
CFM CDD 9530 Marketplace Rd Suite 206 Fort Myers, FL 33912

Due Date	Billing Period
6/30/2015	June 2015

Quantity	Description	Rate	Amount
1	Utility Cost Date Rec'd Rizzetta & Co., Inc. <u>JUN 08 REC'D</u> D/M approval <u>KS</u> Date _____ Date entered <u>JUN 09 2015</u> Fund <u>001</u> GL <u>53100</u> OC <u>4304</u> Check # _____	500.00	500.00
Total			\$500.00

RIZZETTA & COMPANY, INC.

5020 W Linebaugh Avenue
 Suite 200
 Tampa, FL 33624

DATE	INVOICE NO.
6/1/2015	1623

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		* 3101 1,545.00	1,545.00
ADMIN	Administrative Services		3100 515.00	515.00
ACTG	Accounting Services		3201 1,236.00	1,236.00
FC	Financial Consulting Services		3111 98.33	98.33
	Services for the period June 1, 2015 through June 30, 2015			
	MAY 19 REC'D Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <i>KS</i> Date _____ Date entered MAY 26 2015 Fund 001 GL 51300 OC * Check # _____			

Total	\$3,394.33
--------------	-------------------



BREEZE NEWSPAPERS

P.O.Box 151306
CAPE CORAL, FL 33915-1306

STATEMENT NUMBER	BILLING DATE
059059	5/31/15
ACCOUNT NUMBER	BILLING PERIOD
L03434	MAY 2015
TOTAL AMOUNT DUE	
39.00	

WRITE AMOUNT
ENCLOSED

ADVERTISING INVOICE/STATEMENT

BILL ACCOUNT NAME AND ADDRESS	REMITTANCE ADDRESS
CFM CDD 3434 COLWELL AVE. SUITE 200 TAMPA, FL 33614 ATTN: ACCOUNTS PAYABLE	THE DAILY BREEZE C/O THE BREEZE CORP. P.O. BOX 151306 CAPE CORAL, FL 33915

Please Detach Upper Portion And Return With Payment

DAY	REFERENCE	DESCRIPTION	DIMENSIONS	BILL UNITS	RATE	AMOUNT
15	000099410	PREVIOUS BALANCE				44.00
	PRINTED IN:	Notice of Public Mee				39.00
19	AD99128	BZ DAILY BREEZE				44.00
		PAYMENT THANK YOU				
		OB FMB OBSERVER				

RECEIVED
JUN 0 3 2015

Date Rec'd Hizzetta & Co., Inc. _____
D/M approval *[Signature]* Date JUN 0 4 2015
Date entered _____
Fund 001 GL 51300 OC 4801
Check # _____

MESSAGE

BREEZE NEWSPAPERS PH # 239-574-1110

TOTALS			AGEING				TOTAL AMOUNT DUE
DISPLAY	OTHER CHARGES	CREDITS	CURRENT	30 DAYS	60 DAYS	90 DAYS	
.00	39.00	44.00	39.00	.00	.00	.00	39.00

STATEMENT NUMBER	BILLING DATE	TERMS
059059	5/31/15	Balance due upon receipt of this invoice/statement
ACCOUNT NUMBER	BILLING PERIOD	
L03434	MAY 2015	
CONTRACT INFORMATION		
EXPIRATION DATE	REQUIREMENT	NAME OF ADVERTISER
		CFM CDD
CURRENT MONTH	CUMULATIVE	SALESPERSON
		SUSAN DATO

ADVERTISING
INVOICE/STATEMENT

BREEZE NEWSPAPERS
PO Box 151306
Cape Coral, FL 33915-1306

Classified/Legal Advertising Invoice

The Breeze Legals

2510 DEL PRADO BLVD.

CAPE CORAL, FL
33904
(239) 574-1110

CFM/CDD
9530 MARKETPLACE ROAD
SUITE 206
FORT MYERS, FL

05/12/2015 3:46:04PM

33912

No: 99410

Phone: 813 933-5571

Ad No 99410	Customer No: L03434	Start Date 05-13-2015	Stop Date 05-13-2015	Category: Legals	Classification: MISCELLANEOUS					
Order No	Rate: LA	Lines: 78	Words: 265	Inches: 7.58		Cost 39.00	Payments .00	Balance 39.00		
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire			
		<table border="1"> <tr> <th align="center">Identifier</th> </tr> <tr> <td> Notice of Public Meeting CFM Community Development District The regular meeting of the Board of Supervisors of the CFM Community Development </td> </tr> </table>			Identifier	Notice of Public Meeting CFM Community Development District The regular meeting of the Board of Supervisors of the CFM Community Development	<p align="right">RECEIVED</p> <p align="right">MAY 15 2015</p> <p>Date Rec'd Hizzetta & CO., inc. _____</p> <p>D/M approval _____ Date _____</p> <p>Date entered _____</p> <p>Fund _____ GL _____ OC _____</p> <p>Check # _____</p>			
Identifier										
Notice of Public Meeting CFM Community Development District The regular meeting of the Board of Supervisors of the CFM Community Development										
		*Extend Expiration Date								

Tab 3

RESOLUTION 2015-06

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

WHEREAS, CFM Community Development District (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 (the “Board”) previously appointed certain Assistant Secretaries of the District in order to facilitate the carrying out of District business; and

WHEREAS, the Board now desires to designate a new Assistant Secretary of the District.

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

Section 1. Kristen Suit is hereby appointed Assistant Secretary.

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

PASSED AND ADOPTED THIS 16TH DAY OF JULY, 2015.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

ASSISTANT SECRETARY

Tab 4

***CFM Community
Development District***

***\$42,940,000 CFM Community Development District
Capital Improvement Revenue Bonds, Series 2004A and
Series 2004B***

For the period ended April 30, 2015



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

June 11, 2015

CFM Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614-8390

Re: \$42,940,000 CFM Community Development District Capital Improvement Revenue Bonds, Series 2004A and Series 2004B ("Bonds")

CFM Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended April 30, 2015 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebate Amount for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebate Amount of \$(5,493,387.46) at April 30, 2015. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Federal Tax Certificate, the calculations have been performed based upon a Bond Yield of 6.18775%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebate Amount for the Bonds for the Computation Period based on the information provided to us. The Rebate Amount has been determined as described in the Code, and regulations promulgated thereunder ("Regulations"). We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS AND SOURCE INFORMATION

CFM Community Development District

June 11, 2015

\$42,940,000 Capital Improvement Revenue Bonds, Series 2004A and Series 2004B

For the period ended April 30, 2015

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is May 24, 2004.
2. The end of the first Bond Year for the Bonds is April 30, 2005.
3. Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under Section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebate Amount for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebate Amount for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebate Amount as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebate Amount as of the Next Computation Date will not be the Rebate Amount reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebate Amount computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under Section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS AND SOURCE INFORMATION

CFM Community Development District

June 11, 2015

\$42,940,000 Capital Improvement Revenue Bonds, Series 2004A and Series 2004B

For the period ended April 30, 2015

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. In order to prepare the Arbitrage Calculation we have relied on prior arbitrage report by Deloitte Tax LLP with respect to the Rebate Amount Liability as of April 30, 2011.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS AND SOURCE INFORMATION

CFM Community Development District

June 11, 2015

\$42,940,000 Capital Improvement Revenue Bonds, Series 2004A and Series 2004B

For the period ended April 30, 2015

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebate Amount on certain prescribed dates.
5. *Rebate Amount*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS AND SOURCE INFORMATION

CFM Community Development District
June 11, 2015
\$42,940,000 Capital Improvement Revenue Bonds, Series 2004A and Series 2004B
For the period ended April 30, 2015

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Federal Tax Certificate
Bond Yield	Federal Tax Certificate
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

DESCRIPTION OF SCHEDULE

CFM Community Development District

June 11, 2015

\$42,940,000 Capital Improvement Revenue Bonds, Series 2004A and Series 2004B

For the period ended April 30, 2015

SCHEDULE 1 - REBATE AMOUNT CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebate Amount.

\$42,940,000 CFM COMMUNITY DEVELOPMENT DISTRICT
 CAPITAL IMPROVEMENT REVENUE BONDS,
 SERIES 2004A AND SERIES 2004B

SCHEDULE 1 - REBATE AMOUNT CALCULATION

5 / 24 / 2004 ISSUE DATE
 5 / 1 / 2014 BEGINNING OF COMPUTATION PERIOD
 4 / 30 / 2015 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 6.18775%	ALLOWABLE EARNINGS
5 / 1 / 2014	BEGINNING BALANCE		0.00	551,195.66	585,730.72	34,535.06
5 / 1 / 2014	RESERVE FUND A		4.53	0.00	0.00	0.00
5 / 2 / 2014	RESERVE FUND A		0.00	(4.53)	(4.81)	(0.28)
6 / 2 / 2014	RESERVE FUND A		4.68	0.00	0.00	0.00
6 / 3 / 2014	RESERVE FUND A		0.00	(4.68)	(4.95)	(0.27)
7 / 1 / 2014	RESERVE FUND A		4.53	0.00	0.00	0.00
7 / 2 / 2014	RESERVE FUND A		0.00	(4.53)	(4.76)	(0.23)
8 / 1 / 2014	RESERVE FUND A		18.73	0.00	0.00	0.00
8 / 4 / 2014	RESERVE FUND A		0.00	(18.73)	(19.59)	(0.86)
9 / 2 / 2014	RESERVE FUND A		18.73	0.00	0.00	0.00
9 / 3 / 2014	RESERVE FUND A		0.00	(18.73)	(19.50)	(0.77)
10 / 1 / 2014	RESERVE FUND A		18.12	0.00	0.00	0.00
10 / 2 / 2014	RESERVE FUND A		0.00	(18.12)	(18.77)	(0.65)
11 / 3 / 2014	RESERVE FUND A		9.36	0.00	0.00	0.00
11 / 4 / 2014	RESERVE FUND A		0.00	(9.36)	(9.64)	(0.28)
12 / 1 / 2014	RESERVE FUND A		9.06	0.00	0.00	0.00
12 / 2 / 2014	RESERVE FUND A		0.00	(9.06)	(9.29)	(0.23)
1 / 2 / 2015	RESERVE FUND A		9.36	0.00	0.00	0.00
1 / 5 / 2015	RESERVE FUND A		0.00	(9.36)	(9.54)	(0.18)
2 / 2 / 2015	RESERVE FUND A		4.83	0.00	0.00	0.00
2 / 3 / 2015	RESERVE FUND A		0.00	(4.83)	(4.90)	(0.07)
3 / 2 / 2015	RESERVE FUND A		4.23	0.00	0.00	0.00
3 / 3 / 2015	RESERVE FUND A		0.00	(4.23)	(4.27)	(0.04)
4 / 1 / 2015	RESERVE FUND A		4.68	0.00	0.00	0.00
4 / 2 / 2015	RESERVE FUND A		0.00	(4.68)	(4.70)	(0.02)
		<u>551,195.66</u>	<u>110.84</u>	<u>551,084.82</u>	<u>585,616.00</u>	<u>34,531.18</u>
	ACTUAL EARNINGS		110.84			
	ALLOWABLE EARNINGS		<u>34,531.18</u>			
	REBATE AMOUNT		(34,420.34)			
	FUTURE VALUE OF 4/30/2014 REBATE AMOUNT		(5,457,317.12)			
	COMPUTATION DATE CREDIT		<u>(1,650.00)</u>			
	CUMULATIVE REBATE AMOUNT		<u>(5,493,387.46)</u>			