



Rizzetta & Company

CFM **Community Development District**

Board of Supervisors' Meeting February 15, 2018

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

www.cfmccd.org

CFM COMMUNITY DEVELOPMENT DISTRICT AGENDA

February 15, 2018 at 11:30 a.m.

www.cfmcdd.org

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

District Board of Supervisors	Mike Dady Leah Popelka Adam Lerner Paul Mayotte Robert Bishop	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Mike Eckert	Hopping Green & Sams, P.A.
District Engineer	David K. Robson	Johnson Engineering, Inc.

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

The District Agenda is comprised of five different sections:

The meeting will begin promptly at **11:30 a.m.** with the first section which is called **Public Comment**. The Public Comment portion of the agenda is where individuals may comment on matters for which the Board may be taking action or that may otherwise concern the District. Each individual is limited to three **(3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING. The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. The fourth section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final section is called **Supervisor Requests and Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. Agendas can be reviewed by contacting the Manager's office at (239) 936-0913 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, 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, FLORIDA 33912

www.cfmccd.org

February 7, 2018

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, February 15, 2018 immediately following the conclusion of the Audit Committee meeting scheduled to begin at 11:30 a.m.**, at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The following is the agenda for the meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors' Meeting held on January 18, 2018..... Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of December 2017..... Tab 2
 - C. Review of December 2017 Financial Statement..... Tab 3
- 4. BUSINESS ITEMS**
 - A. Consideration of Audit Committee Recommendations
 - B. Consideration of Walker Exotic Tree Eradication Proposal for Preserve Maintenance Event Tab 4
 - C. Consideration of Easement Swap with the Golf Course for Roadway Conflicts
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. SUPERVISOR REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

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

Very truly yours,

Belinda Blandon

Belinda Blandon
District Manager

cc: Mike Eckert, Hopping Green & Sams, P.A.

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CFM COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, January 18, 2018 at 11:00 a.m.** at the office of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, FL 33912.

Present and constituting a quorum:

Mike Dady	Board Supervisor, Chairman
Leah Popelka	Board Supervisor, Vice Chair
Paul Mayotte	Board Supervisor, Assistant Secretary
Adam Lerner	Board Supervisor, Assistant Secretary
Bob Bishop	Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Mike Eckert	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
Michelle Kim	District Counsel, Hopping Green & Sams, P.A. (via speaker phone)
David Robson	District Engineer, Johnson Engineering
Audience	

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

Ms. Blandon opened the floor for public comment.

A resident inquired regarding the CDD being impacted by the new development at the front. Mr. Dady advised there will be additional homes subject to CDD assessments and operations and maintenance assessments may increase.

A resident inquired regarding dewatering. Mr. Dady advised there is a special permit for the dewatering for construction.

A resident inquired regarding there are a lot of flags at the entry to the community. Mr. Dady advised they were most likely placed for surveying due to US 41 construction. Discussion

ensued regarding the Lakeview exit being created through Magnolia Landing between the guardhouse and US 41. Mr. Dady advised of a public meeting to be held at the St. Theresa church as US 41 on February 1st at 5:00 p.m. to discuss the changes being constructed. The resident inquired regarding further construction. Mr. Dady provided an overview of the amenities scheduled to be constructed.

THIRD ORDER OF BUSINESS**Consideration of the Minutes of the Board of Supervisors' Meeting held on October 19, 2017**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on October 19, 2017. She asked if there were any additions, deletions, or corrections to the minutes. Corrections were noted.

On a Motion by Ms. Popelka, seconded by Mr. Lerner, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on October 19, 2017, subject to the corrections noted on the record, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS**Consideration of the Operations and Maintenance Expenditures for the Months of October and November 2017**

Ms. Blandon provided an overview of the expenditures paid for the period of October 1-31, 2017 which totaled \$31,364.40, and the period of November 1-30, 2017 which totaled \$23,880.20. She asked if there were any questions related to any item of expenditure. Ms. Popelka inquired regarding the budget forecast and requested that financials be included in future agendas.

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of October 2017 (\$31,364.40), and November 2017 (\$23,880.20), for the CFM Community Development District.

FIFTH ORDER OF BUSINESS**Establishment of an Audit Committee and Scheduling of the First Meeting of the Committee**

Ms. Blandon provided an overview of the Audit Committee purpose and process and asked for a motion of the Board to form the Committee and schedule the first meeting of the Committee.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board Appointed Itself as the Audit Committee and Scheduled the First Meeting of the Audit Committee as February 15, 2018 at 11:00 a.m., to be held at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, for the CFM Community Development District.

SIXTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel
Mr. Eckert advised he had no further report.
- B. District Engineer
Mr. Robson advised of continuing maintenance. Discussion ensued regarding the clogged inlet near the golf course maintenance building. Mr. Dady requested that the CDD send a letter to the golf course outlining the responsibilities of the pipe and inlet.

Ms. Blandon advised of a proposal received for erosion repair to lake 170A in the amount of \$3,485.00. Discussion ensued. Mr. Robson advised he will follow up with golf course personnel regarding the installation of rip-rap not being included in the proposal.

Mr. Mayotte inquired regarding lake maintenance responsibility. Mr. Dady advised the entire lake system, other than the driving range, is part of the storm water management system that the CDD maintains, and the golf course pays assessments to the CDD for 18 assessed units; he advised that possibly the methodology needs to be reviewed to assign more maintenance responsibilities to the golf course.

Mr. Robson reviewed concerns with a pipe blockage between lakes 170 and 170A; he advised he has received quotes for clearing the pipes though the prices are contingent upon not knowing how blocked the pipe is; the costs are estimated \$2,500.00 to \$3,500.00 depending on the level of the blockage. Mr. Robson advised a diver can be hired for a cost of \$770.00 to determine the extent of the blockage and then the proposals for clearing the blockage can be better determined. Mr. Dady suggested holding off at this time.

Mr. Robson reviewed the progress of the ongoing mitigation maintenance project. Ms. Blandon advised the work commenced the first week of January 2018. Discussion ensued.

Mr. Robson advised that at the end of April an assessment plan will need to be submitted to FDEP related to the water quality.

Mr. Dady advised he would like to see status reports related to the ongoing mitigation maintenance project.

- C. District Manager
Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, February 15, 2018 at 11:00 a.m. She advised there was discussion related to holding the meeting onsite though she has not been able to visit the site to ensure all necessary meeting necessities are available. Mr. Dady advised he would like to have that meeting held in Rizzetta's office. Ms. Popelka advised she will not be able to attend the February 15th meeting.

Mr. Dady advised that at an HOA meeting it was requested that electrical be installed to the flag pole area in order to light the flag. He advised he has obtained proposals and they are high. Discussion ensued regarding the installation of a professional light. Mr. Dady suggested concentrating on the flag pole to have the electrical professionally trenched at a cost of approximately \$2,000.00. Ms. Blandon advised she will move forward with SunTech for the lighting of the flag pole.

Mr. Dady asked that Mr. Robson review possible encroachments onto CDD/Developer/Golf Course properties. Mr. Robson advised there is a six-inch water line that runs through an area not within an easement. Mr. Dady asked that Mr. Robson coordinate review of the encroachments and easements.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

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

Ms. Blandon opened the floor for Audience comments.

A resident inquired regarding expenses covered by the HOA vs. CDD vs. Golf Course. Mr. Dady provided an overview of responsibilities. Discussion ensued.

EIGHTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Ms. Popelka, with all in favor, the Board adjourned the meeting at 11:48 a.m., for the CFM Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures December 2017 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2017 through December 31, 2017. This does not include expenditures previously approved by the Board.

The total items being presented: **\$15,037.96**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

December 1, 2017 Through December 31, 2017

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Hopping Green & Sams	002224	97074	General/Monthly Legal Services 10/17	\$ 3,522.00
Johnson Engineering Inc	002227	20044888-001 Inv 119	General Engineering Services 11/17	\$ 2,630.00
LCEC	002228	6571809552 11/17	Street Lights 3000 Magnolia Landing Ln 11/17	\$ 1,674.71
Magnolia Landing Master Association, Inc.	002229	335	Landscape Maintenance 11/17	\$ 3,494.58
Rizzetta & Company, Inc.	002225	INV00000028822	District Management Fees 12/17	\$ 3,541.67
Rizzetta Technology Services, LLC	002226	INV0000002890	Website Hosting & Email Services 12/17	\$ 175.00
Report Total				<u>\$ 15,037.96</u>

Attorneys and Counselors

===== STATEMENT =====

10/09/17	MCE	Research assignment approval form from December of 2016; confer with Carenza.	0.30 hrs
10/11/17	MCE	Review agenda package; confer with Carenza; research notice of lien; review documents provided by Carenza.	0.60 hrs
10/11/17	JEM	Review issues regarding release of notice of delinquent assessments.	0.40 hrs
10/12/17	MCE	Revise release of assessments; confer with Carenza; review closing documents prepare by Carenza; research assignment issues; research Heron's Glen property maintenance.	1.10 hrs
10/12/17	JEM	Review revisions to release of notice of delinquent assessments.	0.10 hrs
10/12/17	JBC	Review deed of conservation easements and permit number 36-01396-S; research property records regarding owner of Herons Glen Unit Seven; research tax records regarding same; prepare correspondence regarding debris falling from Herons Glen Unit Seven.	1.80 hrs
10/12/17	KEM	Research whether specific parcel is located within district.	0.40 hrs
10/13/17	JEM	Review issues regarding maintenance of conservation areas.	0.10 hrs
10/13/17	JBC	Prepare correspondence regarding obligations to maintain Herons Glen Unit 7, tract L under South Florida Water Management District's permit.	1.20 hrs
10/16/17	MCE	Prepare for board meeting.	0.20 hrs
10/16/17	MCE	Confer with Blandon regarding changes to meeting documents.	0.10 hrs
10/19/17	MCE	Prepare for and attend board meeting by telephone.	1.10 hrs
10/19/17	JEM	Review meeting agenda.	0.10 hrs
10/20/17	MCE	Confer with Carenza regarding construction easement; prepare construction easement.	0.20 hrs
10/20/17	JBC	Prepare temporary construction and access easement.	1.20 hrs

10/21/17	JBC	Prepare temporary construction and access easement.	1.50 hrs
10/24/17	JBC	Prepare temporary access and construction easement agreement; prepare correspondence regarding same.	0.20 hrs
10/24/17	APA	Prepare exhibit for temporary easement agreement.	0.60 hrs
10/25/17	MCE	Confer with Dady regarding Horton closing.	0.20 hrs
10/25/17	APA	Confer with district engineer regarding legal descriptions for access easement and construction easement.	0.40 hrs
10/26/17	MCE	Prepare construction easement.	0.10 hrs
10/26/17	JBC	Prepare temporary access and construction easement; prepare correspondence regarding same.	0.90 hrs
10/29/17	JBC	Review correspondence regarding temporary access and construction easement and consent to assignment; revise same.	0.50 hrs
10/30/17	MCE	Review D.R. Horton proposed revisions to consent to assignment and temporary construction easement.	0.20 hrs
10/30/17	JBC	Prepare temporary construction and access easement agreement and consent to assignment; prepare correspondence regarding same.	0.90 hrs
Total fees for this matter			\$3,522.00

MATTER SUMMARY

Papp, Annie M. - Paralegal	1.00 hrs	125 /hr	\$125.00
Cooksey, Jennings B.	8.20 hrs	225 /hr	\$1,845.00
Merritt, Jason E.	0.70 hrs	330 /hr	\$231.00
Ibarra, Katherine E. - Paralegal	0.40 hrs	125 /hr	\$50.00
Eckert, Michael C.	4.10 hrs	310 /hr	\$1,271.00

TOTAL FEES \$3,522.00

TOTAL CHARGES FOR THIS MATTER \$3,522.00

BILLING SUMMARY

Papp, Annie M. - Paralegal	1.00 hrs	125 /hr	\$125.00
Cooksey, Jennings B.	8.20 hrs	225 /hr	\$1,845.00
Merritt, Jason E.	0.70 hrs	330 /hr	\$231.00
Ibarra, Katherine E. - Paralegal	0.40 hrs	125 /hr	\$50.00
Eckert, Michael C.	4.10 hrs	310 /hr	\$1,271.00

TOTAL FEES \$3,522.00

TOTAL CHARGES FOR THIS BILL \$3,522.00

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**Date Rec'd Rizzetta & Co., Inc. **DEC 07 2017** **Invoice**D/M approval *Belinda Blandon* Date **12/8/2017**Date entered **DEC 08 2017**

November 28, 2017

Fund **001** GL **51300** OC **3103**

Project No:

20044888-001

Invoice No:

119

Check#

FEID #59-1173834

Accounts Payable

CFM CDD

c/o Rizzetta & Company, Inc.

9530 Marketplace Road, Suite 206

Fort Myers, FL 33912

Project

20044888-001

CFM CDD General Engineering

Professional Services through November 12, 2017

Phase

01

General Engineering

Professional Personnel

			Hours	Rate	Amount
Engineer VI					
Robson, David	10/16/2017		1.00	150.00	150.00
NPDES YR 6 preparation.					
Robson, David	10/17/2017		2.00	150.00	300.00
NPDES YR 6 preparation.					
Robson, David	10/19/2017		2.50	150.00	375.00
Attend Board of supervisor meeting.					
Robson, David	10/23/2017		.50	150.00	75.00
Review Magnolia Landing Lane washout information and Tract LM at Long Pond.					
Robson, David	10/24/2017		.50	150.00	75.00
DR Horton construction easement discussion.					
Robson, David	10/25/2017		1.00	150.00	150.00
Contact contractor re inspect for pipe blockage.					
Robson, David	10/25/2017		1.50	150.00	225.00
Cycle 4 Year 1 TMDL Prioritization letter.					
Robson, David	10/27/2017		.50	150.00	75.00
Review Pipe inspection proposal with contractor.					
Robson, David	10/30/2017		.50	150.00	75.00
Review blocked pipe with Morgan, Sewer Viewer.					
Robson, David	11/1/2017		1.00	150.00	150.00
Mitigation contract schedule review with Laura Herrero re ERP schedule modification.					
Technician II					
Keen, Cynthia	10/23/2017		.50	65.00	32.50
NPDES Cycle 3, Year 6, Annual Report digitalized, submitted via email to L Simmon, Lee County per D Robson					
Keen, Cynthia	10/24/2017		.50	65.00	32.50
CFM CDD Maintenance Facility master drainage & grading plan to B Blandon, C Reiger, M Dady per D Robson					
Keen, Cynthia	11/3/2017		.25	65.00	16.25
Lake Tract LM and exhibit review, forwarded on to M Clancey in D Robson's absence					

Project	20044888-001	CFM CDD General Engineering			Invoice	119
Keen, Cynthia	11/6/2017	.25	65.00		16.25	
Magnolia parcel 04-34-12-000LM.0000 review deed provided by M Dady for D Robson						
Keen, Cynthia	11/9/2017	.50	65.00		32.50	
Respond to M Dady email(s) on CFM CDD Conservation Area affidavit of No Encroachment update by D Robson						
Principal Ecologist						
Herrero, Laura	11/7/2017	3.00	170.00		510.00	
Preparation for and attendance at SFWMD meeting to discuss revisions to the mitigation work schedule for Magnolia Landing						
Herrero, Laura	11/8/2017	2.00	170.00		340.00	
Coordination with SFWMD for authorization to start work; draft response letter to the January 2017 SFWMD Notice of Non-Compliance						
Totals		18.00			2,630.00	
Total Labor						2,630.00
Total this Phase						\$2,630.00
Total this Invoice						\$2,630.00

Customer Name: **CFM COMMUNITY DEVELOPMENT DISTRICT**
Account Number: **6571809552**

Due Date: 12/19/2017

Account Summary as of November 28, 2017

Previous Balance	1,673.45
Payment Received - 11/14/2017	-1,673.45
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1,674.71
Adjustments, Credits, & Other Charges	-97.55
Total Amount Due	\$1,577.16
Adjustments, Credits, & Other Charges	
11/11/2017 Equity Retirement	-97.55

SA ID# 6571809901 Equity Retirement.

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

SA ID# 6571809975 Security Lt-Comm

Service From 10/27/2017 to 11/28/2017

46 13' Decorative Pole at \$12.75 each	586.50
46 units 150 Decorative Lights Energy Charge at \$6.74 each	310.04
46 units 150 Decorative Lights Fixture Charge at \$14.17 each	651.82
1 units 100 HPS Light Energy Charge at \$4.49 each	0.82
1 units 100 HPS Light Fixture Charge at \$5.67 each	1.03
1 units 100 LED Light Energy Charge at \$1.92 each	1.57
1 units 100 LED Light Energy Charge at \$1.92 each	1.92
1 units 100 LED Light Fixture Charge at \$9.13 each	7.47
1 units 100 LED Light Fixture Charge at \$9.13 each	9.13
Power Cost Adj. (2,988.7268 kWh at \$0.0063)	18.83

Summary Of Light Related Charges 333.18

Summary Of Non Electric Fixtures 669.45

Summary Of Pole Related Charges 586.50

Gross Receipts Tax 10.38

Franchise Fee-Unincorporated Lee Co. Government 75.20

Current Charge Subtotal \$1,674.71

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

D/M approval Belinda Blandon Date 12/8/2017

Date entered DEC 08 2017

Fund 001 GL 53100 OC 4301

Check # _____

tear here

tear here

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	\$1,577.16	\$1,577.16	12/19/2017	

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

2471 1 AB 0.400 28-11



CFM COMMUNITY DEVELOPMENT DISTRICT
CFM COMMUNITY DEVELOPMENT DISTRICT
9530 MARKETPLACE RD STE 206
FORT MYERS, FL 33912-0393

REMIT TO



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



8 0000006571809552 0000000000 0000157716 0000157716

DATE: November 1, 2017
INVOICE # 335
FOR: *Landscape
Maintenance*

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

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

THANK YOU FOR YOUR BUSINESS!

Rizzetta & Company, Inc.
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/1/2017	INV0000028822

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
December	Upon Receipt	00545

Description	Qty	Rate	Amount
District Management Services 3101	1.00	\$1,416.67	\$1,416.67
Administrative Services 3100	1.00	\$450.00	\$450.00
Accounting Services 3201	1.00	\$1,258.33	\$1,258.33
Financial & Revenue Collections 3111	1.00	\$416.67	\$416.67
<p>Date Rec'd Rizzetta & Co., Inc. _____</p> <p>O/M approval <u>Bolinda Blandon</u> Date <u>12/1/2017</u></p> <p>Date entered <u>NOV 30 2017</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>See above</u></p> <p>Check # _____</p>			
Subtotal			\$3,541.67
Total			\$3,541.67

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
12/1/2017	INV0000002890

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
December		00545

Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<p> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Bolinda Blandon</u> Date <u>12/1/2017</u> Date entered <u>NOV 30 2017</u> Fund <u>001</u> GL <u>51300</u> OC <u>5103</u> Check # _____ </p>			
Subtotal			\$175.00
Total			\$175.00

Tab 3



Rizzetta & Company

CFM Community Development District

**Financial Statements
(Unaudited)**

December 31, 2017

Prepared by: Rizzetta & Company, Inc.

cfmcdd.org
rizzetta.com

CFM Community Development District

Balance Sheet

As of 12/31/2017

(In Whole Numbers)

	General Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets					
Cash In Bank	613,712	0	613,712	0	0
Investments	0	1,742,482	1,742,482	0	0
Accounts Receivable	196,908	6,401,724	6,598,632	0	0
Allowance for Doubtful Accounts	(180,699)	(6,314,622)	(6,495,321)	0	0
Prepaid Expenses	0	0	0	0	0
Deposits	4,400	0	4,400	0	0
Due From Developer	0	0	0	0	0
Due From Other Funds	0	27,701	27,701	0	0
Amount Available in Debt Service	0	0	0	0	0
Amount To Be Provided Debt Service	0	0	0	0	25,355,000
Fixed Assets	0	0	0	10,933,945	0
Total Assets	<u>634,321</u>	<u>1,857,286</u>	<u>2,491,607</u>	<u>10,933,945</u>	<u>25,355,000</u>
Liabilities					
Accounts Payable	7,293	0	7,293	0	0
Accrued Expenses Payable	5,670	0	5,670	0	0
Other Current Liabilities	0	0	0	0	0
Deferred Revenue	0	0	0	0	0
Deposits	0	0	0	0	0
Due To Other Funds	27,701	0	27,701	0	0
Debt Service Obligations--Current	0	16,846,408	16,846,408	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	25,355,000
Total Liabilities	<u>40,664</u>	<u>16,846,408</u>	<u>16,887,072</u>	<u>0</u>	<u>25,355,000</u>
Fund Equity & Other Credits					
Beginning Fund Balance	296,056	(14,938,414)	(14,642,358)	10,933,945	0
Net Change in Fund Balance	297,601	(50,709)	246,893	0	0
Total Fund Equity & Other Credits	<u>593,657</u>	<u>(14,989,122)</u>	<u>(14,395,465)</u>	<u>10,933,945</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>634,321</u>	<u>1,857,286</u>	<u>2,491,607</u>	<u>10,933,945</u>	<u>25,355,000</u>

See Notes to Unaudited Financial Statements

CFM Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Revenues					
Special Assessments					
Tax Roll	86,985	86,985	87,110	125	(0.14)%
Off Roll	<u>279,413</u>	<u>279,413</u>	<u>279,413</u>	<u>(0)</u>	<u>0.00%</u>
Total Revenues	<u>366,398</u>	<u>366,398</u>	<u>366,523</u>	<u>125</u>	<u>(0.03)%</u>
Expenditures					
Legislative					
Supervisor Fees	11,000	2,750	800	1,950	92.72%
Financial & Administrative					
Administrative Services	5,400	1,350	1,350	0	75.00%
District Management	17,000	4,250	4,250	0	74.99%
District Engineer	18,500	4,625	7,152	(2,527)	61.34%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	12,500	3,125	0	3,125	100.00%
Tax Collector/Property Appraiser Fees	338	338	321	17	5.02%
Financial & Revenue Collections	5,000	1,250	1,250	0	74.99%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Accounting Services	15,100	3,775	3,775	0	75.00%
Auditing Services	4,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	163	0	163	100.00%
Public Officials Liability Insurance	3,025	2,750	2,750	0	9.09%
Legal Advertising	1,000	250	62	188	93.80%
Dues, Licenses & Fees	735	327	175	152	76.19%
Property Taxes	50	50	21	29	58.50%
Website Hosting, Maintenance, Backup (and Email)	1,200	300	525	(225)	56.25%
Legal Counsel					
District Counsel	30,000	7,500	4,309	3,191	85.63%
Security Operations					
Security Services and Patrols	1,800	450	0	450	100.00%
Electric Utility Services					
Utility Services	6,000	1,500	1,500	0	75.00%
Street Lights	24,000	6,000	5,023	977	79.07%
Stormwater Control					
Lake/Pond Bank Maintenance	13,877	3,469	0	3,469	100.00%
Aquatic Maintenance	21,036	5,259	5,259	0	75.00%
Wetland Monitoring & Maintenance	60,000	15,000	0	15,000	100.00%
Fountain Service Repairs & Maintenance	8,100	2,025	1,875	150	76.85%
Other Physical Environment					
General Liability Insurance	3,575	3,575	3,250	325	9.09%
Property Insurance	1,761	1,761	1,601	160	9.08%
Landscape Maintenance	42,000	10,500	10,484	16	75.03%
Irrigation Repairs	2,900	725	0	725	100.00%
Landscape Miscellaneous	2,351	588	850	(262)	63.84%
Landscape Replacement Plants, Shrubs, Trees	4,500	1,125	0	1,125	100.00%
Road & Street Facilities					
Street/Parking Lot Sweeping	5,700	1,425	0	1,425	100.00%

See Notes to Unaudited Financial Statements

CFM Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Roadway Repair & Maintenance	2,100	525	0	525	100.00%
Sidewalk Repair & Maintenance	1,000	250	0	250	100.00%
Street Sign Repair & Replacement	1,000	250	100	150	90.00%
Contingency					
Miscellaneous Contingency - Mitigation Project	29,000	7,250	2,240	5,010	92.27%
Total Expenditures	<u>366,398</u>	<u>104,480</u>	<u>68,921</u>	<u>35,558</u>	<u>81.19%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>261,919</u>	<u>297,601</u>	<u>35,683</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>261,919</u>	<u>297,601</u>	<u>35,683</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	0	0	296,056	296,056	0.00%
Fund Balance, End of Period	<u>0</u>	<u>261,919</u>	<u>593,657</u>	<u>331,739</u>	<u>0.00%</u>

CFM Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 12/31/2017

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	2,053	2,053	0.00%
Special Assessments				
Tax Roll	467,118	467,263	145	0.03%
Total Revenues	<u>467,118</u>	<u>469,316</u>	<u>2,198</u>	<u>0.47%</u>
Expenditures				
Financial & Administrative				
District Engineer	0	10,181	(10,181)	0.00%
Legal Counsel				
Trustee Counsel	0	82,285	(82,285)	0.00%
Debt Service				
Interest	467,118	792,500	(325,382)	(69.65)%
Principal	0	5,000	(5,000)	0.00%
Other Physical Environment				
General Liability Insurance	0	4,035	(4,035)	0.00%
Total Expenditures	<u>467,118</u>	<u>894,001</u>	<u>(426,883)</u>	<u>(91.39)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(424,685)</u>	<u>(424,685)</u>	<u>0.00%</u>
Other Financing Sources (Uses)				
Proceeds from SPE	0	812,246	812,246	0.00%
SPE Costs	0	(438,269)	(438,269)	0.00%
Total Other Financing Sources (Uses)	<u>0</u>	<u>373,977</u>	<u>373,977</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>(50,709)</u>	<u>(50,709)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>(14,938,414)</u>	<u>(14,938,414)</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>(14,989,122)</u></u>	<u><u>(14,989,122)</u></u>	<u><u>0.00%</u></u>

CFM CDD
Investment Summary
December 31, 2017

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2017</u>
US Bank S2004A Reserve	Fidelity Govt Port CI III	\$ 359,846
US Bank S2004A Revenue	Fidelity Govt Port CI III	570,023
US Bank S2004A Prepayment	Fidelity Govt Port CI III	812,613
	Total Debt Service Fund Investments	\$ 1,742,482

CFM Community Development District

Summary A/R Ledger

001 - General Fund

From 12/1/2017 Through 12/31/2017

Invoice Date	Customer Name	Invoice Number	Current Balance
4/18/2013	Maxcy Development Group Holdings - CFM, Inc	545-12-03A	118,054.85
10/18/2013	Maxcy Development Group Holdings - CFM, Inc	545-13-01A	62,644.19
10/1/2017	Lee County Tax Collector	FY17-18	16,209.05
		Total 001 - General Fund	196,908.09

CFM Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 12/1/2017 Through 12/31/2017

Invoice Date	Customer Name	Invoice Number	Current Balance
4/18/2013	Maxcy Development Group Holdings - CFM, Inc	545-12-01A(A)	978,314.64
4/18/2013	Maxcy Development Group Holdings - CFM, Inc	545-12-02A	555,072.84
4/18/2013	Maxcy Development Group Holdings - CFM, Inc	DS1208-1A	1,595,276.00
4/18/2013	Maxcy Development Group Holdings - CFM, Inc	ORA-CFM-2009-1(A)	1,605,716.95
4/18/2013	Maxcy Development Group Holdings - CFM, Inc	ORA-CFM-2009-1A(A)	1,580,241.21
10/1/2017	Lee County Tax Collector	FY17-18	87,102.64
		Total 200 - Debt Service Fund	6,401,724.28
Report Balance			6,598,632.37

CFM Community Development District

Aged Payables by Invoice Date

Aging Date - 12/1/2017

001 - General Fund

From 12/1/2017 Through 12/31/2017

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Lake Masters Aquatic Weed Control, Inc.	12/1/2017	17-09960	Lake Maintenance 12/17	1,753.00
Magnolia Landing Golf, LLC	12/1/2017	900	Aerator/ Utility Cost 12/17	500.00
Magnolia Landing Golf, LLC	12/1/2017	901	Aerator Agreement & Water 12/17	625.00
Sewer Viewer, Inc.	12/11/2017	21712032	Clean Storm Repair	2,240.00
Hopping Green & Sams	12/20/2017	97533	General/Monthly Legal Services 11/17	287.00
Johnson Engineering Inc	12/28/2017	20044888-001 Inv 120	General Engineering Services 12/17	1,887.93
			Total 001 - General Fund	7,292.93
Report Total				7,292.93

**CFM Community Development District
Notes to Unaudited Financial Statements
December 31, 2017**

Balance Sheet

1. Trust statement activity has been recorded through 12/31/17.
2. See EMMA (Electronic Municipal Market Access) at <http://emma.msrb.org> for Municipal Disclosures and Market Data.
3. Debt Service Obligations-Current represents scheduled Series 2004 Debt Service payments that were not made May 2010 – November 2017.

Statement of Revenue and Expenditures - Debt Service Fund

4. The scheduled Series 2004 Debt Service payments that were not made have been accrued, and are reflected in the accompanying Balance Sheet.

Summary A/R Ledger-Payment Terms

5. Payment terms for landowner assessments are (a) defined in the FY17-18 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 4



RESTORING FLORIDA'S NATIVE BEAUTY

*17681 Caloosa Rd.
Alva, FL 33920*

*Darrin Jones 239 851 8811
Pat Summerall 239 851 1474*

CFM CDD
c/o Belinda Blandon
District Manager
Rizzetta & Company

**CFM CDD – PRESERVE MAINTENANCE AND
EXOTIC VEGETATION TREATMENT PROPOSAL**

Proposal to provide a maintenance event in the 207.34 acre preserve area as well as the additional area near Athenian Ln. as discussed at the CFM CDD. Walker Exotic Tree Eradication will provide the labor, equipment and supplies to complete the maintenance treatment of all exotic and nuisance vegetation within the conservation/preserve area at the CFM CDD.

All target species will be treated with an appropriate herbicide, per label rates and directions, and in accordance with the laws of the State of Florida.

All work is guaranteed to achieve a vegetation kill rate of 95%

Total Treatment Cost: \$8,727.48

Please sign below if you agree to the scope and terms above.

_____	Darrin Jones	_____	1-18-18
Client	Date	Contractor	Date

Sincerely,

Darrin Jones
239.851.8811
Darrin@walkerexotics.com