

# **CFM COMMUNITY DEVELOPMENT DISTRICT**

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

**CFM  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS' MEETING  
OCTOBER 17, 2013**

**CFM COMMUNITY  
DEVELOPMENT DISTRICT AGENDA  
October 17, 2013 at 11:00 a.m.**

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

<b>District Board of Supervisors</b>	Mike Dady Bob Bishop Brian Wasser Christina Southwick John Blakley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Molly Syvret	Rizzetta & Company, Inc.
<b>District Counsel</b>	Chuck Bowen	Hopping Green & Sams, P.A.
<b>District Engineer</b>	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 four different sections:**

The meeting will begin promptly at **11:00 a.m.** with the first section which is called **Audience Comments**. The Audience 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 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 third 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. 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. 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.

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**

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October 9, 2013

Board of Supervisors  
**CFM Community  
Development District**

**AGENDA**

Dear Board Members:

The special meeting of the Board of Supervisors of the CFM Community Development District will be held on **Wednesday, October 17, 2013 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. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Special Board of Supervisors Meeting held on August 29, 2013..... Tab 1
  - B. Consideration of Operation and Maintenance Expenditures for the Months of August and September 2013..... Tab 2
- 4. BUSINESS ITEMS**
  - A. Consideration of Arbitrage Rebate Calculations, Series 2004 A&B as of April 30, 2013, as Prepared by LLS Tax Solutions
  - B. Discussion Concerning NPDES MS4 Permit and Ratification of Standard Operating Procedures ..... Tab 3
- 5. STAFF REPORTS**
  - A. District Counsel
    1. Update on the District's Petition to the Lee County Board Of County Commissioners to Consent to the Exercise Of Additional Powers by the District
  - B. District Engineer
  - C. District Manager
- 6. SUPERVISOR REQUESTS**
- 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,



Molly A. Syvret  
District Manager

cc: Jere Earlywine, Hopping Green & Sams  
David Robson, Johnson Engineering, Inc.

**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 special meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, August 29, 2013 at 11:05 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	<b>Board Supervisor, Chairman</b>
Bob Bishop	<b>Board Supervisor, Vice Chairman</b>
John Blakley	<b>Board Supervisor, Assistant Secretary (via speaker phone)</b>
Brian Wasser	<b>Board Supervisor, Assistant Secretary</b>
Christina Southwick	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Molly Syvret	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Robert Cox	<b>Director of Financial Consulting and Compliance, Rizzetta &amp; Company, Inc. (via speaker phone)</b>
Chuck Bowen	<b>District Counsel, Hopping Green &amp; Sams, P.A.</b>
Jere Earlywine	<b>District Counsel, Hopping Green &amp; Sams, P.A. (via speaker phone)</b>
David Robson	<b>District Engineer, Johnson Engineering</b>
Audience	

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Consideration of the Minutes of the  
Special Board of Supervisors' Meeting  
held on July 24, 2013**

Ms. Syvret presented the minutes of the special Board of Supervisors' meeting held on July 24, 2013. She asked if there were any questions related to the minutes. Mr. Dady stated on page four the word "Group" was missing from the name of the SPE.

On a Motion by Mr. Bishop, seconded by Mr. Wasser, with all in favor, the Board approved the Minutes of the Special Board of Supervisors' Meeting held on July 24, 2013, subject to the revision noted on the record, for CFM Community Development District.
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**THIRD ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for the Month  
of July 2013**

Ms. Syvret provided an overview of the expenditures paid for the period of July 1-31, 2013 which totaled \$44,666.87. She asked if there were any questions related to any item of expenditure. Discussion ensued regarding various items of expenditure.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board approved the Operation and Maintenance Expenditures for the Period of July 1-31, 2013, which totaled \$44,666.87, for CFM Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2013-08,  
Designating Dates, Time and Location for  
Regular Meetings of the Board of  
Supervisors of the District for Fiscal Year  
2013/2014**

Ms. Syvret provided an overview of the Resolution, advising the schedule presented is consistent with the current year meeting schedule.

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2013-08, Designating Dates, Time and Location for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2013/2014, for CFM Community Development District.

**FIFTH ORDER OF BUSINESS**

**Discussion Concerning New  
“Opportunity to be Heard” Legislation**

Mr. Bowen provided an overview of the new legislation for the Board, advising the effective date for the new opportunity to be heard requirements is October 1<sup>st</sup>.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2013-09,  
Providing for the Public’s Opportunity to  
be Heard; Designating Public Comment  
Periods; Designating a Procedure to  
Identify Individuals Seeking to be Heard;  
Addressing Public Decorum; Addressing  
Exceptions**

Mr. Bowen provided an overview of the Resolution for the Board, which outlines recommended procedures and guidelines for public comment.

On a motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2013-09, Providing for the Public's Opportunity to be Heard; Designating Public Comment Periods; Designating a Procedure to Identify Individuals Seeking to be Heard; Addressing Public Decorum; Addressing Exceptions, for CFM Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Discussion Concerning Rules of Procedure**

Mr. Bowen explained the Rules have not been updated for several years, during which time legislative changes have occurred, therefore it is recommended that the District update its Rules of Procedure to be consistent with such changes. Discussion ensued.

On a motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board authorized District Staff to proceed with Updating the Rules of Procedure and providing for proper notice, for CFM Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2013-10, Designating the Date, Time and Place of a Public Hearing and Authorization to Publish Notice of Such Hearing for the Purpose of Adopting Rules of Procedure**

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

On a motion by Mr. Wasser, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2013-10, Setting a Public Hearing on the Rules of Procedure for Thursday, November 21, 2013 at 11:00 a.m., to be held at the office of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, and further Authorized Staff to Publish Notice of such Hearing, for CFM Community Development District.

**NINTH ORDER OF BUSINESS**

**Public Hearing Related to Debt Special Assessments**

Mr. Bowen provided an overview of the hearing process and provided background on the purpose of the hearing.

Ms. Syvret confirmed proper notice and then asked for a motion to open the public hearing related to debt special assessments.

On a motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board Opened the Public Hearing related to Debt Special Assessments, for CFM Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of Resolution 2013-11,  
Approving and Confirming Reallocated  
Special Assessments on Property  
Specially Benefited by the District's  
Capital Improvement Plan**

Mr. Robson provided an overview of the Engineers Certificate dated August 9, 2013. He further advised the different items which benefit from the lands of the District were identified and are subject to the improvement. Mr. Robson confirmed there have been no changes in the findings that were previously mentioned regarding the reasonableness of the cost estimate and feasibility of the project.

Mr. Cox provided an overview of findings in the financial consultant certificate dated July 24, 2013. He advised there is no change in the methodology. Mr. Bowen asked Mr. Cox to confirm that the lands that are being charged a special assessment receive a benefit from the project and that the special assessments are reasonably allocated to the lands being charged for the special assessments. Mr. Cox confirmed that there have been no changes regarding the benefit received and the reasonableness of the apportionment of the assessment.

Mr. Bowen stated for the record that there were no members of the public present.

Mr. Dady stated for the record that the ownership of the additional lands recently changed and the SPE entity that owns the property is now in the process of engaging a new land plan, though finalized plans are not available yet. He indicated that this represents the best available information as to what density will be at this time, but that will be looked at in the ensuing year; the same comment goes for the operation and maintenance budget which tracks the number of assessments with an eye toward the residential lands that are now owned by a different entity than the golf course. There are now two separate entities and the SPE will be working with the golf course ownership in the coming year to ensure that responsibilities, easements, and associated costs are properly allocated as we move forward.

Mr. Bowen provided an overview of the Resolution.

<p>On a motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board adopted Resolution 2013-11, Approving and Confirming Reallocated Special Assessments on Property Specially Benefited by the District's Capital Improvement Plan, for CFM Community Development District.</p>
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Mr. Bowen advised there was no further business to be conducted during this public hearing and he asked for a motion to close the public hearing.

<p>On a motion by Mr. Bishop, seconded by Mr. Wasser, with all in favor, the Board Closed the Public Hearing related to Debt Special Assessments, for CFM Community Development District.</p>
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**ELEVENTH ORDER OF BUSINESS**

**Public Hearing Related to the Fiscal Year  
2013/2014 Budget and Operations and  
Maintenance Assessments**

Mr. Bowen provided an overview of the hearing process and provided background on the purpose of the hearing.

Ms. Syvret confirmed proper notice and then asked for a motion to open the public hearing related to the Fiscal Year 2013/2014 Budget and Operations and Maintenance Assessments.

On a motion by Mr. Wasser, seconded by Ms. Southwick, with all in favor, the Board Opened the Public Hearing related to Fiscal Year 2013/2014 Budget and Operations and Maintenance Assessments, for CFM Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Presentation of Fiscal Year 2013/2014  
Proposed Final Budget**

Ms. Syvret provided an overview of the proposed final budget for Fiscal Year 2013/2014, highlighting the line items experiencing a change since approval of the proposed budget.

Ms. Syvret noted for the record that no members of the audience were present.

The board discussed various line items of the budget. The line items for electric utility services was decreased to \$15,000 and the a new line item in the amount of \$1,800 was added for gatehouse maintenance.

**THIRTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2013-12,  
Annual Appropriations and Adopting the  
Budget for Fiscal Year 2013/2014**

Mr. Bowen provided an overview of the Resolution for the Board.

On a motion by Mr. Bishop, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2013-12, Annual Appropriations and Adopting the Budget for Fiscal Year 2013/2014, in the amount of \$2,305,706.00, for CFM Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Consideration of Resolution 2013-13,  
Imposing Special Assessments, Providing  
for the Collection and Enforcement of  
Special Assessments; and Certifying an  
Assessment Roll**

Mr. Bowen provided an overview of the Resolution. It was noted the debt obligations held by the SPE are being held in abeyance and not collected this year, at the request of bondholders.

On a motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adopted Resolution 2013-13, Imposing Special Assessments, Providing for the Collection and Enforcement of Special Assessments; and Certifying an Assessment Roll, for CFM Community Development District.

Mr. Bowen advised there was no further business to be conducted during this public hearing and he asked for a motion to close the public hearing.

On a motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board Closed the Public Hearing related to Fiscal Year 2013/2014 Budget and Operations and Maintenance Assessments, for CFM Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

Mr. Bowen advised the hearing on the ordinance for special powers should be toward the end of September.

Mr. Dady asked, once approved, for staff to provide a memorandum to gatehouse staff so they understand the process.

B. District Engineer

Mr. Robson advised he had no report.

C. District Manager

Ms. Syvret stated that the next meeting of the Board of Supervisors is scheduled for September 19, 2013 at 11:00am.

Ms. Syvret notes that there are a large number of potholes that need repaired on the District roadways and advised she has received two proposals for the repairs, one from Mettaufer in the amount of \$3,500, and one from Magnolia Landing in the amount of \$2,000. Discussion ensued. The Board agreed to proceed with the repairs to be completed by the Magnolia Landing staff.

**SIXTEENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

Ms. Syvret advised there were no audience members present and she opened the floor for Supervisor requests and comments. There were none.

**SEVENTEENTH ORDER OF BUSINESS**

**Adjournment**

On a Motion by Mr. Dady, seconded by Mr. Wasser, with all in favor, the Board adjourned the meeting at 12:09 p.m. for CFM Community Development District.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# Tab 2

# CFM COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FLORIDA 33614

## Operation and Maintenance Expenditures August 2013 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2013 through August 31, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$7,933.16**

Approval of Expenditures:

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\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

# CFM Community Development District

## Paid Operation & Maintenance Expenses

August 1, 2013 Through August 31, 2013

10101 - Cash-Operating Account

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Brian J. Wasser	1644	BW072413	Board of Supervisors Meeting 07/24/13	\$ 200.00
Hopping Green & Sams	1641	080613	General Legal Services 06/13- Invoice Shortfall	\$ 78.41
John Blakley	1639	JB072413	Board of Supervisors Meeting 07/24/13	\$ 200.00
Johnson Engineering Inc	1642	20044888-001 Inv 69	General Engineering Services 07/13	\$ 5,502.50
Johnson Engineering Inc	1642	20044888-010 Inv 7	Water Use Monitoring 07/13	\$ 125.00
LCEC	1643	6571809552 07/13	Street Lights 3000 Magnolia Landing Ln 07/13	\$ 1,627.25
Michael Dady	1640	MC072413	Board of Supervisors Meeting 07/24/13	\$ 200.00
<b>Report Total</b>				<b>\$ <u>7,933.16</u></b>

**CFM CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: July 24, 2013

	Name of Board Supervisor	Check if present	Travel Reimbursement
<u>MD072413</u>	*Mike Dady	✓	
<u>BW072413</u>	*Brian Wasser	✓	
	*Bob Bishop		
	*Christina Southwick		
<u>JB072413</u>	*John Blakley	✓	

(\$200<sup>00</sup>)  
each

\*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval mas Date 7/29/13  
 Date entered AUG 05 2013  
 Fund 001 GL 51100 00 1101  
 Check# \_\_\_\_\_

# CFM COMMUNITY DEVELOPMENT DISTRICT

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

## Check Request

Amount: \$78.41

Date: 8/6/13

Payable to: Hopping, Green & Sams

Address: P.O. Box 6526  
Tallahassee, FL 32317

Reason: Shortfall on Invoice #70685

Requestor: Lisa Weekley

Approved by \_\_\_\_\_

Date Rec'd Rizzetta & Co., Inc. AUG 06 2013  
D/M approval mna Date 8/13/13  
Date entered AUG 12 2013  
Fund 001 GL 51400 OC 3107  
Check# \_\_\_\_\_



# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

May 22, 2013

CFM Community Development District  
c/o Accounts Payable  
9530 Marketplace Road  
Suite 206  
Fort Myers, FL 33912

Bill Number 70685  
Billed through 04/30/2013

JUN 03 2013

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
D/M approval MDA Date 6/4/13  
Date entered JUN 03 2013  
Fund 001 GL51400 OC 3107  
Check# \_\_\_\_\_

**General Counsel/Monthly Meeting**  
**CFMCDD 00001 JLE**

04/13

**FOR PROFESSIONAL SERVICES RENDERED**

04/01/13	JLE	Prepare comments to transaction agreement; review correspondence from Felice regarding the same, including numerous exhibits; confer with Board Supervisor regarding the same; confer with Felice, et al., regarding the same; confer with Kennedy regarding audit.	4.10 hrs
04/02/13	JLE	Conferences with Felice, Dady, Syvret, Barretto regarding various aspects of project transfer agreement; review revised agreement and exhibits, and provide comments regarding the same; prepare estoppel letter regarding the same; confer with auditor regarding audit; review financial disbursement schedule; analyze issues regarding calculation of assessments; confer with staff regarding the same.	3.70 hrs
04/03/13	JLE	Review and revise new version of project transfer agreement and related documents; review correspondence from Barretto regarding outstanding assessments; confer with working group regarding project transfer agreement; confer with Hardwick regarding Board meeting; prepare for and attend Board meeting; prepare draft estoppel letter; confer with Barretto regarding assessments due, and estoppel letter exhibits; confer with Robson regarding Board meeting and NPDES permit inquiry.	4.60 hrs
04/04/13	WKB	Telephone conference with Robson regarding MS4 TMDL language from DEP.	0.20 hrs
04/08/13	JLE	Confer with Hardwick regarding Board meeting.	0.10 hrs
04/09/13	JLE	Review correspondence and calculations for estoppel letter; confer with Barretto regarding the same; confer with Felice regarding the same; confer with Dady, et al., regarding Board meeting.	2.70 hrs
04/11/13	JLE	Confer with Felice regarding transaction agreement; review new documents regarding the same.	0.60 hrs
04/12/13	WKB	Review interlocal agreement; email correspondence with Earlywine regarding same.	0.60 hrs
04/12/13	JLE	Review revised project transfer agreement and exhibits; analyze numerous issues regarding the same; confer with Barretto regarding assessment figures; confer with working group regarding comments.	4.20 hrs

04/15/13	WKB	Review MS4 materials from Robson; email Robson and Earlywine regarding same.	0.80 hrs
04/15/13	JLE	Conferences with Kennedy regarding audit; review invoices regarding maintenance services; prepare language for draft audit; prepare for and attend conference call regarding transition agreement; confer with Felice regarding follow-up items.	3.30 hrs
04/15/13	KEM	Prepare budget approval resolution.	0.10 hrs
04/16/13	JLE	Multiple conferences with Felice and various District Staff members (including Cox, Barretto, Weekly, etc.) regarding project transition agreement and related items; review and revise agreement; review and revise estoppel letters.	3.40 hrs
04/17/13	JLE	Confer with District Engineer regarding project transition and related items; review and revise maintenance agreements; confer with Dady, et al., regarding Board meeting and other items regarding project transition agreement; conferences with Felice regarding the same; review and revise estoppel letters based on comments from DR Horton; prepare notice of release of lien; confer with Jessel regarding the same; review issues regarding legal description.	5.10 hrs
04/17/13	KEM	Prepare notice of release of lien and letter to Broad and Cassel.	0.50 hrs
04/18/13	JLE	Confer with Dady, et al., regarding project transition agreement and related items; confer with Jessel regarding estoppel letter; confer with Cox regarding estoppel letters.	0.70 hrs
04/19/13	JLE	Review legal description from Jessel for release of notice of assessments; confer with Felice regarding closing.	0.50 hrs
04/22/13	JLE	Review issue regarding release of notice of delinquent special assessments; confer with Jessell, et al., regarding the same.	0.30 hrs
04/22/13	KEM	Review legal description for notice of release of lien.	0.20 hrs
04/23/13	JLE	Conferences with Dady and Felice regarding closing of transaction.	0.30 hrs
04/25/13	JLE	Confer with Weekly and Felice regarding wire amounts.	0.20 hrs
04/26/13	JLE	Confer with Kennedy regarding audit.	0.20 hrs
04/29/13	JLE	Review and revise quarterly report; confer with Carter regarding the same.	0.40 hrs
04/29/13	KEM	Prepare budget notice and appropriation resolution.	0.10 hrs

Total fees for this matter

\$9,192.50

#### **DISBURSEMENTS**

Copying Charges	10.50
Long Distance	6.81
United Parcel Service	61.10
Total disbursements for this matter	\$78.41

**MATTER SUMMARY**

Earlywine, Jere L.	34.40 hrs	250 /hr	\$8,600.00
Ibarra, Katherine E. - Paralegal	0.90 hrs	125 /hr	\$112.50
Borkowski, Winston K.	1.60 hrs	300 /hr	\$480.00

TOTAL FEES  
TOTAL DISBURSEMENTS

pd. ck# 70685 → \$9,192.50  
\$78.41

**TOTAL CHARGES FOR THIS MATTER**

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**\$9,270.91**

**BILLING SUMMARY**

Earlywine, Jere L.	34.40 hrs	250 /hr	\$8,600.00
Ibarra, Katherine E. - Paralegal	0.90 hrs	125 /hr	\$112.50
Borkowski, Winston K.	1.60 hrs	300 /hr	\$480.00

TOTAL FEES  
TOTAL DISBURSEMENTS

\$9,192.50  
\$78.41

**TOTAL CHARGES FOR THIS BILL**

-----  
**\$9,270.91**

**Please include the bill number on your check.**

**CFM CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: July 24, 2013

	Name of Board Supervisor	Check if present	Travel Reimbursement
<u>MD072413</u>	*Mike Dady	✓	
<u>BW072413</u>	*Brian Wasser	✓	
	*Bob Bishop		
	*Christina Southwick		
<u>JB072413</u>	*John Blakley	✓	

(\$200<sup>00</sup> each)

\*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval mas Date 7/29/13  
 Date entered AUG 05 2013  
 Fund 001 GL51100 OC 1101  
 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

July 23, 2013

Project No: 20044888-001

Invoice No: 69

FEID #59-1173834

Accounts Payable

CFM CDD

9530 Marketplace Road

Suite 206

Fort Myers, FL 33912

Date Rec'd Rizzetta & Co., Inc. **JUL 25 2013**

D/M approval MPA Date 7/11/13

Date entered **JUL 29 2013**

Project 20044888-001 CFM CDD General Engineering

Fund 001 GL 51300 00 3103

Check# \_\_\_\_\_

**Professional Services through July 14, 2013**

Phase 01 General Engineering

**Professional Personnel**

		Hours	Rate	Amount
<b>Engineer VI</b>				
Robson, David	6/20/2013	.50	150.00	75.00
App 980625-6 permit transferdocument review.				
Robson, David	6/21/2013	1.00	150.00	150.00
App 980625-6 permit transferdocument review and discussion with C Bowen, HGS.				
Robson, David	6/25/2013	2.00	150.00	300.00
Research conservation easements and contact Waterator contractor re flow specifications.				
Robson, David	6/27/2013	.80	150.00	120.00
Review with M Lohr conservation area boundary discrepancies.				
Robson, David	7/1/2013	1.50	150.00	225.00
Review 2009 Engineer's Report and discuss needed revisions with C Bowen and J Earlywine.				
Robson, David	7/2/2013	3.00	150.00	450.00
Research and send past Magnolia Landing Master Site Plans with different unit matrixes to C Bowen and J Earlywine.				
Robson, David	7/10/2013	1.00	150.00	150.00
2013 Engr Rpt				
Robson, David	7/11/2013	5.00	150.00	750.00
2013 Engr Rpt				
Robson, David	7/12/2013	6.00	150.00	900.00
2013 Engr Rpt				
<b>Principal GIS Consultant</b>				
Lohr, Michael	6/24/2013	.50	170.00	85.00
Ownership Mapping				
Lohr, Michael	6/25/2013	1.00	170.00	170.00
Lake and conservation area research				
Lohr, Michael	6/26/2013	2.50	170.00	425.00
Research and assembling conservation areas from past projects				
Lohr, Michael	6/27/2013	2.25	170.00	382.50
Research and mapping for CFM CDD ownership exhibits				
Lohr, Michael	7/11/2013	2.50	170.00	425.00
Research and Engineers Report exhibits				
Lohr, Michael	7/12/2013	3.50	170.00	595.00

Updating Engineers Report Maps

Technician IV

Lohr, Paul	6/25/2013	3.00	100.00	300.00
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Check conservation area acreages on table against CAD geometry. Look for other maps containing conservation areas. Label lakes with ID based on existing table. Requested by Mike Lohr.

Totals		36.05		5,502.50
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<b>Total Labor</b>				<b>5,502.50</b>
--------------------	--	--	--	-----------------

<b>Total this Phase</b>	<b>\$5,502.50</b>
-------------------------	-------------------

<b>Total this Invoice</b>	<b>\$5,502.50</b>
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**Outstanding Invoices**

Number	Date	Balance
68	6/26/2013	1,635.00
<b>Total</b>		<b>1,635.00</b>

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

# Invoice

July 29, 2013  
 Project No: 20044888-010  
 Invoice No: 7

Project Manager Timothy Denison

FEID #59-1173834

Accounts Payable  
 CFM CDD  
 c/o Rizzetta & Company, Inc.  
 9530 Marketplace Road, Suite 206  
 Fort Myers, FL 33912

Project 20044888-010 CFM CDD Water Use Monitoring 2012-2013  
 Supplemental Agreement No. 10, dated 10/10/12  
 Professional Services through July 14, 2013

**PROFESSIONAL SERVICES**

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
01	Water Use Monitoring	2,500.00	LS	75 %	1,875.00	1,750.00	125.00	625.00
02	Flowmeter Calibration/Verification	900.00	LS	100 %	900.00	900.00	0.00	0.00
REIM	Reimbursable Expenses	100.00	T&M	0 %	0.00	0.00	0.00	100.00
Totals		3,500.00			2,775.00	2,650.00	125.00	725.00

SUB-TOTAL PROFESSIONAL SERVICES: 125.00

INVOICE TOTAL: 125.00  
 Date Rec'd Rizzetta & Co., Inc. JUL 31 2013  
 D/M approval *MDR* Date *8/7/13*  
 Date entered AUG 05 2013  
 Fund 001 GL 53800 00 4607  
 Check# \_\_\_\_\_

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
5	5/28/2013	0.00	0.00	483.75	0.00	0.00	483.75
6	6/28/2013	0.00	925.00	0.00	0.00	0.00	925.00
Total		0.00	925.00	483.75	0.00	0.00	1,408.75

We accept American Express, Discover, Visa and Mastercard. Please call our Accounts Receivable Department at 239.461.2425 to make a payment. For Billing inquiries, please call our Billing Department at 239.461.2469.



Free Energy Tip: When cooling your home, set the thermostat at 78 degrees Fahrenheit. Each degree below adds 8 to 12 percent to the cooling costs. Visit www.lcec.net for more free energy tips.

Explanation of charges on reverse side. Page 1 of 1

07/30/13-004550

Customer Name: CFM COMMUNITY DEVELOPMENT DISTRICT

Account Number: 6571809552

Due Date: 08/19/2013

Account Summary as of July 29, 2013

Previous Balance	5421.94
Corrections	0.00
<b>Past Due Balance</b>	<b>\$5,421.94</b>
Current Charges - ELECTRIC	1627.25
Adjustments & Other Charges	0.00
<b>Total Amount Due</b>	<b>\$7,049.19</b>

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

SA ID# 6571809975 Security Lt-Comm

Service From 06/27/2013 to 07/29/2013

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights at \$20.91 each	961.86
Power Cost Adj. (2,943.9995 kWh at \$0.01796)	52.87

Summary Of Light Related Charges 1014.73

Summary Of Pole Related Charges 586.50

Gross Receipts Tax 26.02

Current Charge Subtotal **\$1,627.25**

Date Rec'd Rizzetta & Co., Inc. JUL 31 2013  
 O/M approval MAZ Date 8/7/13  
 Date entered AUG 05 2013  
 Fund 001 GL 53100 OC 4367  
 Check# \_\_\_\_\_

tear here

tear here

Past Due Balance of \$5421.94 subject to late fee, disconnection, and/or deposit if not paid immediately. **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
\$5,421.94	\$1,627.25	\$7,049.19	08/19/2013	1627.25

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

4650 1 AT 0.381 21-18



CFM COMMUNITY DEVELOPMENT DISTRICT  
 C/O RIZZETTA & COMPANY  
 9530 MARKETPLACE RD STE 206  
 FORT MYERS, FL 33912-0393



REMIT TO



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

8 0000006571809552 00005421.94 00001627.25 00007049.19



**CFM CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: July 24, 2013

	Name of Board Supervisor	Check if present	Travel Reimbursement
<u>MD072413</u>	*Mike Dady	✓	
<u>BW072413</u>	*Brian Wasser	✓	
	*Bob Bishop		
	*Christina Southwick		
<u>JB072413</u>	*John Blakley	✓	

(\$200<sup>00</sup> each)

\*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_  
 D/M approval mos Date 7/29/13  
 Date entered AUG 05 2013  
 Fund 001 GL 51100 OC 1101  
 Check# \_\_\_\_\_



# CFM COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FLORIDA 33614

## Operation and Maintenance Expenditures September 2013 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from September 1, 2013 through September 30, 2013. This does not include expenditures previously approved by the Board.

The total items being presented: **\$61,761.75**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairman

\_\_\_\_\_ Vice Chairman

\_\_\_\_\_ Assistant Secretary

# CFM Community Development District

## Paid Operation & Maintenance Expenses

September 1, 2013 Through September 30, 2013

10101 - Cash-Operating Account

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Auto Owners Insurance	1651	011897195 FY13/14	Casualty Insurance FY 13/14	\$ 2,057.32
Breeze Corporation	1650	B19530 8/14/13	Legal Advertising Acct B19530 08/13	\$ 1,859.66
Breeze Corporation	1650	B19530 8/7/13	Legal Advertising Acct B19530 08/13	\$ 2,187.84
Brian J. Wasser	1664	BW082913	Board of Supervisors Meeting 08/29/13	\$ 200.00
Christina Southwick	1661	CS082913	Board of Supervisors Meeting 08/29/13	\$ 200.00
Hopping Green & Sams	1645	71681	General Legal Services 06/13	\$ 8,448.30
Hopping Green & Sams	1655	72191	General Legal Services 07/13	\$ 10,015.97
John Blakley	1653	JB082913	Board of Supervisors Meeting 08/29/13	\$ 200.00
Johnson Engineering Inc	1656	20044888-001 Inv 70	General Engineering Services 08/13	\$ 4,455.00
Lake Masters Aquatic Weed Control, Inc.	1646	13-05652	Lake Maintenance 08/13	\$ 1,803.00
LCEC	1657	6571809552 08/13	Street Lights 3000 Magnolia Landing Ln 08/13	\$ 1,627.25
LLS Tax Solutions, Inc	1658	349	Arbitrage Rebate Calculation Series 2004A PE 04/30/13	\$ 650.00
Magnolia Landing Golf, LLC	1648	257	Aerator Maintenance/Water Use 07/13	\$ 625.00
Magnolia Landing Golf, LLC	1648	258	Aerator- Utility Cost 07/13	\$ 1,400.00
Magnolia Landing Golf, LLC	1648	278	Aerator Maintenance/Water Use 08/13	\$ 625.00
Magnolia Landing Golf, LLC	1648	279	Aerator- Utility Cost 08/13	\$ 1,400.00
Magnolia Landing Master Association	1647	256	Landscape Maintenance 07/13	\$ 3,494.58
Magnolia Landing Master Association	1647	277	Landscape Maintenance 08/13	\$ 3,494.58
Michael Dady	1654	MD082913	Board of Supervisors Meeting 08/29/13	\$ 200.00
Reis Property Maintenance Inc	1659	1139	Repair Awning Damage	\$ 2,545.00
Rizzetta & Company, Inc.	1649	15415	District Management Fees 08/13	\$ 3,283.33

## CFM Community Development District

### Paid Operation & Maintenance Expenses

September 1, 2013 Through September 30, 2013

*10101 - Cash-Operating Account*

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	1660	15517	District Management Fees 09/13	\$ 3,283.33
Robert Bishop	1652	BB082913	Board of Supervisors Meeting 08/29/13	\$ 200.00
Stahl & Associates Insurance	1662	30879	General/POL Liability Insurance FY 13/14	\$ 7,253.59
Travelers	1663	3522L4149 FY13/14	Boiler & Machinery Insurance FY13/14	\$ 253.00
<b>Report Total</b>				<b><u>\$ 61,761.75</u></b>

AGENCY 12-0049-00



STAHL & ASSOCIATES INSURANCE  
3939 TAMPA RD  
OLDSMAR, FL 34677-3104

P.O. Box 30315, LANSING, MICHIGAN 48909-7815

09-11-2013

(727) 784-8554

Date Rec'd Rizzetta & Co., Inc. SEP 17 2013  
M approval MS Date 9/18/13  
Date entered SEP 17 2013  
Fund 001 GL ISSDOCC  
Check# \_\_\_\_\_

CFM CDD  
C/O RIZZETTA & CO  
9530 MARKETPLACE RD STE 206  
FORT MYERS, FL 33912-0393

Billing Plan	Account Number	Due Date	Minimum Due	Account Balance
FULL PAY	011897195	10-01-2013	\$2,057.32	\$2,057.32

Enroll at [www.auto-owners.com](http://www.auto-owners.com) to make a payment, view your premium invoice, or view your policy information. A separate Personal ID (PID) Code is required to enroll each policy. The PID Code(s) are located on the back of this invoice for each enrollable policy.

Payment of your premium via check to Auto-Owners Insurance or your agency authorizes us to process your payment electronically. Funds may be withdrawn from your account as soon as the same day we receive your payment.

A fee of up to \$15.00 will be charged if a cancellation notice is issued. A fee of up to \$25.00 will be charged for checks returned due to insufficient funds. If your check is returned for non-sufficient funds (NSF), we may re-present the check as an electronic ACH transaction. An \$8.00 convenience fee will be charged when making a payment by phone.

\*\*\*\*\* SEE THE REVERSE SIDE OF THIS PAGE FOR DETAILS OF YOUR ACCOUNT BALANCE \*\*\*\*\*

067694

Detach here and mail with your payment in the envelope provided. No staples please.



Premium Invoice  
09-11-2013

Billing Plan	Account Number	Due Date	Minimum Due	Account Balance
FULL PAY	011897195	10-01-2013	\$2,057.32	\$2,057.32

12-0049-00  
STAHL & ASSOCIATES INSURANCE  
3939 TAMPA RD  
OLDSMAR, FL 34677-3104

PLEASE DO NOT SEND CASH.  
MAKE CHECK PAYABLE TO  
AUTO-OWNERS INSURANCE

CFM CDD  
C/O RIZZETTA & CO  
9530 MARKETPLACE RD STE 206  
FORT MYERS, FL 33912-0393

AUTO-OWNERS INSURANCE  
P.O. BOX 30315  
LANSING, MI 48909-7815



011897195 10 0 0000205732 00205732 0

Account Number 011897195  
 Account PID 1R1 K92 G9V

CFM CDD

Account/Policy Information	Previous Balance	New Charges	New Credits	Payments Applied	Current Balance	Minimum Due
ASUALTY Policy: 102312 20736271 Effective: 10-01-2012 ID: 4R2 X82 R1R Expiration: 10-01-2013 Current Policy Balance					0.00	0.00
ASUALTY Policy: 102312 20736271 Effective: 10-01-2013 ID: 4R2 X82 R1R Expiration: 10-01-2014 Renewal 08-16-2013 Premium Change 08-16-2013 Current Policy Balance		2,014.00 43.32			2,057.32	2,057.32
<b>Total</b>	0.00	2,057.32	0.00	0.00	2,057.32	2,057.32

The following is a list of policies on this billing account:

CASUALTY 102312 20736271

**ADVERTISING INVOICE/STATEMENT**

YOUR SALESPERSON IS: SUSAN DATO

STATEMENT NUMBER	BILLING DATE
	8/14/13
ACCOUNT NUMBER	BILLING PERIOD
B19530	
TERMS OF PAYMENT	
NAME OF ADVERTISER	
CFM ODD	

DATE	REFERENCE NUMBER	CHARGE OR CREDIT DESCRIPTION / PRODUCT CODE	SAU/DIMENSIONS	BILLED UNITS	RATE	AMOUNT
8/14		12x21.5 DISPLAY				2187.84
					MINUS 15% DISCOUNT	- 328.84
		Date Rec'd Hizzetta & Co., <u>AUG 20 2013</u> D/M approval <u>MD</u> Date <u>8/23/13</u> Date entered <u>AUG 20 2013</u> Fund <u>001 GL51300004801</u> Check# _____				

CASH DISCOUNT			AGING				TOTAL AMOUNT DUE
DEDUCT \$	IF PAID WITHIN	DAYS	CURRENT	30 DAYS	60 DAYS	90 DAYS	
							1859.64

**CHARGE & CREDIT LEGEND**

- A. COLOR
- B. POSITION
- C. PRODUCTION
- D. ART
- E. PRE-PRINTS
- F. PRINTING

TOTAL DISPLAY AMOUNT	TOTAL OTHER CHARGE	TOTAL CREDITS

**CONTRACT INFORMATION**

EXPIRATION DATE	REQUIREMENT
CURRENT MONTH	CUMULATIVE

**REMITTANCE SLIP**

PLEASE DETACH AND SEND WITH PAYMENT.

ACCOUNT NUMBER	ACCOUNT NAME
B19530	

**REMITTANCE ADDRESS**

BREEZE CORP,  
 2510 DEL PRADO BLVD S,  
 CAPE CORAL, FL  
 33904

WRITE AMOUNT ENCLOSED	



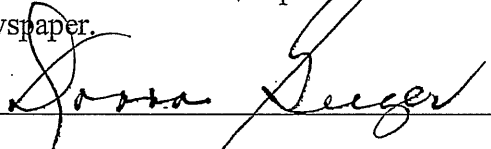
**CAPE CORAL BREEZE  
PUBLISHED CAPE CORAL, FLA**

**Affidavit of Publication**

State of Florida

County of Lee

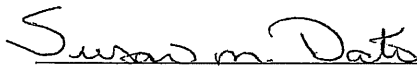
Before the undersigned authority personally appeared Donna Guyer, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Display Ad 12x21.5, in the matter of CFM Development District, as published in said newspaper in the issues, August 14, 2013. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.

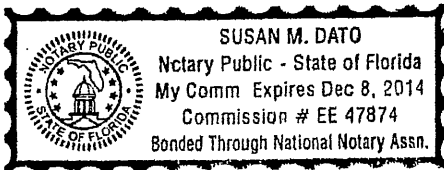
  
\_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this

August 14, 2013

Notary Public

  
\_\_\_\_\_



## CFM COMMUNITY DEVELOPMENT DISTRICT NOTICES

### NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF DEBT SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 190, 170 AND 197.3632(4)(b), FLORIDA STATUTES

### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2013/2014 BUDGET

### NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF OPERATIONS AND MAINTENANCE ASSESSMENTS PURSUANT TO SECTION 190 AND 197.3632(4)(b), FLORIDA STATUTES

### NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS

The CFM Community Development District ("District") Board of Supervisors ("Board") will hold the following public hearings and a meeting at **11:00 a.m. on August 29, 2013, at the office of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912:**

A public hearing to consider the imposition and/or re-allocation of debt special assessments pursuant to sections 190, 170 and 197.3632(4)(b), Florida Statutes, on benefited lands within the District to secure the District's Capital Improvement Revenue Bonds.

A public hearing to hear comments and objections regarding the adoption of the budgets of the District for Fiscal Year 2013/2014.

A public hearing to consider the imposition of operations and maintenance assessments pursuant to sections 190 and 197.3632(4)(b), Florida Statutes.

A special board meeting where the Board may consider any other business that may properly come before it.

#### Background

The District is an independent local unit of special-purpose government created in accordance with Chapter 190, Florida Statutes for the purposes of financing, constructing, acquiring, operating and maintaining public infrastructure improvements. The District encompasses approximately 981 acres of land located in northern Lee County, Florida. The District is bordered on the west by U.S. 41, bordered on the north by the Heron's Glen development and the associated Heron's Glen Recreational District, and bordered on the south and east by undeveloped land.

The District previously issued its Series 2004A Capital Improvement Revenue Bonds (the "2004A Bonds") to fund a portion of the District's various infrastructure improvements ("Improvements"). The streets and areas that are the subject of the Improvements are depicted below and in the District's Engineer's Report dated April 2002 and subsequently amended in July 2003, April 2004 and May 2004, and which is on file in the District office and can be obtained upon contacting the District. As further described in the Engineer's report, the Improvements include, among other things, roadway improvements, street lights, utilities, stormwater management and

## Debt Assessment Public Hearing

The District is contemplating reallocating the existing assessments securing the 2004A Bonds to account for the addition of certain lands to the District's boundaries by means of the Boundary Amendment adopted by the Lee County Board of County Commissioners as Ordinance No. 12-11 on May 30, 2012, and to fulfill certain obligations related to certain agreements entered into by the District, including that certain Forbearance and Modification Agreement executed on February 24, 2011 and that certain Project Transfer and Transition Agreement executed on April 18, 2013 ("Reallocated Assessments").

This public hearing will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be obtained at the District office located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. At the conclusion of the public hearings, the Board will, by resolution, levy and reallocate assessments as finally approved by the Board.

The District intends to consider the imposition and/or re-allocation of non-ad valorem special assessments on benefited lands within the District in the manner set forth in the District's 2013 Assessment Roll, which was presented at the July 24, 2013 meeting of the Board of Supervisors ("Assessment Roll"), and in the District's Final Special Assessment Methodology Report, dated May 20, 2004, as supplemented ("Assessment Methodology", together with the Assessment Roll, the "Assessment Report"), which are on file in the District office and can be obtained upon contacting the District. The purpose of the Reallocated Assessments is to secure the repayment of the 2004A Bonds and to finance the Improvements. The process by which the allocation is to be made is set forth in the Assessment Report, and the maximum amounts to be allocated by product type are as set out in the Assessment Report.

The District's Reallocated Assessments will apply in the manner set forth in the Assessment Report. The Assessment Report contains a listing of each tax parcel identification number within the District; the allocation of the Reallocated Assessments per parcel; and the method of allocation of the Reallocated Assessments for the land use categories that are expected to be assessed as development progresses. As more fully described in the Assessment Report, debt assessments for sold homes are assigned based on an equal assessment per lot basis. The allocation of assessments to any undeveloped parcels is on an equal acreage basis as more fully described in the Assessment Report. All interested persons may ascertain the description of each property to be assessed and the amount to be assessed to each parcel of property at the District office identified above.

The total revenue the District will collect by the Reallocated Assessments, for all assessment areas is \$2,108,148.00 exclusive of collection costs and early payment discounts. The proposed schedule of Reallocated Assessments is as shown below. Amounts are preliminary and subject to change at the hearing. The amounts are subject to early payment discount as afforded by law.

Land Use	Units/Acre	Per Unit (includes principal, interest, collection costs & early payment discounts)	Per Unit (principal only)	All Units (includes principal, interest, collection costs & early payment discounts)	Assessment All Units (principal only)
<i>Original Assessments</i>					
Platted Lot	287	\$1,486.71	\$17,306.06	\$426,685.77	\$4,966,839.22
<i>Proposed Reallocation</i>					
Platted Lot	287	\$1,486.71	\$17,306.06	\$426,685.77	\$4,966,839.22
<i>Original Assessments</i>					
Unplatted per Acre	136.73	\$12,297.73	\$152,925.34	\$1,681,469.01	\$20,909,481.67
<i>Proposed Reallocation</i>					
Unplatted per Acre	136.73	\$12,297.73	\$152,925.34	\$1,681,469.01	\$20,909,481.67

The Reallocated Assessments may be prepaid in whole at any time or in some instances in part. Commencing with the year in which the original assessments securing the 2004A Bonds were confirmed (i.e., in 2004), the Reallocated Assessments securing the 2004A Bonds may be paid in not more than (30) thirty annual installments subsequent to the issuance of debt to finance the Improvements. These annual Reallocated Assessments will be collected on the Lee County tax roll by the Lee County Tax Collector. Alternatively, the District may choose to directly collect and enforce these Reallocated Assessments.

### **Budget Public Hearing**

The purpose of this public hearing is to receive public comment and objections on the Fiscal Year 2014 Proposed Budget. The public hearing will be conducted pursuant to Chapter 190, Florida Statutes.

A copy of the proposed budget may be obtained at the offices of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Ph: (239) 936-0913, during normal business hours.

### **Operations and Maintenance Assessment Public Hearing**

The purpose of this public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2014 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and provide for the levy, collection, and enforcement of the assessments. This public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A copy of the preliminary assessment roll may be obtained at the offices of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Ph: (239) 936-0913, during normal business hours.

The special assessments are annually recurring assessments and are in addition to the debt assessments that have been previously levied and any debt assessments that may be reallocated and/or imposed at the public hearing and meeting described herein. The table below presents the proposed schedule of operation and maintenance assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The

Land Use	Units	Maximum Annual Assessment Per Unit (includes collection costs & early payment discounts)	Maximum Annual Assessment All Units (includes collection costs & early payment discounts)
Platted Lots	287	\$409.35	\$117,483.45
Unplatted per Acre	136.73	\$3,386.03	\$462,971.78

The tax collector will collect the assessments for platted lots and for certain other parcels as determined by the District to be in its best interest. The District will directly collect the assessments for the remaining unplatted acreage, and will be sending out a bill in November 2013. In the instance of any delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill.

### Special Board Meeting

A special board meeting of the District will also be held where the Board may consider matters relating to the reallocation and/or imposition of assessments and consider any other business that may properly come before it.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Ph: (239) 936-0913, during normal business hours.

### Additional Notice Provisions

Please be advised that failure to pay any of the District's Assessments will cause a tax certificate to be issued against your property within the District that may result in a loss of title, or, if the assessments are directly collected, will cause a foreclosure action to be filed against your property within the District that may result in a loss of title.

All affected property owners have the right to appear at the public hearings / meeting and the right to file written objections with the District within twenty (20) days of the publication of this notice.

The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

The public hearings/meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings/meeting may be continued to a date, time and place to be specified on the record at the hearings.

There may be occasions when staff or other individuals may participate by speaker telephone.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearings/meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 936-0913 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

Molly Syvret  
District Manager

## CFM COMMUNITY DEVELOPMENT DISTRICT

### RESOLUTION 2013-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT DECLARING AND REALLOCATING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

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

Whereas, on May 18, 2004, the District issued \$27,740,000 aggregate principal amount of CFM Community Development District (Lee County, Florida) Special Assessment Bonds, Series 2004A ("2004A Bonds") and \$15,200,000 aggregate principal amount of CFM Community Development District (Lee County, Florida) Special Assessment Bonds, Series 2004B ("2004B Bonds," collectively with the 2004A Bonds referred to as the "2004 Bonds"); and

District's Board of Supervisors (the "Board") undertook, installed, planned, established, constructed or reconstructed, enlarged or extended, equipped, acquired, operated, and/or maintained the infrastructure improvements described in the Engineer's Report dated April, 2002 as supplemented and amended by the First Supplemental Engineer's Report dated July, 2003, the Second Supplemental Engineer's Report dated April, 2004, and the Amended Second Supplemental Engineer's Report dated May, 2004 (the "Engineer's Report"); and

Whereas, pursuant to Resolutions 2002-04, 2002-05, and 2002-06, as supplemented by Resolution 2004-04, among others, the District levied and imposed debt special assessments to secure the repayment of the 2004 Bonds ("2004 Assessments"); and

Whereas, pursuant to Resolution 2008-07, excess funds in the acquisition and construction account pertaining to the 2004 Bonds were applied to the extraordinary mandatory redemption of the 2004B Bonds and a portion of the 2004A Bonds, such that the 2004B Bonds are no longer outstanding; and

Whereas, on July 15, 2010, the District adopted Resolution 2010-05 authorizing the execution of a Forbearance and Modification Agreement, which was subsequently executed on February 24, 2011, and which relates to, among other things, the collection of special assessments securing the repayment of the 2004A Bonds; and

Whereas, on May 30, 2012, the Board of County Commissioners of Lee County, Florida, adopted Lee County Ordinance No. 12-11 consenting to and authorizing the modification of the District's boundaries, specifically authorizing the addition of certain lands to the District's boundaries (the "Boundary Amendment"); and

Whereas, on April 18, 2013, the District entered into that certain Project Transfer and Transition Agreement requiring, among other things, that the District endeavor to reallocate assessments levied against certain property conveyed pursuant to said agreement; and

Whereas, the District has determined that, in light of the land added to the District's boundaries by means of the Boundary Amendment and the obligations undertaken by entering into the Project Transfer and Transition Agreement, it is in the District's best interest now to move forward with its plan of development ("Improvements"), as described in the Engineer's Report and as further addressed in the Engineer's Certificate attached hereto as Exhibit A, and to reallocate the Debt Assessments securing the 2004A Bonds; and

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

Whereas, notwithstanding the District's adoption of this resolution to begin the process of levying the Reallocated 2004 Assessments, the existing 2004 Assessments proposed to be restructured shall remain valid and binding until such time as the District levies the Reallocated 2004 Assessments; and

Whereas, the District is empowered by Chapters 170, 190, and 197;

Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Reallocated 2004 Assessments; and

Whereas, the District hereby determines that (i) benefits accrue to the property improved, (ii) the Reallocated 2004 Assessments to be levied and reallocated will not exceed the benefits to the property improved, and (iii) the Reallocated 2004 Assessments will be reallocated in proportion to the benefits received, all as set forth in the Financial Consultant's Certificate attached hereto as Exhibit B, and on file at the office of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, ("District Records Office"); and

Whereas, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against certain property as described in Exhibit B that collectively comprise the Reallocated 2004 Assessments.

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

**Section 1.** The Reallocated 2004 Assessments shall be levied and reallocated to defray the cost of the Improvements described in the Engineer's Report.

**Section 2.** The nature and general location of the Improvements that have been or will be constructed, installed, and/or acquired are more specifically described in the Engineer's Report, which is on file at the District Records Office.

**Section 3.** The total cost of the Improvements is \$30,279,570 (hereinafter, referred to as the "Project Cost").

**Section 4.** The Reallocated 2004 Assessments as reallocated will continue to defray approximately \$25,888,857.55, which includes a portion of the Project Cost plus financing related costs, capitalized interest, debt service reserve and contingency, as applicable.

**Section 5.** The manner in which the Reallocated 2004 Assessments shall be re-apportioned and paid is set forth in the Assessment Roll attached to the Financial Consultant's Certificate attached as Exhibit B, and on file at the District Records Office.

**Section 6.** The Reallocated 2004 Assessments, as reallocated, shall be levied on lots and lands, including the lands added in the Boundary Amendment, within the District that are adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

**Section 7.** There is, attached to the Engineer's Certificate attached as Exhibit A hereto, and on file at the District Records Office, an assessment plat showing the area that is to be assessed, together with certain plans and specifications describing the Improvements and the Project Cost, all of which shall be open to inspection by the public.

FILED  
Wednesday, August 14, 2013

Capital City Area Preservation

CFM COMMUNITY DEVELOPMENT DISTRICT



**Section 8.** Commencing with the year in which the 2004 Assessments were originally confirmed (i.e., in 2006), the Reallocated 2004 Assessments shall be paid in not more than (30) thirty annual installments. The Reallocated 2004 Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Reallocated 2004 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Reallocated 2004 Assessments may be collected as is otherwise permitted by law. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such a method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to change collection methods, regardless of past practices.

**Section 9.** The District Manager has caused to be made a preliminary assessment roll, attached to the Financial Consultant's Certificate attached as Exhibit B hereto, which shows the lands assessed, the amount of benefit to and the assessment against each parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's Preliminary Supplemental Assessment Roll.

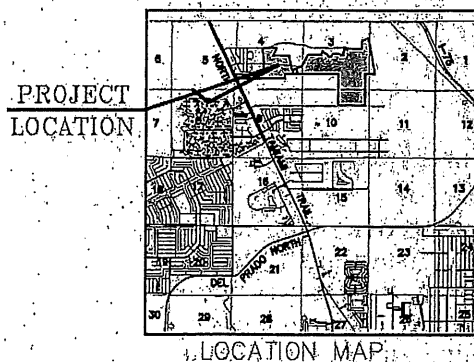
**Section 10.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of reallocating the assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

**Section 11.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

**Section 12.** This Resolution is intended to supplement the prior District's debt assessment resolutions relating to the debt service assessments securing the Series 2004A Bonds, including but not limited to Resolution 2002-06. As such, all such prior resolutions, including, but not limited to, Resolutions 2002-04, 2002-05, 2002-06 and 2004-04 remain in full force and effect, except to the extent provided for herein.

**Section 12.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 24TH day of July, 2013.



**ADVERTISING INVOICE/STATEMENT**

YOUR SALESPERSON IS: SUSAN DATO

STATEMENT NUMBER	BILLING DATE
	8/7/13
ACCOUNT NUMBER	BILLING PERIOD
B19530	
TERMS OF PAYMENT	
NAME OF ADVERTISER	
CFM CDD	

DATE	REFERENCE NUMBER	CHARGE OR CREDIT DESCRIPTION / PRODUCT CODE	SAU/ DIMENSIONS	BILLED UNITS	RATE	AMOUNT
8/7		12x21.5 DISPLAY AD				2187.84
<p>Date Rec'd Rizzetta &amp; Co., inc. <u>AUG 13 2013</u>                      M/M approval <u>MDA</u> Date <u>8/3/13</u>                      Date entered <u>AUG 20 2013</u>                      Fund <u>001 GL 5130000 4801</u>                      Check# _____</p>						

CASH DISCOUNT			AGING				TOTAL AMOUNT DUE
PRODUCT \$	IF PAID WITHIN	DAYS	CURRENT	30 DAYS	60 DAYS	90 DAYS	
							2187.84

**CHARGE & CREDIT LEGEND**

- A. COLOR
- B. POSITION
- C. PRODUCTION
- D. ART
- E. PRE-PRINTS
- F. PRINTING

**REMITTANCE SLIP**

PLEASE DETACH AND SEND WITH PAYMENT

ACCOUNT NUMBER	ACCOUNT NAME
B19530	CFM CDD

TOTAL DISPLAY AMOUNT	TOTAL OTHER CHARGE	TOTAL CREDITS
CONTRACT INFORMATION		
EXPIRATION DATE	REQUIREMENT	
CURRENT MONTH	CUMULATIVE	

**REMITTANCE ADDRESS**  
 BREEZE CORP.  
 2510 DEL PRADO BLVD S,  
 CAPE CORAL, FL 33904

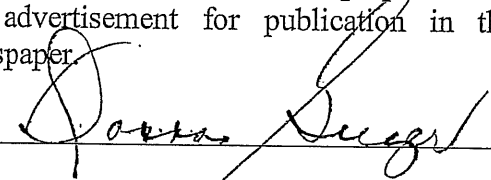
WRITE AMOUNT ENCLOSED	

**CAPE CORAL BREEZE  
PUBLISHED CAPE CORAL, FLA**

**Affidavit of Publication**

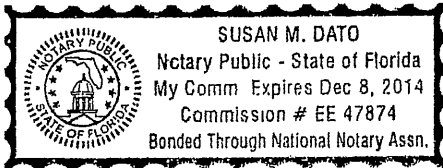
State of Florida  
County of Lee

Before the undersigned authority personally appeared Donna Guyer, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Display Ad 12x21.5, in the matter of CFM Development District, as published in said newspaper in the issues, August 7, 2013. Affiant further says that the Cape Coral Breeze is a newspaper published at Cape Coral, said Lee County, Florida and that the said newspaper has heretofore been continuously published in said Lee County, Florida, and has been entered as a second class periodicals matter at the post office in Fort Myers in said Lee County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said Newspaper.

  
\_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this  
August 7, 2013  
Notary Public

  
\_\_\_\_\_



## CFM COMMUNITY DEVELOPMENT DISTRICT NOTICES

### NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF DEBT SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 190, 170 AND 197.3632(4)(b), FLORIDA STATUTES

### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2013/2014 BUDGET

### NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF OPERATIONS AND MAINTENANCE ASSESSMENTS PURSUANT TO SECTION 190 AND 197.3632(4)(b), FLORIDA STATUTES

### NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS

The CFM Community Development District ("District") Board of Supervisors ("Board") will hold the following public hearings and a meeting at **11:00 a.m. on August 29, 2013, at the office of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.**

A public hearing to consider the imposition and/or re-allocation of debt special assessments pursuant to sections 190, 170 and 197.3632(4)(b), Florida Statutes, on benefited lands within the District to secure the District's Capital Improvement Revenue Bonds.

A public hearing to hear comments and objections regarding the adoption of the budgets of the District for Fiscal Year 2013/2014.

A public hearing to consider the imposition of operations and maintenance assessments pursuant to sections 190 and 197.3632(4)(b), Florida Statutes.

A special board meeting where the Board may consider any other business that may properly come before it.

#### Background

The District is an independent local unit of special-purpose government created in accordance with Chapter 190, Florida Statutes for the purposes of financing, constructing, acquiring, operating and maintaining public infrastructure improvements. The District encompasses approximately 981 acres of land located in northern Lee County, Florida. The District is bordered on the west by U.S. 41, bordered on the north by the Heron's Glen development and the associated Heron's Glen Recreational District, and bordered on the south and east by undeveloped land.

The District previously issued its Series 2004A Capital Improvement Revenue Bonds (the "2004A Bonds") to fund a portion of the District's various infrastructure improvements ("Improvements"). The streets and areas that are the subject of the Improvements are depicted below and in the District's Engineer's Report dated April 2002 and subsequently amended in July 2003, April 2004 and May 2004, and which is on file in the District office and can be obtained upon contacting the District. As further described in the Engineer's report, the Improvements include, among other things, roadway improvements, street lights, utilities, stormwater management and

## Debt Assessment Public Hearing

The District is contemplating reallocating the existing assessments securing the 2004A Bonds to account for the addition of certain lands to the District's boundaries by means of the Boundary Amendment adopted by the Lee County Board of County Commissioners as Ordinance No. 12-11 on May 30, 2012, and to fulfill certain obligations related to certain agreements entered into by the District, including that certain Forbearance and Modification Agreement executed on February 24, 2011 and that certain Project Transfer and Transition Agreement executed on April 18, 2013 ("Reallocated Assessments").

This public hearing will be conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be obtained at the District office located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. At the conclusion of the public hearings, the Board will, by resolution, levy and reallocate assessments as finally approved by the Board.

The District intends to consider the imposition and/or re-allocation of non-ad valorem special assessments on benefited lands within the District in the manner set forth in the District's 2013 Assessment Roll, which was presented at the July 24, 2013 meeting of the Board of Supervisors ("Assessment Roll"); and in the District's Final Special Assessment Methodology Report, dated May 20, 2004, as supplemented ("Assessment Methodology", together with the Assessment Roll, the "Assessment Report"), which are on file in the District office and can be obtained upon contacting the District. The purpose of the Reallocated Assessments is to secure the repayment of the 2004A Bonds and to finance the Improvements. The process by which the allocation is to be made is set forth in the Assessment Report, and the maximum amounts to be allocated by product type are as set out in the Assessment Report.

The District's Reallocated Assessments will apply in the manner set forth in the Assessment Report. The Assessment Report contains a listing of each tax parcel identification number within the District; the allocation of the Reallocated Assessments per parcel; and the method of allocation of the Reallocated Assessments for the land use categories that are expected to be assessed as development progresses. As more fully described in the Assessment Report, debt assessments for sold homes are assigned based on an equal assessment per lot basis. The allocation of assessments to any undeveloped parcels is on an equal acreage basis as more fully described in the Assessment Report. All interested persons may ascertain the description of each property to be assessed and the amount to be assessed to each parcel of property at the District office identified above.

The total revenue the District will collect by the Reallocated Assessments, for all assessment areas is \$2,108,148.00 exclusive of collection costs and early payment discounts. The proposed schedule of Reallocated Assessments is as shown below. Amounts are preliminary and subject to change at the hearing. The amounts are subject to early payment discount as afforded by law.

Land Use	Units/Acre	Annual Assessment Per Unit (includes principal, interest, collection costs & early payment discounts)	Total Assessment Per Unit (principal only)	Annual Assessment All Units (includes principal, interest, collection costs & early payment discounts)	Total Assessment All Units (principal only)
<i>Original Assessments</i>					
Platted Lot	287	\$1,486.71	\$17,306.06	\$426,685.77	\$4,966,839.22
<i>Proposed Reallocation</i>					
Platted Lot	287	\$1,486.71	\$17,306.06	\$426,685.77	\$4,966,839.22
<i>Original Assessments</i>					
Unplatted per Acre	136.73	\$12,297.73	\$152,925.34	\$1,681,469.01	\$20,909,481.67
<i>Proposed Reallocation</i>					
Unplatted per Acre	136.73	\$12,297.73	\$152,925.34	\$1,681,469.01	\$20,909,481.67

The Reallocated Assessments may be prepaid in whole at any time or in some instances in part. Commencing with the year in which the original assessments securing the 2004A Bonds were confirmed (i.e., in 2004), the Reallocated Assessments securing the 2004A Bonds may be paid in not more than (30) thirty annual installments subsequent to the issuance of debt to finance the Improvements. These annual Reallocated Assessments will be collected on the Lee County tax roll by the Lee County Tax Collector. Alternatively, the District may choose to directly collect and enforce these Reallocated Assessments.

**Budget Public Hearing**

The purpose of this public hearing is to receive public comment and objections on the Fiscal Year 2014 Proposed Budget. The public hearing will be conducted pursuant to Chapter 190, Florida Statutes.

A copy of the proposed budget may be obtained at the offices of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Ph: (239) 936-0913, during normal business hours.

**Operations and Maintenance Assessment Public Hearing**

The purpose of this public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2014 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and provide for the levy, collection, and enforcement of the assessments. This public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board.

A copy of the preliminary assessment roll may be obtained at the offices of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Ph: (239) 936-0913, during normal business hours.

are in addition to the debt assessments that have been previously levied and any debt assessments that may be reallocated and/or imposed at the public hearing and meeting described herein. The table below presents the proposed schedule of operation and maintenance assessments. Amounts are preliminary and subject to change at the hearing and in any future year. These amounts are subject to early payment discount as afforded by law.

Land Use	Units	Maximum Annual Assessment Per Unit (includes collection costs & early payment discounts)	Maximum Annual Assessment All Units (includes collection costs & early payment discounts)
Platted Lots	287	\$409.35	\$117,483.45
Unplatted per Acre	136.73	\$3,386.03	\$462,971.78

The tax collector will collect the assessments for platted lots and for certain other parcels as determined by the District to be in its best interest. The District will directly collect the assessments for the remaining unplatted acreage, and will be sending out a bill in November 2013. In the instance of any delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill.

### Special Board Meeting

A special board meeting of the District will also be held where the Board may consider matters relating to the reallocation and/or imposition of assessments and consider any other business that may properly come before it.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, Ph. (239) 936-0913, during normal business hours.

### Additional Notice Provisions

Please be advised that failure to pay any of the District's Assessments will cause a tax certificate to be issued against your property within the District that may result in a loss of title, or, if the assessments are directly collected, will cause a foreclosure action to be filed against your property within the District that may result in a loss of title.

All affected property owners have the right to appear at the public hearings / meeting and the right to file written objections with the District within twenty (20) days of the publication of this notice.

The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

The public hearings/meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearings/meeting may be continued to a date, time and place to be specified on the record at the hearings.

There may be occasions when staff or other individuals may participate by speaker telephone.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearings/meeting, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (239) 936-0913 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

Molly Syvret  
District Manager

**CFM COMMUNITY DEVELOPMENT DISTRICT**

**RESOLUTION 2013-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT DECLARING AND REALLOCATING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

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

Whereas, on May 18, 2004, the District issued \$27,740,000 aggregate principal amount of CFM Community Development District (Lee County, Florida) Special Assessment Bonds, Series 2004A ("2004A Bonds") and \$15,200,000 aggregate principal amount of CFM Community Development District (Lee County, Florida) Special Assessment Bonds, Series 2004B ("2004B Bonds," collectively with the 2004A Bonds referred to as the "2004 Bonds"); and



Whereas, with a portion of the proceeds from the 2004 Bonds, the District's Board of Supervisors (the "Board") undertook, installed, planned, established, constructed or reconstructed; enlarged or extended, equipped, acquired, operated, and/or maintained the infrastructure improvements described in the Engineer's Report dated April, 2002 as supplemented and amended by the First Supplemental Engineer's Report dated July, 2003, the Second Supplemental Engineer's Report dated April, 2004, and the Amended Second Supplemental Engineer's Report dated May, 2004 (the "Engineer's Report"); and

Whereas, pursuant to Resolutions 2002-04, 2002-05, and 2002-06, as supplemented by Resolution 2004-04, among others, the District levied and imposed debt special assessments to secure the repayment of the 2004 Bonds ("2004 Assessments"); and

Whereas, pursuant to Resolution 2008-07, excess funds in the acquisition and construction account pertaining to the 2004 Bonds were applied to the extraordinary mandatory redemption of the 2004B Bonds and a portion of the 2004A Bonds, such that the 2004B Bonds are no longer outstanding; and

Whereas, on July 15, 2010, the District adopted Resolution 2010-05 authorizing the execution of a Forbearance and Modification Agreement, which was subsequently executed on February 24, 2011, and which relates to, among other things, the collection of special assessments securing the repayment of the 2004A Bonds; and

Whereas, on May 30, 2012, the Board of County Commissioners of Lee County, Florida, adopted Lee County Ordinance No. 12-11 consenting to and authorizing the modification of the District's boundaries, specifically authorizing the addition of certain lands to the District's boundaries (the "Boundary Amendment"); and

Whereas, on April 18, 2013, the District entered into that certain Project Transfer and Transition Agreement requiring, among other things, that the District endeavor to reallocate assessments levied against certain property conveyed pursuant to said agreement; and

Whereas, the District has determined that, in light of the land added to the District's boundaries by means of the Boundary Amendment and the obligations undertaken by entering into the Project Transfer and Transition Agreement, it is in the District's best interest now to move forward with its plan of development ("Improvements"), as described in the Engineer's Report and as further addressed in the Engineer's Certificate attached hereto as Exhibit A, and to reallocate the Debt Assessments securing the 2004A Bonds; and

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

Whereas, notwithstanding the District's adoption of this resolution to begin the process of levying the Reallocated 2004 Assessments, the existing 2004 Assessments proposed to be restructured shall remain valid and binding until such time as the District levies the Reallocated 2004 Assessments; and

Whereas, the District is empowered by Chapters 170, 190, and 197,

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Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Reallocated 2004 Assessments; and

**Whereas**, the District hereby determines that (i) benefits accrue to the property improved, (ii) the Reallocated 2004 Assessments to be levied and reallocated will not exceed the benefits to the property improved; and (iii) the Reallocated 2004 Assessments will be reallocated in proportion to the benefits received, all as set forth in the Financial Consultant's Certificate attached hereto as Exhibit B, and on file at the office of the District Manager, located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, ("District Records Office"); and

**Whereas**, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against certain property as described in Exhibit B that collectively comprise the Reallocated 2004 Assessments.

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

**Section 1.** The Reallocated 2004 Assessments shall be levied and reallocated to defray the cost of the Improvements described in the Engineer's Report.

**Section 2.** The nature and general location of the Improvements that have been or will be constructed, installed, and/or acquired are more specifically described in the Engineer's Report, which is on file at the District Records Office.

**Section 3.** The total cost of the Improvements is \$30,279,570 (hereinafter, referred to as the "Project Cost").

**Section 4.** The Reallocated 2004 Assessments as reallocated will continue to defray approximately \$25,888,857.55, which includes a portion of the Project Cost plus financing related costs, capitalized interest, debt service reserve and contingency, as applicable.

**Section 5.** The manner in which the Reallocated 2004 Assessments shall be re-apportioned and paid is set forth in the Assessment Roll attached to the Financial Consultant's Certificate attached as Exhibit B, and on file at the District Records Office.

**Section 6.** The Reallocated 2004 Assessments, as reallocated, shall be levied on lots and lands, including the lands added in the Boundary Amendment, within the District that are adjoining and contiguous or bounding and abutting upon such Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

**Section 7.** There is, attached to the Engineer's Certificate attached as Exhibit A hereto, and on file at the District Records Office, an assessment plat showing the area that is to be assessed, together with certain plans and specifications describing the Improvements and the Project Cost, all of which shall be open to inspection by the public.

Assessments were originally confirmed (i.e., in 2006), the Reallocated 2004 Assessments shall be paid in not more than (30) thirty annual installments. The Reallocated 2004 Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to chapter 197, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Reallocated 2004 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Reallocated 2004 Assessments may be collected as is otherwise permitted by law. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such a method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to change collection methods, regardless of past practices.

**Section 9.** The District Manager has caused to be made a preliminary assessment roll, attached to the Financial Consultant's Certificate attached as Exhibit B hereto, which shows the lands assessed, the amount of benefit to and the assessment against each parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's Preliminary Supplemental Assessment Roll.

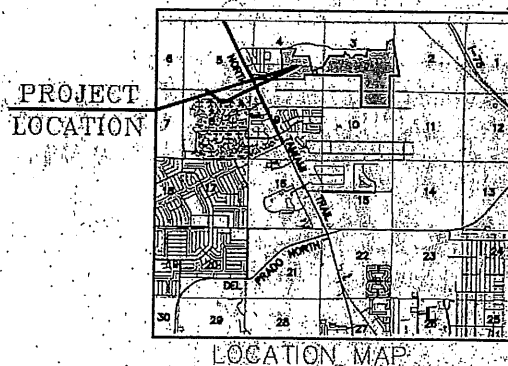
**Section 10.** The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of reallocating the assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

**Section 11.** The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Lee County and to provide such other notice as may be required by law or desired in the best interests of the District.

**Section 12.** This Resolution is intended to supplement the prior District's debt assessment resolutions relating to the debt service assessments securing the Series 2004A Bonds, including but not limited to Resolution 2002-06. As such, all such prior resolutions, including, but not limited to, Resolutions 2002-04, 2002-05, 2002-06 and 2004-04 remain in full force and effect, except to the extent provided for herein.

**Section 12.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 24TH day of July, 2013.



**CFM CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: August 29, 2013

\$200<sup>cc</sup>

	Name of Board Supervisor	Check if present	Travel Reimbursement
<u>MD082913</u>	*Mike Dady	X	
<u>BW082913</u>	*Brian Wasser	X	
<u>BB082913</u>	*Bob Bishop	X	
<u>CS082913</u>	*Christina Southwick	X	
<u>JB082913</u>	*John Blakley	X	

\*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. 8/29/13  
 D/M approval MAS Date 8/29/13  
 Date entered SEP 03 2013  
 Fund 001 GL5100 OC 1101  
 Check# \_\_\_\_\_

**CFM CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: August 29, 2013

\$200<sup>00</sup>

	Name of Board Supervisor	Check if present	Travel Reimbursement
<u>MD082913</u>	*Mike Dady	X	
<u>BW082913</u>	*Brian Wasser	X	
<u>BB082913</u>	*Bob Bishop	X	
<u>CS082913</u>	*Christina Southwick	X	
<u>JB082913</u>	*John Blakley	X	

\*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. 8/29/13  
 D/M approval MAS Date 8/29/13  
 Date entered SEP 03 2013  
 Fund 001 GL 51100 OC 1101  
 Check# \_\_\_\_\_

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 31, 2013

CFM Community Development District  
c/o Accounts Payable  
9530 Marketplace Road  
Suite 206  
Fort Myers, FL 33912

Bill Number 71681  
Billed through 06/30/2013

Date Rec'd Rizzetta & Co., Inc. AUG 05 2013

D/M approval ma Date 8/7/13

Date entered AUG 05 2013

Fund 001 6151400 003107

**General Counsel/Monthly Meeting**

**CFMCDD 00001 JLE 06/13**

**FOR PROFESSIONAL SERVICES RENDERED** Check# \_\_\_\_\_

06/03/13	JLE	Follow-up from Board meeting; analyze issues regarding assessment methodology and engineer's report; confer with Syvret regarding revised budget.	0.60 hrs
06/03/13	CBO	Analyze issues and tasks resulting from May board meeting; research issues regarding reallocation of assessments; follow up on status of petition for security powers; research issue regarding disclosure of public finance; draft disclosure of public finance; research issue regarding fishing policies within the district; research issue regarding ownership of lakes; confer with Syvret regarding security powers petition and fishing policies.	4.10 hrs
06/03/13	KEM	Prepare mailed and published assessment notices.	0.30 hrs
06/04/13	JLE	Confer with Cox regarding methodology; confer with Weekly regarding status of assessments.	0.40 hrs
06/04/13	CBO	Analyze issue regarding disclosure of public finance; confer with Wasser regarding fishing policy and security agreement; review and revise security agreement; review contractor insurance policy and draft correspondence regarding same; analyze status of assessments after project transfer.	4.10 hrs
06/04/13	KEM	Research status of audit submission to department of financial services.	0.10 hrs
06/05/13	JLE	Confer with Weekly regarding accounting question; confer with Hardwick regarding Board meeting; confer with Syvret regarding utilities funding; analyze project transfer agreement; confer with Cox regarding assessment process.	1.10 hrs
06/05/13	CBO	Research issue regarding disposition of lands in project transfer agreements; analyze issue regarding status of assessments; confer with Cox regarding assessment methodology; analyze issue regarding accounting for developer O&M credits; draft correspondence regarding security agreement and follow up on same.	3.30 hrs
06/06/13	JLE	Conferences with District Staff regarding bondholder notice.	0.30 hrs
06/06/13	CBO	Follow up on conference call for assessment methodology and engineer's report; confer with Weekly regarding accounting questions and follow up on	1.80 hrs

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		same; confer with Wasser regarding insurance and security agreement; analyze issue regarding assessment reallocation.	
06/07/13	CBO	Research and draft resolutions and other documents for reallocation of assessments; follow up on execution of security agreement.	3.80 hrs
06/10/13	JLE	Prepare for and attend conference call regarding methodology; confer with Dady regarding the same.	0.40 hrs
06/10/13	CBO	Follow up and draft correspondence regarding same; review and revise response to letter of sufficiency for petition for security powers; review and revise 170.03 resolution and 170.08 resolution.	2.80 hrs
06/11/13	JLE	Confer with Board Supervisor regarding funding under project transfer agreement.	0.20 hrs
06/11/13	CBO	Confer with Syvret on issue regarding security powers; draft correspondence regarding meeting schedule; research and draft published and mailed notices for reallocation of assessments.	3.20 hrs
06/12/13	CBO	Analyze issue regarding district stormwater management permits; analyze issue regarding proposed plat; draft correspondence regarding same.	0.90 hrs
06/13/13	CBO	Analyze issues regarding stormwater management permits; confer with SFWMD regarding same; confer with Syvret regarding same; draft correspondence regarding July meeting.	1.10 hrs
06/18/13	JLE	Review status of disclosure regarding CDD; confer with Syvret regarding permit issue.	0.40 hrs
06/19/13	JLE	Confer with Dady regarding escrow agreement; analyze other pending issues.	0.50 hrs
06/19/13	CBO	Review and file response to letter of insufficiency regarding petition for security powers; confer with Dady regarding escrow agreement; research and follow up on same.	2.30 hrs
06/19/13	KEM	Prepare security facilities map, letter to county regarding special powers petition sufficiency and escrow agreement.	1.50 hrs
06/20/13	CBO	Draft correspondence and analyze issues regarding meeting schedule, review of proposed plat, escrow agreement for asphalt lift, and water management permits.	0.70 hrs
06/21/13	JLE	Analyze issues regarding permits.	0.30 hrs
06/21/13	CBO	Research issues regarding water management district permits; confer with district engineer regarding same; confer with Wasser regarding proposed plat; analyze and draft escrow agreement and escrow loan agreement.	3.20 hrs
06/24/13	JLE	Review and revise draft escrow agreement and funding agreement.	0.40 hrs
06/24/13	CBO	Confer with Syvret, Hartsell, and Hendry regarding escrow agreement; analyze issues regarding same; draft correspondence regarding meeting dates.	1.40 hrs
06/25/13	JLE	Analyze issues regarding assessment hearing.	0.20 hrs

06/25/13	CBO	Confer with Wasser regarding construction of gate near Dennisport lots; analyze issue regarding same; confer with Assistant County Attorney for Lee County regarding escrow agreement; confer with Dady regarding permits, escrow agreement, and meeting times.	2.10 hrs
06/25/13	JEM	Review issues regarding substitution of letter of credit for cash bond.	0.30 hrs
06/26/13	JLE	Confer with Dady regarding escrow agreement and related items.	0.30 hrs
06/26/13	CBO	Confer with Dady regarding project transfer agreement and escrow agreement.	0.30 hrs
06/27/13	CBO	Analyze issue regarding engineer's cost estimate; confer with Jae regarding same; confer with Hartsell regarding escrow agreement.	1.30 hrs
06/28/13	CBO	Follow up on issue relating to meeting times and draft correspondence regarding same; follow up on status of engineer's report and assessment methodology and draft correspondence regarding same; research and analyze proposed changes to escrow agreement.	1.40 hrs
06/28/13	JEM	Review issues regarding development escrow agreement.	0.20 hrs
Total fees for this matter			\$8,439.00

**DISBURSEMENTS**

Copying Charges	0.75
Long Distance	8.55
Total disbursements for this matter	\$9.30

**MATTER SUMMARY**

Bowen, Chuck	37.80 hrs	180 /hr	\$6,804.00
Merritt, Jason E.	0.50 hrs	245 /hr	\$122.50
Earlywine, Jere L.	5.10 hrs	250 /hr	\$1,275.00
Ibarra, Katherine E. - Paralegal	1.90 hrs	125 /hr	\$237.50

TOTAL FEES \$8,439.00  
TOTAL DISBURSEMENTS \$9.30

**TOTAL CHARGES FOR THIS MATTER****\$8,448.30****BILLING SUMMARY**

Bowen, Chuck	37.80 hrs	180 /hr	\$6,804.00
Merritt, Jason E.	0.50 hrs	245 /hr	\$122.50
Earlywine, Jere L.	5.10 hrs	250 /hr	\$1,275.00
Ibarra, Katherine E. - Paralegal	1.90 hrs	125 /hr	\$237.50

TOTAL FEES \$8,439.00  
TOTAL DISBURSEMENTS \$9.30

**TOTAL CHARGES FOR THIS BILL****\$8,448.30**



=====

**Please include the bill number on your check.**

# Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

August 27, 2013

CFM Community Development District  
c/o Accounts Payable  
9530 Marketplace Road  
Suite 206  
Fort Myers, FL 33912

Bill Number 72191  
Billed through 07/31/2013

Date Rec'd Rizzetta & Co., in SEP 06 2013

D/M approval mm Date 9/11/13

Date entered SEP 09 2013

Fund 001 GL 51400 OC 3107

**General Counsel/Monthly Meeting**

**CFMCDD 00001 JLE 07/13**

Check# \_\_\_\_\_

**FOR PROFESSIONAL SERVICES RENDERED**

07/01/13	JLE	Review issues regarding engineer's report and escrow agreement; confer with Robson regarding engineer's report.	0.70 hrs
07/01/13	CBO	Confer with Dady regarding escrow agreement; review standards of escrow and changes to escrow agreement suggested by escrow agent and follow-up on same.	1.80 hrs
07/02/13	CBO	Confer with Cox regarding assessment methodology; follow up on issue regarding petition for security powers; review and revise escrow loan agreement and draft correspondence regarding same.	2.20 hrs
07/03/13	CBO	Confer with Lee County community development department regarding procedure for review of construction assurances.	0.40 hrs
07/05/13	KEM	Prepare rules of procedure, notice of rulemaking, notice of rule development and memorandum regarding revised rules.	0.20 hrs
07/08/13	JLE	Review issues regarding upcoming Board meeting.	0.30 hrs
07/09/13	KEM	Prepare rules of procedure, notice of rulemaking, notice of rule development and memorandum regarding revised rules.	0.20 hrs
07/10/13	CBO	Confer with Robson regarding status of engineer's report; analyze issue regarding same.	0.70 hrs
07/12/13	JLE	Analyze issues regarding assessment hearings.	0.20 hrs
07/12/13	CBO	Confer with Cox regarding assessment methodology; draft resolution resetting budget amendment; revise published assessment notice to include budget hearing; review and revise assessment reallocation resolutions and notices and related documents.	2.90 hrs
07/14/13	JLE	Review and revise assessment resolutions and related notices.	1.30 hrs
07/15/13	CBO	Confer with Robson and Cox regarding engineer's report, determination of benefit, and assessment methodology; analyze issue regarding same; research issues regarding reallocation of debt assessments and imposition of operations	4.80 hrs

=====			
		and maintenance assessments.	
07/16/13	CBO	Confer with district staff regarding and review agenda for July board meeting; provide documents for same; confer with county staff regarding status of escrow agreement; draft correspondence regarding escrow loan agreement; follow up on petition for security powers.	2.20 hrs
07/17/13	CBO	Incorporate notice of budget hearing and O & M assessments into existing debt assessment published notice; research issue regarding funding requests; participate in conference call with Jae and Weekley regarding same; follow up on release of letter of credit; confer with Jae regarding same.	3.80 hrs
07/18/13	CBO	Review quarterly disclosure and draft correspondence regarding same; analyze issue regarding mailed notices for assessment imposition and reallocation.	0.90 hrs
07/22/13	JLE	Review draft engineer's report, and analyze issues regarding the same; confer with Cox regarding assessment methodology; prepare for and attend call with Dady regarding assessment process and upcoming Board meeting; prepare certificate of financial advisor.	2.60 hrs
07/23/13	CBO	Review and revise engineer's certificate and financial consultant's certificate; confer with Cox and Johnson regarding same; follow up on issue regarding plats; review and revise assessment resolution; draft correspondence regarding notice for reallocation; draft agenda memorandum for July board meeting.	3.80 hrs
07/23/13	KEM	Research fiscal year 2013 and 2014 budgets for assessment comparisons.	0.10 hrs
07/24/13	JLE	Prepare for, travel to and from, and attend Board meeting.	4.80 hrs
07/25/13	CBO	Follow up on items from July board meeting; draft mailed notice for reallocation of assessments; confer with Hardwick and Cox regarding same; review assessment roll; confer with Hardwick regarding revisions to fiscal year 2013-14 budget.	2.70 hrs
07/26/13	CBO	Analyze issue regarding assessment roll; confer with Cox regarding mailed notice for reallocation of assessments; research issue regarding obligation to amend boundary and reallocate assessments; draft revisions to assessment resolution in accordance with supervisor request; draft revisions to engineer's certificate in accordance with supervisor request; confer with district engineer regarding same; research and analyze issue regarding ownership of property near district entry.	5.30 hrs
07/26/13	KEM	Research ownership of parcels within district and legal descriptions for parcels added with boundary amendment.	0.40 hrs
07/29/13	CBO	Confer with Robson regarding additional infrastructure to be reflected in engineer's certificate; revise same accordingly; confer with Hardwick regarding mailed notice of reallocation of assessments; review and revise published notice of reallocation of assessments in accordance with changes made at July board meeting; review site plan exhibit for engineer's report; review and revise final proof of mailed notice of reallocation of assessments; confer with Hardwick and Cox regarding same.	4.10 hrs
07/30/13	CBO	Draft correspondence regarding revisions to fiscal year 2013-14 budget; revise affidavit of mailing for mailed notice of reallocated assessments.	0.80 hrs

07/31/13 CBO Confer with Syvret regarding revisions to fiscal year 2013-14 budget; participate in teleconference regarding same; confer with Cox regarding assessment roll and changes to operations and maintenance methodology; follow up on same. 2.60 hrs

Total fees for this matter \$9,607.50

**DISBURSEMENTS**

United Parcel Service 17.66  
 Copying Charges 0.75  
 Long Distance 11.34  
 Travel 332.77  
 Travel - Meals 24.37  
 Conference Calls 21.58

Total disbursements for this matter \$408.47

**MATTER SUMMARY**

Bowen, Chuck	39.00 hrs	180 /hr	\$7,020.00
Earlywine, Jere L.	9.90 hrs	250 /hr	\$2,475.00
Ibarra, Katherine E. - Paralegal	0.90 hrs	125 /hr	\$112.50

TOTAL FEES	\$9,607.50
TOTAL DISBURSEMENTS	\$408.47

**TOTAL CHARGES FOR THIS MATTER** **\$10,015.97**

**BILLING SUMMARY**

Bowen, Chuck	39.00 hrs	180 /hr	\$7,020.00
Earlywine, Jere L.	9.90 hrs	250 /hr	\$2,475.00
Ibarra, Katherine E. - Paralegal	0.90 hrs	125 /hr	\$112.50

TOTAL FEES	\$9,607.50
TOTAL DISBURSEMENTS	\$408.47

**TOTAL CHARGES FOR THIS BILL** **\$10,015.97**

**Please include the bill number on your check.**

**CFM CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: August 29, 2013

\$200<sup>cc</sup>

	Name of Board Supervisor	Check if present	Travel Reimbursement
<u>MD082913</u>	*Mike Dady	X	
<u>BW082913</u>	*Brian Wasser	X	
<u>BB082913</u>	*Bob Bishop	X	
<u>CS082913</u>	*Christina Southwick	X	
<u>JB082913</u>	*John Blakley	X	

\*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. 8/29/13  
 D/M approval MAS Date  
 Date entered SEP 03 2013  
 Fund 001 GL51100 OC 1101  
 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

August 31, 2013  
 Project No: 20044888-001  
 Invoice No: 70

FEID #59-1173834

Accounts Payable  
 CFM CDD  
 9530 Marketplace Road  
 Suite 206  
 Fort Myers, FL 33912

Date Rec'd Rizzetta & Co., Inc. SEP 09 2013  
 D/M approval MD Date 9/11/13  
 Date entered SEP 09 2013  
 Fund 001 GL 51300 00 3103  
 Check# \_\_\_\_\_

Project 20044888-001 CFM CDD General Engineering

**Professional Services through August 11, 2013**

Phase 01 General Engineering

**Professional Personnel**

		Hours	Rate	Amount
<b>Engineer VI</b>				
Robson, David	7/15/2013	3.00	150.00	450.00
Engineer's Report to C Bowen.				
Robson, David	7/22/2013	1.00	150.00	150.00
Assessment document conference call with C Bowen and R Cox.				
Robson, David	7/23/2013	1.50	150.00	225.00
Review to identify unplatted STRAP on V Barreto, Rizzetta spreadsheet.				
Robson, David	7/24/2013	3.00	150.00	450.00
Attend Board of Supervisor's meeting.				
Robson, David	7/26/2013	1.00	150.00	150.00
Review Warranty Deed documents for Entrance lands ownership.				
Robson, David	7/29/2013	2.50	150.00	375.00
Revise District Engineer Certificate, research entrance parcels ownership, and provide update to M Dady.				
Robson, David	8/1/2013	1.00	150.00	150.00
CFM Assessments conference call.				
Robson, David	8/2/2013	1.50	150.00	225.00
Prepare and send Stormwater system benefit analysis to R Cox for O & M assessment review.				
Robson, David	8/5/2013	.50	150.00	75.00
Landscape and lake bank review for revising Landscape Exhibit.				
Robson, David	8/8/2013	2.00	150.00	300.00
Develop lake bank responsibility table.				
Robson, David	8/9/2013	.50	150.00	75.00
Review NPDES Annual Report development with M Syvret.				
<b>Principal GIS Consultant</b>				
Lohr, Michael	7/15/2013	.50	170.00	85.00
Eng Report Map revisions				
Lohr, Michael	7/16/2013	.50	170.00	85.00
CFM CDD Ownership mapping				
Lohr, Michael	7/22/2013	2.50	170.00	425.00
Research and Ownership Mapping				
Lohr, Michael	7/23/2013	2.50	170.00	425.00
Ownership Mapping and tables				
Lohr, Michael	7/24/2013	1.50	170.00	255.00

We accept American Express, Discover, Visa and Mastercard. Please call our Accounts Receivable Department at 239.461.2425 to make a payment. For Billing inquiries, please call our Billing Department at 239.461.2469.

Project	20044888-001	CFM CDD General Engineering	Invoice	70
		Rebise and replot Ownership exhibit		
	Lohr, Michael	7/26/2013	.50 170.00	85.00
		Review exhibit r5evisions with D Robsen		
	Lohr, Michael	7/30/2013	1.00 170.00	170.00
		Revise Eng Cert Exhibit 1 for D Robson		
	Technician IV			
	Lohr, Paul	7/22/2013	2.00 100.00	200.00
		Create table for lakes, create geometry for Lake A. Requested by Mike Lohr.		
	Technician II			
	Keen, Cynthia	7/22/2013	1.00 65.00	65.00
		DRAFT Engineer's Report preparation (7/15/13) per D Robson		
	Totals		29.50	4,420.00
	<b>Total Labor</b>			<b>4,420.00</b>
			<b>Total this Phase</b>	<b>\$4,420.00</b>

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Phase	REIM	Reimbursables		
<b>Unit Billing</b>				
Digital Window Scans				
7/21/2013			5.0 Scan @ 1.00	5.00
Raster 24x36				
7/28/2013			1.0 Plotter @ 30.00	30.00
	<b>Total Units</b>			<b>35.00</b>
			<b>Total this Phase</b>	<b>\$35.00</b>
			<b>Total this Invoice</b>	<b>\$4,455.00</b>





Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**

Account Number: **6571809552**

Due Date: **09/17/2013**

**Account Summary as of August 27, 2013**

Previous Balance	7049.19
Payment Received - 08/05/2013	-5421.94
Payment Received - 08/20/2013	-1627.25
Corrections	0.00
<b>Past Due Balance</b>	<b>\$0.00</b>
Current Charges - ELECTRIC	1627.25
Adjustments & Other Charges	0.00
<b>Total Amount Due</b>	<b>\$1,627.25</b>

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

SA ID# 6571809975 Security Lt-Comm

Service From **07/30/2013 to 08/27/2013**

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights at \$20.91 each	961.86
Power Cost Adj. (2,943.9995 kWh at \$0.01796)	52.87
<b>Summary Of Light Related Charges</b>	<b>1014.73</b>
<b>Summary Of Pole Related Charges</b>	<b>586.50</b>
Gross Receipts Tax	26.02
<b>Current Charge Subtotal</b>	<b>\$1,627.25</b>

08/13

AUG 29 2013  
 Rizzetta & Co., Inc.  
 /M approval MRB Date 9/4/13  
 Date entered SEP 03 2013  
 Fund 001 G153100 00 4307  
 Check# \_\_\_\_\_

ear here

ear 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	\$1,627.25	\$1,627.25	09/17/2013	1627.25

ACCOUNT NUMBER: **6571809552**

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.

ADDRESSEE

4633 1 AT 0.381 21-18



CFM COMMUNITY DEVELOPMENT DISTRICT  
 C/O RIZZETTA & COMPANY  
 9530 MARKETPLACE RD STE 206  
 FORT MYERS, FL 33912-0393



REMIT TO



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



LLS Tax Solutions Inc.  
 2172 W. Nine Mile Rd.  
 #352  
 Pensacola, FL 32534  
 Telephone: 850-754-0311  
 Fax: 480-247-5939  
 Email: liscott@llstax.com

# INVOICE

**BILL TO:**

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

DATE: August 29, 2013

INVOICE # 000349

DESCRIPTION	AMOUNT
<p>Total billings in connection with the \$42,940,000 CFM Community Development District Capital Improvement Revenue Bonds Series 2004A and Series 2004B – Rebate Requirement Calculation for the period ended April 30, 2013.</p> <p style="text-align: right;">Date Rec'd Rizzetta &amp; Co., Inc. <u>SEP 05 2013</u></p> <p style="text-align: right;">D/M approval <u>mm</u> Date <u>9/11/13</u></p> <p style="text-align: right;">Date entered <u>SEP 09 2013</u></p> <p style="text-align: right;">Fund <u>001</u> GI <u>51300</u> OC <u>3203</u></p> <p style="text-align: right;">Check# _____</p>	<p><u>\$650.00</u></p>

**PAYMENT TERMS**

1. Due and Payable upon receipt
2. Please include the invoice number on your check or wire transfer

**Total** \$650.00

Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola FL 32534 or submit electronic payments to NFCU, Account Name LLS Tax Solutions Inc., ABA # 256074974, Account # 7022553064

**Thank You For Your Business!**

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

# Invoice

DATE	INVOICE #
7/31/2013	257

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

Billing Period	DUE DATE
July 2013	8/1/2013

Item	DESCRIPTION	QTY	RATE	AMOUNT
Aerator Maintenance	Aerator Agreement & Water Use	1	625.00	625.00
AUG 09 2013 Date Rec'd Hizzetta & Co., Inc. _____ D/M approval <u>mra</u> Date <u>8/13/13</u> Date entered <u>AUG 12 2013</u> Fund <u>001 GL 53800 00 4614</u> Check# _____				
			Subtotal	625.00
			6% Tax	
			<b>Total</b>	<b>625.00</b>

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

# Invoice

DATE	INVOICE #
7/31/2013	258

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

Billing Period	DUE DATE
July 2013	8/1/2013

Item	DESCRIPTION	QTY	RATE	AMOUNT
Aerator Maintenance	Utility Cost	1	1,400.00	1,400.00
AUG 09 2013 Date Rec'd Rizzetta & Co., Inc. D/M approval <u>MDA</u> Date <u>8/13/13</u> Date entered <u>AUG 12 2013</u> Fund <u>001 GL 53100004304</u> Check# _____				
			Subtotal	1,400.00
			6% Tax	
			<b>Total</b>	<b>1,400.00</b>

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

# Invoice

DATE	INVOICE #
8/31/2013	278

AUG 27 2013

Date Rec'd Rizzetta & Co., Inc. \_\_\_\_\_

D/M approval MBB Date 8/28/13

Date entered AUG 27 2013

Fund 001 GL 53800 OC 4614

Check# \_\_\_\_\_

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

Billing Period	DUE DATE
August 2013	9/1/2013

Item	DESCRIPTION	QTY	RATE	AMOUNT
Aerator Maintenance	Aerator Agreement & Water Use	1	625.00	625.00
			Subtotal	625.00
			6% Tax	
			<b>Total</b>	<b>625.00</b>

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

# Invoice

DATE	INVOICE #
8/31/2013	279

AUG 27 2013

Date Rec'd Rizzetta & Co., inc. \_\_\_\_\_  
 D/M approval MMA Date 8/28/13  
 Date entered AUG 27 2013  
 Fund 001 G153100 004304  
 Check# \_\_\_\_\_

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

Billing Period	DUE DATE
August 2013	9/1/2013

Item	DESCRIPTION	QTY	RATE	AMOUNT
Aerator Maintenance	Utility Cost	1	1,400.00	1,400.00
			Subtotal	1,400.00
			6% Tax	
			<b>Total</b>	<b>1,400.00</b>

Magnolia Landing Master Association  
 3501 Avenida Del Vera Blvd  
 North Fort Myers, FL 33917  
 Phone: 239-543-4146  
 Fax: 239-652-6676

# Invoice

DATE	INVOICE #
7/31/2013	256

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

Billing Period	DUE DATE
July 2013	8/1/2013

Item	DESCRIPTION	QTY	RATE	AMOUNT
Landscape Maintenance	CDD Landscape Maintenance	1	3,494.58	3,494.58
AUG 09 2013 Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>MMA</u> Date <u>8/13/13</u> Date entered <u>AUG 12 2013</u> Fund. <u>001 GL 53900 004604</u> Check# _____				
			Subtotal	3,494.58
			6% Tax	
			<b>Total</b>	<b>3,494.58</b>

Magnolia Landing Master Association  
 3501 Avenida Del Vera Blvd  
 North Fort Myers, FL 33917  
 Phone: 239-543-4146  
 Fax: 239-652-6676

# Invoice

DATE	INVOICE #
8/31/2013	277

AUG 27 2013

State not recognized & Co., Inc.  
 M/M approval MM Date 8/28/13  
 Date entered AUG 27 2013  
 Fund 001 GL 53900 00 4604  
 Check# \_\_\_\_\_

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

Billing Period	DUE DATE
August 2013	9/1/2013

Item	DESCRIPTION	QTY	RATE	AMOUNT
Landscape Maintenance	CDD Landscape Maintenance	1	3,494.58	3,494.58
			Subtotal	3,494.58
			6% Tax	
			<b>Total</b>	<b>3,494.58</b>



**CFM CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: August 29, 2013

\$200<sup>00</sup>

	Name of Board Supervisor	Check if present	Travel Reimbursement
<u>MD082913</u>	*Mike Dady	X	
<u>BW082913</u>	*Brian Wasser	X	
<u>BB082913</u>	*Bob Bishop	X	
<u>CS082913</u>	*Christina Southwick	X	
<u>JB082913</u>	*John Blakley	X	

\*Supervisors to be paid if present

Date Rec'd Rizzetta & Co., Inc. 8/29/13  
 D/M approval MOS Date 8/29/13  
 Date entered SEP 03 2013  
 Fund 001 GL 51100 OC 1101  
 Check# \_\_\_\_\_

# Invoice

**SUBMITTED FROM:**

Reis Property Maintenance

2794 Via Piazza Loop

Ft. Myers, FL 33905

239-851-2050

Date: September 03, 2013

---

**SUBMITTED TO:**

CFMCDD

c/o Rizetta and Company

9530 Marketplace Rd. Suite 206

Ft. Myers, FL 33912

Date Rec'd Rizetta & Co., Inc. SEP 06 2013  
D/M approval mma Date 9/11/13  
Date entered SEP 09 2013  
Fund 001 54100 00 4620  
Check# \_\_\_\_\_

**RE: Magnolia Landing Club**

Awning Damage

Invoice #1139

---

**Description of Services that are needed**

Repair damaged areas and replace Stucco

Primer and paint entire overhang and soffit and ceiling

Materials and Labor-----\$2545.00

Remit payments to: Reis Property Maintenance, INC.

**RIZZETTA & COMPANY, INC.**

5020 W Linebaugh Avenue

Suite 200

Tampa, FL 33624

**Invoice**

DATE	INVOICE NO.
8/1/2013	15415

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		1,500.00	1,500.00
ADMIN	Administrative Services		500.00	500.00
ACTG	Accounting Services		1,200.00	1,200.00
FC	Financial Consulting Services		83.33	83.33
	Services for the period August 1, 2013 - August 31, 2013			
	08/13			
	RECEIVED			
	JUL 25 2013			
	Date Rec'd Rizzetta & Co., Inc. _____			
	DM approval <u>mmz</u> Date <u>8/7/13</u>			
	Date entered <u>AUG 05 2013</u>			
	Fund <u>001</u> GL <u>51300</u> OC <u>3101</u>			
	Check # _____ <u>3100</u>			
	<u>3201</u>			
	<u>3111</u>			

**Total**

**\$3,283.33**

**RIZZETTA & COMPANY, INC.**

Suite 200  
 5020 W Linebaugh Avenue  
 Suite 200  
 Tampa, FL 33624

**Invoice**

DATE	INVOICE NO.
9/1/2013	15517

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		1,500.00	1,500.00
ADMIN	Administrative Services		500.00	500.00
ACTG	Accounting Services		1,200.00	1,200.00
FC	Financial Consulting Services		83.33	83.33
	Services for the period September 1, 2013 - September 30, 2013			

**RECEIVED**  
 AUG 26 2013

Date rec'd Rizzetta & Co., inc. \_\_\_\_\_  
 VM approval MM Date 9/4/13  
 Date entered SEP 03 2013  
 Fund 001 GLS1300 OC 3101  
 Check # \_\_\_\_\_ 3100  
 \_\_\_\_\_ 3201  
 \_\_\_\_\_ 3111

**Total**

**\$3,283.33**

**CFM CDD  
SUPERVISOR PAY REQUEST**

Meeting Date: August 29, 2013

\$200<sup>cc</sup>

	Name of Board Supervisor	Check if present	Travel Reimbursement
<u>MD082913</u>	*Mike Dady	X	
<u>BW082913</u>	*Brian Wasser	X	
<u>BB082913</u>	*Bob Bishop	X	
<u>CS082913</u>	*Christina Southwick	X	
<u>JB082913</u>	*John Blakley	X	

\*Supervisors to be paid if present

Date Rec'd Rizzeria & Co., Inc. 8/29/13  
 D/M approval MOS Date 8/29/13  
 Date entered SEP 03 2013  
 Fund 001 GL 51100 OC 1101  
 Check# \_\_\_\_\_



Stahl & Associates Insurance  
 3939 Tampa Road  
 Oldsmar, FL 34677  
 Phone : 727-784-8554 Fax : 727-789-2823

<b>INVOICE #</b> 30879		Page 1
ACCOUNT NO.	OP	DATE
CFM-001	SG	09/06/13
Property		
POLICY #		
NN272215		
COMPANY		
Hull and Company, Inc.		
EFFECTIVE	EXPIRATION	BALANCE DUE ON
10/01/13	10/01/14	09/20/13

**CFM CDD**

c/o Rizzetta & Co  
 9530 Marketplace Rd., Ste 206  
 Ft. Myers, FL 33912

Item #	Eff Date	Trn	Type	Description	Amount
543871	10/01/13	MEM	PROP	Property	\$ 2,755.87
543872	10/01/13	MEM	PROP	Public Officials Liability	\$ 4,497.72
<b>Invoice Balance:</b>					<b>\$ 7,253.59</b>

SEP 06 2013

Date Rec'd Rizzetta & Co., inc. \_\_\_\_\_  
 D/M approval mas Date 9/11/13  
 Date entered SEP 09 2013  
 Fund 001 GL 1550000  
 Check# \_\_\_\_\_

Please make check payable to Stahl & Associates, and remit directly to our office for processing. Thank you.

**Account Bill**

Account No. 3522L4149  
 Date of This Bill 09/11/13

TOTAL BALANCE	\$253.00
MINIMUM DUE	\$253.00

CP 01 6640 66640LKR 13253 06684 P1

CFM CDD (COOLIDGE FT. MYERS)  
 9530 MARKETPLACE ROAD, SUITE 206  
 FORT MYERS FL 33912

Date Rec'd Rizzetta & Co., Inc. SEP 16 2013

PAYMENT MUST BE RECEIVED BY:

D/M approval mas Date 9/18/13

OCTOBER 01, 2013

Date entered SEP 17 2013

Fund 001 GL 1550000

Check#

**ACCOUNT BILLING SUMMARY**

POLICY	TYPE	POLICY PERIOD	MIN. DUE	BALANCE
9A047533	BME1 Boiler & Machinery	10/01/13 To 10/01/14	\$253.00	\$253.00
9A047533	BM21 Boiler & Machinery	10/01/12 To 10/01/13	PAID	PAID
TOTAL BALANCE			\$253.00	\$253.00

**TRANSACTIONS SINCE LAST STATEMENT**

Total Transactions (See Transaction Detail Section)	+253.00
TOTAL BALANCE	<u>\$253.00</u>

**TRANSACTION DETAIL**

POLICY NUMBER 9A047533	BME1 Boiler & Machinery	
10/01/13	Renewal	250.00
10/01/13	FL Cat Fund Emerg Assessment	3.00
TOTAL TRANSACTIONS		\$253.00

CONTINUED ON NEXT PAGE

Please detach the payment coupon and mail with your payment in the enclosed envelope to:  
 TRAVELERS CL REMITTANCE CENTER, PO BOX 660317, DALLAS, TX 75266-0317.

648842H 2013254 7955 856 0BRX53

**Payment Coupon** Make checks payable to: TRAVELERS

STAHL ROSS & ASSOCIATES  
 CFM CDD (COOLIDGE FT. MYERS)  
 3522L4149

Include Account Number on the check.

Change of Address?  
 Place an "X" here.  
 Print changes on reverse side.

TOTAL BALANCE	\$253.00
MINIMUM DUE	\$253.00
AMOUNT ENCLOSED	<u>253.00</u>

PAYMENT MUST BE RECEIVED BY  
OCTOBER 01, 2013

TRAVELERS CL REMITTANCE CENTER  
 PO BOX 660317  
 DALLAS, TX 75266-0317



# Tab 3



# Standard Operating Procedure

## CFM Community Development District

### 1. - System inspections O/M

#### Wet Detention – Inspection

- Inspections shall be conducted a minimum of annually.
- Inspect for damage. Close attention should be given to the control structure and the Point of Discharge (POD).
- Note any undercutting, piping, or signs of erosion near inflow pipes, the outlet control structure, or flumes and schedule for repairs if necessary.
- Note turbid or impacted water quality.
- Note sedimentation of pond bottom.
- Note signs of excessive total petroleum hydrocarbon contamination and handle appropriately.
- Inspect for exotic or invasive vegetation.
- Note excessive trash.
- Maintenance issues are directed to District Management for corrective action.
- Inspections and maintenance are tracked by District Management.

#### Canals – Inspection (None in Inventory)

- District canals shall be inspected annually.
- Visually inspect for any obstructions to flow. Clean out as needed.
- Visually inspect appearance of water in canal. Record problems: discoloration, fish kill, oil/grease sheen, algal bloom, etc.
- Inspect & record any erosion or sedimentation problems along banks.
- Note excessive trash.
- Maintenance issues are directed to District Management for corrective action.
- Inspections and maintenance are tracked by District Management.

### **Ditches, catch basins, grates, inlets – Inspection**

- A minimum of 10% of District ditches shall be inspected yearly, so that all ditches shall be inspected over 2 permit cycles.
- Visually inspect for any obstructions to flow. Clean out as needed.
- Visually inspect appearance of water in ditch. Record problems: discoloration, fish kill, oil/grease sheen, algal bloom, etc.
- Inspect & record any erosion or sedimentation problems along banks.
- Note excessive trash.
- Maintenance issues are directed to District Management for corrective action.
- Inspections and maintenance are tracked by District Management.

### **Grass Swales – Inspection**

- Swales shall be inspected annually.
- Inspect for signs of prolonged wetness and damage to structures including diversion devices, inflow pipes, driveway culverts and swale blocks.
- Note any critically eroded areas on banks and front and back slope and swale bottom. Schedule for stabilization as necessary.
- Note sedimentation of swale bottom.
- Note any undercutting at the point of discharge, paved flumes, pipes or culverts and schedule for repair.
- Note dead or dying grass along swale bottom. (This may be an indication of reduced infiltration capacity). Schedule for scraping, discing or other aeration practice.
- Note excessive trash.
- Note signs of excessive petroleum hydrocarbon contamination and handle appropriately.
- Note if mowing schedule is adequate.
- Maintenance issues are directed to District Management for corrective action.
- Inspections and maintenance are tracked by District Management.

### **Culvert & Pipe – Inspection**

- A minimum of 10% of District pipes/culverts shall be inspected yearly, so that all pipes/culverts shall be inspected over 2 permit cycles.
- Inspect for damage. Close attention should be given to the end treatments, headwalls and/or mitered ends.
- Note any undercutting or signs of erosion near inflow pipes, the outlet control structure, or flume and schedule for repairs if necessary.
- Visually inspect for any obstructions to flow. Clean out as needed.
- Note turbid or impacted water quality.
- Note sedimentation / silting of structure bottom and clean as needed.
- Note signs of excessive total petroleum hydrocarbon contamination and handle appropriately.
- Note excessive trash.
- Maintenance issues are directed to District Management for corrective action.
- Inspections and maintenance are tracked by District Management.

### **Pollution Control Structures – Inspection (None in Inventory)**

- Inspections shall occur quarterly, unless historic records demonstrate otherwise.
- Inspect for damage to structure. If fabric insert, inspect for tears. Repair as needed.
- Visually inspect for any obstructions to flow. Clean out as needed.
- Visually inspect appearance of water in ditch. Record problems: discoloration, fish kill, oil/grease sheen, algal bloom, etc.
- Inspect & record any erosion or sedimentation problems.
- Note excessive trash.
- Maintenance issues are directed to District Management for corrective action.
- Inspections and maintenance are tracked by District Management.

### **Major Outfall – Inspection (None in inventory)**

- Inspections shall occur annually unless historic records indicate otherwise.
- Inspect for damaged headwalls, pipe seepage, erosion of bank around outfall, erosion or sedimentation at discharge point, and clogged or damaged riprap.
- Inspect for debris, litter or sediment that might clog outfall. Check that outfall is flowing properly.
- Maintenance issues are directed to District Management for corrective action.
- Inspections and maintenance are tracked by District Management.

### **Weirs – Inspection**

- Inspections shall occur annually.
- Inspect for damage that would prevent proper flow conditions and operations.
- Monitor sediment accumulation behind weirs/control structures to prevent loss of storage volume or adverse impacts on flow and operation.
- Monitor litter/debris accumulation.
- Maintenance issues are directed to District Management for corrective action.
- Inspections and maintenance are tracked by District Management.

**CFM Community Development District**

**3. - Procedures for Litter Control Program for highways and streets, including rights-of-way**

Highways and streets within CFM Community Development District (CFM CDD) are public. See Litter Control Program for Public Streets, Roads, and Highways, including rights of way for the non-private roadways.

In areas of new construction additional litter collection is provided by builder's personnel each workday.

NPDES Permit FLS000035-003 Year 1

**CFM Community Development District**

**3. - Description of Litter Control Program for Public Streets, Roads, and Highways including rights-of-way**

All highways and streets within CFM Community Development District (CFM CDD) have ongoing road right of way landscape maintenance. During landscape events litter collection is performed. As a residential area without through traffic the amount of litter collected is not significant and estimated at 20 gallons weekly and estimated at 8-10 pounds per cubic foot.

NPDES Permit FLS000035-003 Year 1

**CFM Community Development District**

**3. – Procedures for Street Sweeping for Highways and Streets, including rights of way, with curbs and gutters**

Street cleanliness and prevention of roadway materials from entering the stormwater system is accomplished by various landscape contractors' practice of litter removal and blowing the residential streets to place any roadway located organic materials into the residential lot landscaping upon completion of a landscape maintenance events throughout the residential development. This practice reduces the effectiveness of street sweeping equipment to a minimal level.

In areas of new residential home construction the builder provides additional work day cleanup. Brushed material is placed in the construction area.

**CFM Community Development District**

**3. - Description of Road Repair Pollution Reduction**

The roads within CFM Community Development District have not had the final lift of asphalt installed. Minor potholes are the typical repair and do not include soil disturbance activity. Any major road repairs will be performed by a qualified contractor and include road repair best management practices.

CFM CDD does not have within its boundary an equipment yard and maintenance shop that supports road maintenance activities. If in the future a roadway maintenance equipment yard and maintenance shop is added then Lee County standard practices will be modeled.

NPDES Permit FLS000035-003 Year 1



**CFM Community Development District**

**5 - Procedures for Municipal Waste Treatment, Storage, or Disposal Inspections**

CFM Community Development District (CFM CDD) is a residential development with no commercial area. The Lee County Planned Urban Development resolution does not include any provision for municipal waste treatment, storage, or disposal facilities. There currently are not any facilities qualifying and the likelihood of this changing in the future is extremely low.

Lee County, NPDES permit lead co-permittee, monitors the municipal waste treatment, storage, or disposal facilities in the surrounding area and is committed through an Interlocal Agreement to provide inspection assistance and enforcement to correct or eliminate runoff problems from municipal waste treatment, storage, or disposal facilities.

NPDES Permit FLS000035-003 Year 1

**CFM Community Development District**

**6. - Procedures to Minimize Use of Pesticides, Herbicides, and Fertilizers**

CFM Community Development District utilizes contractual agreements with qualified landscape contractors to maintain landscaped common areas it owns. The landscape contractors must be licensed to operate within Lee County and follow the guidelines of the Landscape and Fertilizer Ordinances. The Lee County licensing requirements include review of training and certification qualifications that landscape contractor's employees must possess.

Florida-friendly landscape and the associated fertilization requirements are considered in the landscape design by Landscape Architects during Common Area landscape design or redesign.

All inventory and storage is the responsibility of the landscape contractor and there are no chemical storage buildings onsite. The contractual terms are performance based which indirectly encourages minimizing use of chemicals to control operational costs.

NPDES Permit FLS000035-003 Year 1

**CFM Community Development District**

**7.c - Procedures for Proactive Inspection of Illicit Discharges and/or Improper Disposal**

CFM Community Development District (CFM CDD) follows the Lee County Proactive Inspection Protocol for Site Selection of Priority Areas. Currently, CFM CDD lacks areas meeting the Site Selection criterion. The stormwater system was constructed under a South Florida Water Management District Environmental Resource Permit, has no history of past illicit discharge or dumping, and does not have on-site disposal systems.

CFM CDD has a NPDES Permit Interlocal Agreement with the Lead Co-Permittee, Lee County, to provide a proactive inspection assistance and enforcement.

NPDES Permit FLS000035-003 Year 1

**CFM Community Development District**

**7.c - Procedures for Reactive Investigations to Identify Illicit Discharges and/or Illicit Disposal**

CFM Community Development District (CFM CDD) does not have regular onsite personnel. CFM CDD has a District Management that provides contract administration for maintenance of District owned stormwater system and common area landscape.

CFM CDD residents are primarily aware of the Lee County Illicit Discharge Hotline number of 533-9400 and contact Lee County directly with information concerning potential illicit discharges and/or improper disposal. Any request or complaint received by Lee County will be entered in the LDOT RFA. If investigation assistance is needed then a Lee County representative may contact the CFM CDD District Manager or District Engineer. In the case of District Management staff being able to make a timely initial evaluation of the complaint this action is undertaken before contacting Lee County.

In the case when a resident contacts a CFM CDD Supervisor the information is provided to District Management. When a Supervisor or resident contacts the District Management staff a determination is made whether a timely initial evaluation of the complaint is possible. If a timely response is not possible then the information is provided to Lee County NPDES Staff.

When an initial evaluation of the complaint is possible an attempt to resolve the condition is made before the location description and contacting residents address is provided to Lee County NPDES staff for entry into the Lee County LDOT RFA system. Lee County Site Inspection Protocol and Enforcement capability is put into action. The commitment to provide reactive investigations assistance and enforcement is a provision in an NPDES Permit Interlocal Agreement.

**CFM Community Development District**

**7.d - Procedures for Spill Prevention and Spill Response**

**Spill Prevention**

CFM Community Development District does not operate onsite facilities for the storage or use of chemicals or fluids that would utilize a spill prevention plan.

**Spill Response**

Residents within the CDD boundary contact the local fire district, North Fort Myers, either directly, (239) 997-8654 or via 911 to initiate spill response.

NPDES Permit FLS000035-003 Year 1

**CFM Community Development District**

**7.g - Procedures to Reduce or Eliminate Sanitary Wastewater Contamination**

CFM Community Development District (CFM CDD) is a residential development within unincorporated Lee County. Upon construction completion of the sanitary system the system was transferred to North Fort Myers Utility. Currently the sanitary system is operated and maintained by Florida Governmental Utilities Association (FGUA)

Residents of CFM CDD receive updates and contact information from FGUA by mail. Any concerns a resident has about sanitary wastewater contamination can contact (239) 543-1005 during normal hours, after hours the call is automatically transferred.

If a resident contacts a CFM CDD Board of Supervisor then the contact information will be shared with the District Management staff who will ensure the concern has been provided to FGUA.

NPDES Permit FLS000035-003 Year 1

**CFM Community Development District**  
**9.b - Procedures for Construction Site Inspections**

CFM Community Development District (CFM CDD) is a residential development within unincorporated Lee County. Lee County Department of Community Development has the responsibility for construction plan review and approval. Initiation of Construction Site Inspection is coordinated between Lee County Community Development and Lee County NPDES staff, see Lee County Construction Site Inspection Protocol.

In the case when a resident contacts a CFM CDD Supervisor the information is provided to District Management or if the resident directly contacts District Management staff due to the possibility of an Illicit Discharge that would impact the stormwater system then the CFM CDD 7.c\_Reactive Investigation standard operating procedure is initiated.

NPDES Permit FLS000035-003 Year 1

