



Rizzetta & Company

CFM

Community Development District

Board of Supervisors' Meeting March 15, 2018

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

www.cfmccd.org

CFM COMMUNITY DEVELOPMENT DISTRICT AGENDA March 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

March 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, March 15, 2018 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 February 15, 2018..... Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures for the Months of January and February 2018..... Tab 2
 - C. Review of January 2018 Financial Statement Tab 3
- 4. BUSINESS ITEMS**
 - A. Update Regarding Mitigation Project
 - B. Update and Discussion Regarding Revised Scope for the Intersection of US 41
- 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, February 15, 2018 at 11:38 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
Paul Mayotte	Board Supervisor, Assistant Secretary
Adam Lerner	Board Supervisor, Assistant Secretary
Bob Bishop	Board Supervisor, Assistant Secretary

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)
Mallory Clancy	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. There were no questions or comments from the public.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on January 18, 2018

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on January 18, 2018. She asked if there were any additions, deletions, or corrections to the minutes. There were none.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on January 18, 2018, for the CFM Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operations and Maintenance Expenditures for the Month of December 2017

Ms. Blandon provided an overview of the expenditures paid for the period of December 1-31, 2017 which totaled \$15,037.96, and asked if there were any questions related to any item of expenditure. Mr. Dady inquired with District Counsel regarding the work related to the temporary construction and access easement agreement. Mr. Eckert advised he will report back to Mr. Dady.

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Month of December 2017, totaling \$15,037.96, for the CFM Community Development District.

FIFTH ORDER OF BUSINESS

Review of December 2017 Financial Statement

Ms. Blandon provided an overview of the December 2017 financial statement. Discussion ensued.

SIXTH ORDER OF BUSINESS

Consideration of Audit Committee Recommendations

Ms. Blandon advised that the Audit Committee met prior to the onset of the Board of Supervisors' meeting and has recommended that the Audit Proposal Instructions provide for a one (1) year contract term with the option for two (2) annual renewals, with proposals to be due by Monday, April 2, 2018 at 4:00 pm, for the evaluation criteria to include price, and the second audit committee meeting to be scheduled for April 19, 2018 at 11:00 am; and authorized District Management to publish the necessary advertisements requesting proposals and setting audit committee meetings.

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board Accepted the Recommendations of the Audit Committee: for Audit Proposal Instructions to provide for a one (1) year contract term with the option for two (2) annual renewals, with proposals to be due by Monday, April 2, 2018 at 4:00 pm, for the evaluation criteria to include price, and the second audit committee meeting to be scheduled for April 19, 2018 at 11:00 am; and authorized District Management to publish the necessary advertisements requesting proposals and setting audit committee meetings, for the CFM Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Walker Exotic Tree Eradication Proposal for Preserve Maintenance Event

Ms. Blandon advised that the proposal included in the agenda is actually a part of the current contract.

Ms. Blandon advised that she would like to discuss the Walker Exotic mitigation project with the Board.

On a Motion by Mr. Dady, seconded by Mr. Mayotte, with all in favor, the Board Added Discussion Regarding the Walker Exotic Mitigation Project to the Agenda, for the CFM Community Development District.

EIGHTH ORDER OF BUSINESS

Discussion Regarding the Walker Exotic Tree Eradication Mitigation Project

Ms. Blandon advised that since this item was not part of the Agenda, this item would need to be opened to public comment. No public comment was offered.

Mr. Dady provided an overview of the situation with Walker Exotic advising that they cannot meet the schedule needed to complete the project. He further advised that Staff has been asked to reach out to Earth Balance, who was an original and competitive bidder in order to expedite the project. Mr. Dady advised the upland work has been completed and coordination of the work punchlist will continue. Ms. Clancy advised that the head Ecologist of Johnson Engineering certified that the first phase of exotic removal was substantially complete, though since they are not going to continue on the project, the Ecologist would like for Walker Exotic to return to the site to complete cleanup. Mr. Dady advised that the proper process at this time, is to mutually terminate the contract with Walker Exotic Tree Eradication and contract with Earth Balance for the remainder of the work. He advised task one is complete and he would now like to move forward with Earth Balance. Mr. Dady advised a new agreement with the new firm will need to take place immediately, and he advised that the SPE has contacted the bond holder and the trustee to request additional funding which has been approved, so additional funding to accelerate the work in coordination with the permit agencies is available.

Mr. Eckert advised that Staff will negotiate a mutual termination of the existing contract, and also the contract amount with Earth Balance is below the bid threshold. Mr. Eckert advised he has no concerns with the proposal being made by the Chairman.

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Directed Staff to Negotiate Mutual Termination of the Walker Exotic Tree Eradication Contract and Authorized District Counsel to Prepare a Contract with Earth Balance, consistent with their initial proposal for the work remaining, and further Authorized the Chairman to Execute the Termination and Contract, for the Mitigation Project, for the CFM Community Development District.

Mr. Dady discussed the lack of response from Walker Exotic Tree Eradication and his concerns with them returning to complete the clean-up. Ms. Blandon advised the District still has a contract with Walker Exotic Tree Eradication for ongoing maintenance and therefore she believes they will be responsive.

Ms. Blandon discussed the need for an amended budget to incorporate the changes that have been made.

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Directed Staff to Prepare an Amended Budget to reflect changes that have been made, and to be presented at the next meeting, for the CFM Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Easement Swap with the Golf Course for Roadway Conflicts

Mr. Dady discussed easements that are crossing CDD property and there is currently a golf cart crossing through one of the roads to be constructed. He advised he would like to ensure that all conflicts are identified in order to approach the golf course representative once. Discussion ensued. Mr. Dady advised he would like to look at the methodology to ensure the golf course is paying the appropriate amount of operations and maintenance. Mr. Eckert advised the District can choose to go through the process to revise the methodology and that process would need to be addressed at the same time as the budget process. Mr. Dady advised he would like staff to review the methodology and measure the golf course lakes versus the residential or shared lakes to ensure the golf course is being assessed properly.

Mr. Dady further advised he would like staff to review each of the golf cart easement to ensure there are not additional concerns. Mr. Eckert asked for clarification as to who is being asked to review the easements. Mr. Dady confirmed that he is asking that the District Engineer review the easements and then have those findings sent to District Counsel and then the Board can review and discuss.

TENTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
Mr. Eckert reported that his office prepared the Temporary Construction Access Agreement in connection with the closing on the property with DR Horton and that document was recorded on November 3rd.
- B. District Engineer
Ms. Clancy advised she had no report.
- C. District Manager
Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, March 15, 2018 at 11:00 a.m. Mr. Dady asked that the meeting be moved to 11:30 a.m.

Ms. Blandon advised of a letter received from the homeowner at 20604 Long Pond Road regarding a drainage easement at the rear lot lines. The homeowner submitted a request to the Master Association to install a fence which was approved, but then their permit was denied by the Building Department due to the easement. The homeowner has requested an encroachment agreement. Discussion ensued. Mr.

Dady suggested the homeowner resubmit the application to the HOA and CDD for consideration; however, it is not in the Districts' policy to allow encroachment into the conservation easement area. Mr. Dady advised it may be easiest for the homeowner to move the fence back toward the house and out of the easement. Mr. Dady suggested providing a response to the homeowner and advise that he should resubmit though it does not appear that he has room for a traditional fenced area and the CDD is not of the mindset to allow for encroachment into the conservation area. Mr. Eckert advised the District is not obligated to give up property rights and that should be included in the response to the homeowner.

ELEVENTH 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 advised that a resident at the Southwest corner of Dennis Port and Long Pond Road dumping yard waste at the edge of the preserve. The Board directed staff to send a letter to the resident.

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Dady, seconded by Mr. Bishop, with all in favor, the Board adjourned the meeting at 12:15 p.m., for the CFM Community Development District.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures January 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2018 through January 31, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$16,695.95**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2018 Through January 31, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Hopping Green & Sams	002230	97533	General/Monthly Legal Services 11/17	\$ 287.00
Johnson Engineering Inc	002236	20044888-001 Inv 120	General Engineering Services 12/17	\$ 1,887.93
Lake Masters Aquatic Weed Control, Inc.	002231	17-09960	Lake Maintenance 12/17	\$ 1,753.00
LCEC	002237	6571809552 12/17	Street Lights 3000 Magnolia Landing Ln 12/17	\$ 1,577.27
Lee County Board of County Commissioners	002238	2083	Annual Regulatory Program & Surveillance Fee 2018	\$ 560.00
Magnolia Landing Golf, LLC	002232	900	Aerator/ Utility Cost 12/17	\$ 500.00
Magnolia Landing Golf, LLC	002232	901	Aerator Agreement & Water 12/17	\$ 625.00
Magnolia Landing Master Association, Inc.	002239	336	Landscape Maintenance 12/17	\$ 3,494.58
Rizzetta & Company, Inc.	002233	INV00000029429	District Management Fees 01/18	\$ 3,541.67
Rizzetta Technology Services, LLC	002234	INV0000002975	Website Hosting & Email Services 01/18	\$ 175.00
Sewer Viewer, Inc.	002235	21712032	Clean Storm Repair	\$ 2,240.00
The Daily Breeze	002240	108916 01/10/18	Legal Advertising 01/18	\$ 54.50
Report Total				<u>\$ 16,695.95</u>

Hopping Green & Sams

Attorneys and Counselors

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

Date Rec'd Rizzetta & Co., Inc. DEC 21 20

D/M approval Belinda Blandon Date 1/2/2018

Date entered JAN 02 2018

Fund 001 GL 51400 OC 3107

Check# _____

===== STATEMENT =====

December 20, 2017

CFM Community Development District
c/o Rizzetta & Company
9428 Camden Pkwy
Riverview, FL 33578

Bill Number 97533
Billed through 11/30/2017

General Counsel/Monthly Meeting

CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

11/02/17	JBC	Revise temporary construction and access easement; prepare correspondences regarding same.	0.80 hrs
11/06/17	JBC	Prepare correspondence regarding temporary access and construction easement.	0.20 hrs
11/07/17	MCE	Review draft minutes.	0.20 hrs
Total fees for this matter			\$287.00

MATTER SUMMARY

Cooksey, Jennings B.	1.00 hrs	225 /hr	\$225.00
Eckert, Michael C.	0.20 hrs	310 /hr	\$62.00
TOTAL FEES			\$287.00

TOTAL CHARGES FOR THIS MATTER

\$287.00

BILLING SUMMARY

Cooksey, Jennings B.	1.00 hrs	225 /hr	\$225.00
Eckert, Michael C.	0.20 hrs	310 /hr	\$62.00
TOTAL FEES			\$287.00

TOTAL CHARGES FOR THIS BILL

\$287.00

Please include the bill number on your check.

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Project Manager David Robson

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

Invoice

December 28, 2017

Project No: 20044888-001

Invoice No: 120

FEID #59-1173834

Project 20044888-001 CFM CDD General Engineering

Professional Services through December 17, 2017

Phase 01 General Engineering

Professional Personnel

		Hours	Rate	Amount
Engineer VI				
Robson, David	11/15/2017	1.00	150.00	150.00
Review Walker Mitigation schedule and coordinate ecologist conditon field inspection.				
Robson, David	11/17/2017	3.00	150.00	450.00
Field verification of conservation encroachments.				
Robson, David	11/20/2017	1.00	150.00	150.00
Review temporary cart path location for impact to CDD property. contact C Southwick re location and ownership issue.				
Technician II				
Keen, Cynthia	11/20/2017	.50	65.00	32.50
CFM CDD Conservation Areas Affidavit of No Encroachment updated, emailed to M Dady, B Blandon, K Hardwick per D Robson				
Keen, Cynthia	11/21/2017	.25	65.00	16.25
CFM CDD Conservation Areas Affidavit of No Encroachment updated, emailed to J Carenza per D Robson				
Principal Ecologist				
Herrero, Laura	11/17/2017	2.00	170.00	340.00
Field review preserve conditions to evaluate the ability to commence exotic removal				
Principal Ecologist				
Herrero, Laura	12/4/2017	.75	170.00	127.50
Coordination regarding start of Phase 1 exotic work				
Herrero, Laura	12/8/2017	.50	170.00	85.00
Coordination regarding start of Phase 1 exotic removal at Magnolia Landing				
Herrero, Laura	12/11/2017	.50	170.00	85.00
Coordination with Walker Exotics and CFM CDD regarding initiation of exotic removal				
Engineer VI				
Robson, David	11/28/2017	1.00	150.00	150.00
Review Mitigation Schedule and Walker Schedule with M Dady and L Herrero.				
Robson, David	11/29/2017	1.00	150.00	150.00

Project	20044888-001	CFM CDD General Engineering	Invoice	120
Coordinate Sewer Viewer roadway pipe cleaning with C Riger.				
Robson, David	12/4/2017	.50	150.00	75.00
Sewer Viewer pipe cleaning coordination.				
Robson, David	12/4/2017	.50	150.00	75.00
Walker Phase 1 Mitigation coordination.				
Totals		12.50	1,886.25	
Total Labor				1,886.25
Total this Phase				\$1,886.25

Phase	REIM	Reimbursables		
Unit Billing				
Prints				
11/19/2017		6.0 KIP Prints @ 0.28	1.68	
Total Units			1.68	1.68
Total this Phase				\$1.68
Total this Invoice				\$1,887.93

Date Rec'd Rizzetta & Co., Inc. _____
 D/M approval Belinda Blandon Date 1/8/18
 Date entered JAN 05 2018
 Fund 001 GL 51300 OC 3103
 Check # _____

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

Invoice

DATE	INVOICE #
12/1/2017	17-09960

Bill To:

CFM CDD - MAGNOLIA LANDING
C/O RIZZETTA
9530 MARKET PLACE ROAD STE. 206
FT. MYERS, FL 33912

susan.oraczewski@lakemasters.com	P.O. NO.	TERMS	REP	PROJECT
		Net 30		

QUANTITY	DESCRIPTION	RATE	AMOUNT
	MONTHLY SERVICE - AQUATIC WEED CONTROL - PER NEW CONTRACT SIGNED 08/15	1,753.00	1,753.00
<div>RECEIVED</div> <div>Date Rec'd Rizzetta & Co., Inc. DEC 01 2017</div> <div>D/M approval <u>Bolinda Blandon</u> Date <u>12/1/2017</u></div> <div>Date entered <u>DEC 01 2017</u></div> <div>Fund <u>001</u> GL <u>53800</u> OC <u>4605</u></div> <div>Check # _____</div>			

THIS INVOICE AND SERVICE IS FOR THE MONTH INDICATED IN THE DATE SECTION ABOVE.

Total \$1,753.00

Payments/Credits \$0.00

Balance Due \$1,753.00

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

Due Date: 1/18/2018

Account Summary as of December 28, 2017

Previous Balance	1,577.16
Payment Received - 12/20/2017	-1,674.71
Corrections	0.00
Past Due Balance	\$-97.55
Current Charges - ELECTRIC	1,674.82
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,577.27

Service Address: 3000 MAGNOLIA LANDING LN CASE ID#6806754959-T69628 NORTH FORT MYERS, FL 33917
SA ID# 6571809975 Security Lt-Comm

Service From 11/29/2017 to 12/28/2017

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
2 units 100 LED Light Energy Charge at \$1.92 each	3.84
2 units 100 LED Light Fixture Charge at \$9.13 each	18.26
Power Cost Adj. (2,983.9996 kWh at \$0.0063)	18.80
Summary Of Light Related Charges	332.68
Summary Of Non Electric Fixtures	670.08
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	10.36
Franchise Fee-Unincorporated Lee Co. Government	75.20
Current Charge Subtotal	\$1,674.82

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

D/M approval Belinda Blandon Date 1/12/2018

Date entered JAN 12 2018

Fund 001 GL 53100 OC 4307

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
\$-97.55	\$1,674.82	\$1,577.27	01/18/2018	

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

2482 1 AB 0.400 22-11

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



6 0000006571809552 0000000000 0000167482 0000157727



Invoice

BILL TO

CFM Community Development District
Kristen Suit, District Manager
9530 Marketplace Road, Suite 206
Ft. Myers, FL 33912

FROM

LEE COUNTY NATURAL RESOURCES
1500 Monroe Street
Fort Myers, FL 33901

DATE	INVOICE #	TERMS
1/10/2018	2083	Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Year 2018 Annual Regulatory Program and Surveillance Fees for Municipal Separate Storm Sewer System Permit		560.00	560.00
For Internal Use Only: OC5379015502.504970			
Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Belinda Blandon</u> Date <u>1/22/18</u> Date entered <u>JAN 19 2018</u> Fund <u>001</u> GL <u>51300</u> OC <u>4902</u> Check # _____			
Make Checks Payable to: LEE COUNTY BOARD OF COUNTY COMMISSIONERS (LEE COUNTY BOCC)		TOTAL \$560.00	

Please Remit to:
Lee County Comm. Dev/Public Works Center
1500 Monroe Street, 4th Floor Fort Myers, FL 33901
Attn: Fiscal Pool

For Questions, please call Amanda Wilson 239-533-8551

Cycle 4 Year 1 NPDES MS4 Permit Fees Chapter 62-4 versus proposed ILA

Municipal Fees	Permit Fees per Chapter 62-4	Proposed by Agreement	Net Savings by Agreement
Bonita Springs	\$ 1,987	\$ 1,301	\$ 686
Cape Coral	\$ 7,054	\$ 4,574	\$ 2,480
Fort Myers	\$ 3,001	\$ 1,845	\$ 1,155
Fort Myers Beach	\$ 314	\$ 186	\$ 128
Sanibel	\$ 289	\$ 192	\$ 97
Lee County	\$ 14,092	\$ 10,238	\$ 3,854
Municipal Sub-Total	\$ 26,736	\$ 18,336	\$ 8,400

District Fees

San Carlos Estates	\$ 1,875	\$ 560	\$ 1,315
Bay Creek/Bayside	\$ 1,875	\$ 560	\$ 1,315
Brooks	\$ 1,875	\$ 560	\$ 1,315
Gateway	\$ 1,875	\$ 560	\$ 1,315
East Mulloch	\$ 1,875	\$ 560	\$ 1,315
LAMSID	\$ 1,875	\$ 560	\$ 1,315
FDOT	\$ 1,875	\$ 560	\$ 1,315
River Ridge	\$ 1,875	\$ 560	\$ 1,315
Heritage Palms	\$ 1,875	\$ 560	\$ 1,315
Lucaya	\$ 1,875	\$ 560	\$ 1,315
Miromar Lakes	\$ 1,875	\$ 560	\$ 1,315
River Hall	\$ 1,875	\$ 560	\$ 1,315
Catalina at Winkler Preserve	\$ 1,875	\$ 560	\$ 1,315
CFM CDD	\$ 1,875	\$ 560	\$ 1,315
Colonial Country Club	\$ 1,875	\$ 560	\$ 1,315
Districts Sub-Total	\$ 28,125	\$ 8,400	\$ 19,725

	W/O Agreement	W/ Agreement	Savings
Permit Total	\$ 54,861	\$ 26,736	\$ 28,125

The Permit Fee is established by Chapter 62-4 F.A.C.

"For permitted counties with populations greater than 100,000 the permit fee is \$13,000 plus \$0.025 times the total permitted population. (b) Except as provided in paragraph 62-4.052(10)(c), F.A.C., permittees and co-permittees to each permit will be invoiced individually for their respective share of the annual fee. The individual fee shall be pro-rated based on the percentage of each co-permittee's population as compared to the total permit population listed above. Additional fees apply as follows:

1. Invoices under this subsection shall be a minimum of \$100 to cover processing costs.
2. For co-permittees that do not have associated populations, such as Florida Department of Transportation Districts and Drainage Districts, other than existing state water management districts, the fee shall be \$1,315.

(c) For convenience, co-permittees of any one permit may choose to receive only one invoice to cover the entire annual fee. In order to receive one invoice, co-permittees to any one permit shall :

1. Mutually agree to share the cost of the annual fee and be party to an executed interlocal agreement for cost sharing among all co-permittees.
2. Designate a specific co-permittee to act as representative for all co-permittees regarding the annual fee. The fee designee shall notify the Department in writing, not less than 120 days prior to the end of a calendar year, that only one invoice will be required for the annual fee for the forthcoming calendar year."

INVOICE



Magnolia Landing Golf, LLC.
3501 Avenida Del Vera
North Fort Myers, FL 33917
239.543.4146

Date	Invoice #
Dec 1, 2017	900

Bill to

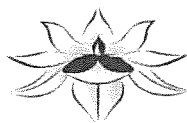
CFM CDD
9530 Marketplace Rd
Suite 206
Fort Myers, FL 33912

Due Date	Billing Period
12/31/17	December 2017

Quantity	Description	Rate	Tax	Amount
1	Aerator Utility Cost	500.00	0.00	500.00
			Total	500.00

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 4304
Check # _____

INVOICE



Magnolia Landing Golf, LLC.
3501 Avenida Del Vera
North Fort Myers, FL 33917
239.543.4146

Date	Invoice #
Dec 1, 2017	901

Bill to

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

Due Date	Billing Period
12/31/17	December 2017

Quantity	Description	Rate	Tax	Amount
1	Aerator Agreement & Water	625.00	0.00	625.00
			Total	625.00

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

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

Date entered DEC 08 2017

Fund 001 GL 53800 OC 4014

Check # _____

DATE: December 1, 2017
INVOICE # 336
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 #
1/1/2018	INV0000029429

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
January	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>D/M approval <u>Belinda Blandon</u> Date <u>1/2/2018</u></p> <p>Date entered <u>JAN 02 2018</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 #
1/1/2018	INV0000002975

Bill To:

CFM CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
January		00545

Description	Qty	Rate	Amount
Email Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
<div>Date Rec'd Rizzetta & Co., Inc. _____</div> <div>D/M approval <u>Belinda Blandon</u> Date <u>1/2/2018</u></div> <div>Date entered <u>JAN 02 2018</u></div> <div>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></div> <div>Check # _____</div>			
Subtotal			\$175.00
Total			\$175.00

SEWER VIEWER, INC.

2190 ANDREA LN

FORT MYERS, FL 33912-3912

Phone (239) 267-3344

Fax (239) 267-2906

DATE: 12/11/2017 INVOICE: # 21712032 WORK ORDER # 20511
AMOUNT: \$ 2,240.00 CUSTOMER P.O. #

CUSTOMER: CFM COMMUNITY DEV. DIST PHONE:
C/O RIZZETTA & COMPANY 239-216-08 CHARLIE ONSITE
SUITE 206
FORT MYERS, FL 33912-3912

JOBNAME: MAGNOLIA LANDING LANE CITY:

DESCRIPTION OF WORK: CLEAN STORM

INVOICE DETAIL

<u>Serv Date</u>	<u>Service</u>	<u>Units</u>	<u>Rate</u>	<u>Amount</u>
12/5/2017	VACON W/CREW	1.00	2,240.00	2,240.00

Total Invoice Amount: \$2,240.00

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

D/M approval Belinda Blandon Date 12/15/17

Date entered DEC 15 2017

Fund 001 GL 57900 OC 4798

Check # _____

Please pay this invoice. We do not send monthly statements.

TERMS: Due 10 days after receipt. Past due accounts are subject to interest and handling charges at the rate of 1-1/2% per month, or the highest interest rate allowable by law. 'Notice to owner' filed on accounts 30 days from invoice date.

Classified/Legal Advertising Invoice

The Breeze Legals
2510 DEL PRADO BLVD.

CAPE CORAL, FL
33904
(239) 574-1110

Date Rec'd Rizzetta & Co., Inc. JAN 17 2018

D/M approval _____ Date _____

Date entered _____

Fund _____ GL _____ OC _____

Check# _____

CFM/CDD
9428 CAMDEN FIELD PKWY.

RIVERVIEW, FL

01/09/2018 10:37:47AM

33578

No: 108916

Phone: 239 936-0913

Ad No 108916	Customer No: L03434	Start Date 01-10-2018	Stop Date 01-10-2018	Category: Legals		Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 109	Words: 361	Inches: 10.60		Cost 54.50	Payments .00	Balance 54.50
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number		Card Expire
		<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Identifier</p> <p>NOTICE OF PUBLIC MEETING CFM COMMUNITY DEVELOPMENT DISTRICT</p> <p>The Board of Supervisors of the CFM Community</p> </div> <div style="margin-top: 20px;"> Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Belinda Blandon</u> Date <u>1/22/18</u> Date entered _____ Fund <u>001</u> GL <u>51300</u> OC <u>4801</u> Check # _____ </div>						
<p>*=Extend Expiration Date</p>								


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

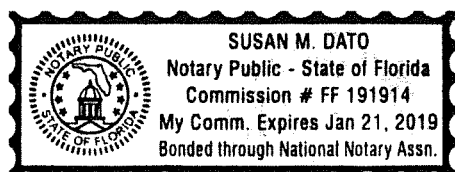
Affidavit of Publication

State of Florida
County of Lee

Before the undersigned authority personally appeared Jay Hill, 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 Legal Notice, in the matter of Notice of Public Meeting CFM Community Development District, as published in said newspaper in the issues of January 10, 2018. 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
January 10, 2018
Notary Public


108916



**NOTICE OF PUBLIC MEETING
CFM COMMUNITY DEVELOP-
MENT DISTRICT**

The Board of Supervisors of the CFM Community Development District ("District") will hold its regular meeting on Thursday, January 18, 2018, at 11:00 a.m. at the offices of Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. A copy of the agenda for the meeting can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, a copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www.cfmccd.org. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. A speaker telephone will be present at the above location so that any Board Supervisor or staff member can attend the meeting by telephone and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

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 meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A 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 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 based.

Belinda Blandon
District Manager
Run Date: 01/10/2018
108916

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures February 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2018 through February 28, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$73,837.49**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2018 Through February 28, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Adam Blake Lerner	002244	AL011818	Board of Supervisors Meeting 01/18/18	\$ 200.00
Adam Blake Lerner	002255	AL021518	Board of Supervisors Meeting 02/15/18	\$ 200.00
Hopping Green & Sams	002247	98201	General/Monthly Legal Services 12/17	\$ 163.00
Johnson Engineering Inc	002252	20044888-001 Inv 121	General Engineering Services 01/18	\$ 2,070.00
LCEC	002253	6571809552 01/18	Street Lights 3000 Magnolia Landing Ln 01/18	\$ 1,674.82
Leah Popelka	002250	LP011818	Board of Supervisors Meeting 01/18/18	\$ 200.00
Magnolia Landing Golf, LLC	002241	914	Aerator/ Utility Cost 01/18	\$ 500.00
Magnolia Landing Golf, LLC	002241	915	Aerator Agreement & Water 01/18	\$ 625.00
Magnolia Landing Golf, LLC	002248	916	Trim Wax Myrtle Enroaching	\$ 250.00
Magnolia Landing Golf, LLC	002258	930	Aerator Agreement & Water 02/18	\$ 625.00
Magnolia Landing Golf, LLC	002258	931	Aerator/ Utility Cost 02/18	\$ 500.00
Michael Dady	002246	MD011818	Board of Supervisors Meeting 01/18/18	\$ 200.00
Michael Dady	002257	MD021518	Board of Supervisors Meeting 02/15/18	\$ 200.00
Paul Mayotte	002249	PM011818	Board of Supervisors Meeting 01/18/18	\$ 200.00
Paul Mayotte	002259	PM021518	Board of Supervisors Meeting 02/15/18	\$ 200.00
Rizzetta & Company, Inc.	002242	INV00000030111	District Management Fees 02/18	\$ 3,541.67
Rizzetta Technology Services, LLC	002243	INV0000003061	Website Hosting & Email Services 02/18	\$ 175.00
Robert Bishop	002245	BB011818	Board of Supervisors Meeting 01/18/18	\$ 200.00
Robert Bishop	002256	BB021518	Board of Supervisors Meeting 02/15/18	\$ 200.00
Solitude Lake Management LLC	002251	PI-A00150093	Monthly Lake & Pond Service 01/18	\$ 1,753.00
Solitude Lake Management LLC	002261	PI-A00153926	Monthly Lake & Pond Service 02/18	\$ 1,753.00
Suntech Electrical Contractors, Inc.	002262	7201	Repairs - Install Conduit to Control Receptacle	\$ 1,830.00

CFM Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2018 Through February 28, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
The Daily Breeze	002263	109227 02/06/18	Legal Advertising 02/18	\$ 62.00
Walker Exotic Tree Eradication & Mitigation LLC	002254	524	Phase 1 Uplands-Enhancements & Preservations	\$ 48,265.00
Walker Exotic Tree Eradication & Mitigation LLC	002254	525	Preserve Maintenance	<u>\$ 8,250.00</u>
Report Total				<u>\$ 73,837.49</u>

CFM CDD

Meeting Date: January 18, 2018

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Mike Dady	✓	X
Paul Mayotte	✓	X
Bob Bishop	✓	X
Leah Popelka	✓	X
Adam Lerner*	✓	X

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:00 am
Meeting End Time:	11:48 am
Total Meeting Time:	48 mins

Time Over () Hours: Total at \$175 per Hour: DM Signature: 

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

D/M approval Belinda Blandon Date 2/5/2018Date entered FEB 02 2018Fund 001 GL 51100 OC 1101

Check # _____

CFM CDDMeeting Date: February 15, 2018**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if present	Check if paid
Mike Dady MD X	✓	X
Paul Mayotte PM X	✓	X
Bob Bishop BB X	✓	X
Leah Popelka LP X		X
Adam Lerner* AL X	✓	

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:38 a
Meeting End Time:	12:15 p
Total Meeting Time:	37 mins

Time Over _____ () Hours: _____

Total at \$175 per Hour: _____

DM Signature: _____

RECEIVED

FEB 16 2018

Date received by _____

O/M approval Belinda Blandon Date 2-16-18Date entered FEB 16 2018Find COI GL S1100 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 =====

January 25, 2018

CFM Community Development District
c/o Rizzetta & Company
9428 Camden Pkwy
Riverview, FL 33578

Bill Number 98201
Billed through 12/31/2017

General Counsel/Monthly Meeting
CFMCDD 00001 MCE

Date Rec'd Rizzetta & Co., Inc. JAN 30 2018

D/M approval Belinda Blandon Date 2/5/18

Date entered FEB 02 2018

Fund 001 GL 51400 OC 3107

Check# _____

FOR PROFESSIONAL SERVICES RENDERED

12/05/17	JEM	Review correspondence from Dady.	0.10 hrs
12/06/17	MCE	Review deed; confer with Dady.	0.10 hrs
12/06/17	JEM	Review quit claim deed for proposed pond conveyance from DR Horton.	0.30 hrs
Total fees for this matter			\$163.00

MATTER SUMMARY

Merritt, Jason E.	0.40 hrs	330 /hr	\$132.00
Eckert, Michael C.	0.10 hrs	310 /hr	\$31.00

TOTAL FEES \$163.00

TOTAL CHARGES FOR THIS MATTER \$163.00

BILLING SUMMARY

Merritt, Jason E.	0.40 hrs	330 /hr	\$132.00
Eckert, Michael C.	0.10 hrs	310 /hr	\$31.00

TOTAL FEES \$163.00

TOTAL CHARGES FOR THIS BILL \$163.00

Please include the bill number on your 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

January 29, 2018

Project No: 20044888-001

Invoice No: 121

FEID #59-1173834

Date Rec'd Rizzetta & Co., Inc. FEB 06 REC'D

D/M approval Belinda Blandon Date 2/9/2018

Date entered FEB 08 2018

Fund 001 GL 51300 OC 3103

Check #

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 January 14, 2018

Phase 01 General Engineering

Professional Personnel

		Hours	Rate	Amount
Principal GIS Consultant				
Lohr, Michael	1/4/2018	.50	170.00	85.00
Research past ownership mapping work mitigation areas				
Lohr, Michael	1/12/2018	.50	170.00	85.00
Review mitigation phasing map w/ L Herrero				
GIS Consultant III				
Lohr, Paul	12/29/2017	4.75	135.00	641.25
CFM CDD / Magnolia Landing. Working on 2x3 Preserve Classifications and Phasing Map. Requested by Mike Lohr.				
Lohr, Paul	1/12/2018	.75	135.00	101.25
Magnolia Landing / CFM CDD. Duplicate Preserve Classification & Phasing Map, use Laura's markup to create contractor version of map. Requested by Laura Herrero.				
Principal Ecologist				
Herrero, Laura	12/29/2017	.75	170.00	127.50
Mapping coordination for mitigation phasing exhibit				
Herrero, Laura	1/12/2018	1.50	170.00	255.00
Working on revisions to contractors map and permitting map for SFWMD mitigation modification				
Engineer IV				
Clancy, Mallory	1/3/2018	2.00	125.00	250.00
Site Assessment to Lakes 152 and 170/170A				
Engineer VI				
Robson, David	12/26/2017	1.00	150.00	150.00
Contact Sewer Viewer re Magnolia Landing Lane inlet cleaning and Update B Blandon re Walker Mitigation progress.				
Robson, David	12/29/2017	1.00	150.00	150.00
Review Lake 170A erosion email and contact C Riger re repair proposal.				
Robson, David	1/5/2018	.50	150.00	75.00
Review Lk 170A bank erosion recommendation with C Southwick, ML Golf.				
Robson, David	1/11/2018	1.00	150.00	150.00
Sewer Viewer billing review and request for service report and photos.				
Totals		14.25		2,070.00
Total Labor				2,070.00

2,070.00



Project	20044888-001	CFM CDD General Engineering	Invoice	121
			Total this Phase	\$2,070.00
			Total this Invoice	\$2,070.00

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

Due Date: 2/16/2018

Account Summary as of January 26, 2018	
Previous Balance	1,577.27
Payment Received - 01/20/2018	-1,577.27
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1,674.82
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,674.82

Service Address: 3000 MAGNOLIA LANDING LN CASE ID#6806754959-T69628 NORTH FORT MYERS, FL 33917
SA ID# 6571809975 Security Lt-Comm

Service From 12/29/2017 to 01/26/2018	
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
2 units 100 LED Light Energy Charge at \$1.92 each	3.84
2 units 100 LED Light Fixture Charge at \$9.13 each	18.26
Power Cost Adj. (2,983.9996 kWh at \$0.0063)	18.80
Summary Of Light Related Charges	332.68
Summary Of Non Electric Fixtures	670.08
Summary Of Pole Related Charges	586.50
Gross Receipts Tax	10.36
Franchise Fee-Unincorporated Lee Co. Government	75.20
Current Charge Subtotal	\$1,674.82

Date Rec'd Rizzetta & Co., Inc. FEB 06 REC'D

D/M approval Belinda Blandon Date 2/9/2018

Date entered FEB 08 2018

Fund 001 GL 53100 OC 4307

Check #

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	\$1,674.82	\$1,674.82	02/16/2018	

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

2477 1 AB 0.405 22-11

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



0 0000006571809552 0000000000 0000167482 0000167482



Magnolia Landing Golf, LLC.
3501 Avenida Del Vera
North Fort Myers, FL 33917
239.543.4146

INVOICE

Date	Invoice #
Jan 1, 2018	914

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

Due Date	Billing Period
1/31/18	January 2018

Quantity	Description	Rate	Tax	Amount
1	Aerator Utility Cost	500.00	0.00	500.00
Date Rec'd Rizzetta & Co., Inc. _____				
D/M approval <u>Belinda Blandon</u> Date <u>1/2/2018</u>				
Date entered <u>JAN 02 2018</u>				
Fund <u>001</u> GL <u>53100</u> OC <u>4304</u>				
Check # _____				
			Total	500.00



Magnolia Landing Golf, LLC.
3501 Avenida Del Vera
North Fort Myers, FL 33917
239.543.4146

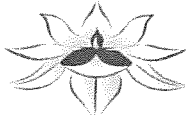
INVOICE

Date	Invoice #
Jan 1, 2018	915

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

Due Date	Billing Period
1/31/18	January 2018

Quantity	Description	Rate	Tax	Amount
1	Aerator Agreement & Water	625.00	0.00	625.00
Date Rec'd Rizzetta & Co., Inc. _____				
D/M approval <u>Belinda Blandon</u> Date <u>1/2/2018</u>				
Date entered <u>JAN 02 2018</u>				
Fund <u>001</u> GL <u>53800</u> OC <u>4614</u>				
Check # _____				
			Total	625.00



Magnolia Landing Golf, LLC.
3501 Avenida Del Vera
North Fort Myers, FL 33917
239.543.4146

INVOICE

Date	Invoice #
Jan 29, 2017	916

Bill to

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

Due Date	Billing Period
2/9/18	

Quantity	Description	Rate	Tax	Amount
1	Trim Wax Myrtle encroaching onto the property at 20675 Dennisport Lane	250.00	0.00	250.00
Date Rec'd Rizzetta & Co., Inc. _____ D/M approval <u>Belinda Blandon</u> Date <u>2/5/2018</u> Date entered <u>FEB 02 2018</u> Fund <u>001 GL 53900 OC 41615</u> Check # _____				
			Total	250.00



Magnolia Landing Golf, LLC.
3501 Avenida Del Vera
North Fort Myers, FL 33917
239.543.4146

INVOICE

Date	Invoice #
Feb 1, 2018	930

Bill to

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

Due Date	Billing Period
2/28/18	February 2018

Quantity	Description	Rate	Tax	Amount
1	Aerator Agreement & Water	625.00	0.00	625.00
Date Rec'd Rizzetta & Co., Inc. _____				
D/M approval <u>Belinda Blandon</u> Date <u>2/5/2018</u>				
Date entered <u>FEB 02 2018</u>				
Fund <u>001</u> GL <u>53800</u> OC <u>4614</u>				
Check # _____				
			Total	625.00



Magnolia Landing Golf, LLC.
3501 Avenida Del Vera
North Fort Myers, FL 33917
239.543.4146

INVOICE

Date	Invoice #
Feb 1, 2018	931

Bill to

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

Due Date	Billing Period
2/28/18	February 2018

Quantity	Description	Rate	Tax	Amount
1	Aerator Utility Cost	500.00	0.00	500.00
Date Rec'd Rizzetta & Co., Inc. _____				
D/M approval <u>Belinda Blandon</u> Date <u>2/5/2018</u>				
Date entered <u>FEB 02 2018</u>				
Fund <u>001</u> GL <u>53100</u> OC <u>430A</u>				
Check # _____				
			Total	500.00

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

Invoice

Date	Invoice #
2/1/2018	INV0000030111

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
February	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

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

O/M approval Belinda Blandon Date 1/26/18

Date entered JAN 26 2018

Fund 001 GL 51300 OC see above

Check # _____

Subtotal	\$3,541.67
Total	\$3,541.67

Tampa FL 33614

Date	Invoice #
2/1/2018	INV0000003061

CFM CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February		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. _____</p> <p>O/M approval <u>Belinda Blandon</u> Date <u>1/26/18</u></p> <p>Date entered <u>JAN 26 2018</u></p> <p>Fund <u>001</u> GL <u>51300</u> OC <u>5103</u></p> <p>Check # _____</p>				
		Subtotal		\$175.00
		Total		\$175.00



INVOICE

Invoice Number: PI-A00150093
Invoice Date: 01/01/18

PROPERTY: Cfm Cdd -
Magnolia
Landing

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Cfm Cdd - Magnolia Landing
Cfm Cdd - Magnolia Landing
9530 Market Place Road Ste. 206
Ft. Myers, FL 33912

CUSTOMER ID	CUSTOMER PO	Payment Terms	
C2226		Due upon receipt	
Sales Rep ID	Shipment Method	Ship Date	Due Date
Rill Kirth			01/01/18

Qty	Item / Description	Unit Price	Extension
1	01/01/18 - 01/31/18 Annual Lake & Pond Management Services SVR05732 Annual Lake & Pond Management Services	1,753.00	1,753.00

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

D/M approval Bolinda Blandon Date 2/5/2018

Date entered FEB 02 2018

Fund 001 GL 53800 OC 41002

Check # _____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	1,753.00
Sales Tax	0.00
Total Invoice	1,753.00
Payment Received	
TOTAL	1,753.00



INVOICE

Invoice Number: PI-A00153926

Invoice Date: 02/01/18

PROPERTY: Cfm Cdd -
Magnolia
Landing

Voice: (888) 480-5253 Fax: (888) 358-0088

SOLD TO: Cfm Cdd - Magnolia Landing
Cfm Cdd - Magnolia Landing
9530 Market Place Road Ste. 206
Ft. Myers, FL 33912

CUSTOMER ID
C2226

CUSTOMER PO

Payment Terms
Due upon receipt

Sales Rep ID
Rill Kurth

Shipment Method

Ship Date

Due Date
02/01/18

Qty	Item / Description	Unit Price	Extension
1	02/01/18 - 02/28/18 Annual Lake & Pond Management Services SVR05732 Annual Lake & Pond Management Services	1,753.00	1,753.00

RECEIVED

FEB 15 2018

Date received by customer, inc.

D/M approval Bolinda Blandon Date 2-16-18

Date entered **FEB 15 2018**

Final 001 GL 53800 OC 4605

Check #

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	1,753.00
Sales Tax	0.00
Total Invoice	1,753.00
Payment Received	
TOTAL	1,753.00

Cape Coral, FL 33991
75 Mid Cape Terrace

Date	Invoice #
2/14/2018	7201

Bill To
CFM Community Development District 9530 Marketplace Road Suite 206 Fort Myers, FL 33912

Project Name

P.O. No.	Terms
	Due on receipt

Description	Amount
Job: Magnolia Landings, North Fort Myers, FL Description: 1.) Add GFI receptacle at base of flag pole 2.) Add 1 pole time to control receptacle. Tie into existing gatehouse receptacle. 3.) Supply and install underground conduit and wire from new receptacle to gatehouse Includes trenching Material: 50ft 3/4" PVC 200ft #12 THHN wire 1 time clock 1 GFI receptacle Total Material Cost ----- \$270.00 Labor: 24 man hours @ \$65/hr ----- \$1,560.00 Total Amount Due ----- \$1,830.00 <div style="text-align: right;">RECEIVED FEB 14 2018 Date Rec'd Rizzetta & Co., Inc. D/M approval <u>Bolinda Blandon</u> Date <u>2-16-18</u> Date entered <u>FEB 15 2018</u> Fund <u>001 GLSBLW OC 4304</u> check # _____</div>	1,830.00
	Payments/Credits \$0.00
Phone # (239) 772-7177	Total \$1,830.00

Classified/Legal Advertising Invoice

The Breeze Legals
 2510 DEL PRADO BLVD.
 CAPE CORAL, FL
 33904
 (239) 574-1110

Date Rec'd Rizzetta & Co., Inc. **FEB 12 2018**
 D/M approval Bolinda Blandon Date 2-16-18
 Date entered **FEB 14 2018**
 Fund 001 GL 51300 oc 4801
 Check# _____

CFM/CDD
 9428 CAMDEN FIELD PKWY.

RIVERVIEW, FL

33578

02/06/2018 12:37:36PM

No: 109227

Phone: 239 936-0913

Ad No 109227	Customer No: L03434	Start Date 02-07-2018	Stop Date 02-07-2018	Category: Legals		Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 124	Words: 402	Inches: 12.06		Cost 62.00	Payments .00	Balance 62.00
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number		Card Expire
		<div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: 80%;"> <p style="text-align: center;">Identifier</p> <p>NOTICE OF AUDIT COMMITTEE MEETING AND REGULAR BOARD OF SUPERVISORS' MEETING CFM COMMUNITY DEVELOPMENT DISTRICT</p> </div>						
<p>*=Extend Expiration Date</p>								

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

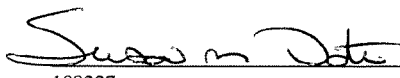
Affidavit of Publication

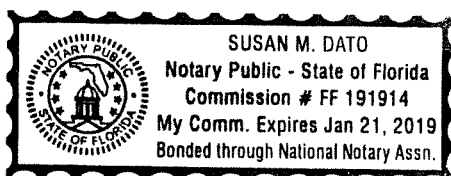
State of Florida

County of Lee

Before the undersigned authority personally appeared Jay Hill, 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 Legal Notice, in the matter of Notice of Audit Committee Meeting and Regular Board of Supervisors' Meeting CFM Community Development District, as published in said newspaper in the issues of February 7, 2018. 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
February 7, 2018
Notary Public


109227



**NOTICE OF AUDIT COMMITTEE
MEETING AND
REGULAR BOARD OF SUPERVI-
SORS' MEETING
CFM COMMUNITY DEVELOP-
MENT DISTRICT**

The Audit Committee of the CFM Community Development District will hold an audit committee meeting on Thursday, February 15, 2018 at 11:30 a.m. at the office of Rizzetta & Company, Inc. located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The Audit Committee will review, discuss and establish the evaluation criteria that the District will use to solicit audit services. At the conclusion of the Audit Committee meeting, the District's Board of Supervisors will hold its regular meeting. Copies of the agendas for the meetings can be obtained from the District Office at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912 or by phone at (239) 936-0913. Additionally, copies of the agendas, along with any meeting materials available in an electronic format, may be obtained at www.cfmccd.org. Items on the agendas may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. A speaker telephone will be present at the above location so that any Board Supervisor or staff member can attend the meetings by telephone and be fully informed of the discussions taking place either in person or by telephone communication. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that the 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 based.

Belinda Blandon
District Manager
Run Date: 02/07/2018
109227

Walker Exotic Tree Eradication

Darrin Jones or Pat Summerall
17681 Caloosa Rd.
Alva, FL 33920
Phone 239.851.8811 or 239.851.1474
Darrin@walkerexotics.com

INVOICE

INVOICE #524
DATE: JANUARY 31, 2018

TO:

CFM Community Development District
3434 Coldwell Ave, Suite 200
Tampa, FL 33614
c/o Belinda Blandon
Rizzetta & Company

FOR:

CFM CDD Mitigation Initial Exotic and Nuisance
Species Eradication – Phase 1 Upland Enhancement
and Preservation Areas

DESCRIPTION	AMOUNT
Task: Phase 1 Upland Areas	
Upland Enhancement - Initial Exotic and Nuisance Species Eradication – 19.91 Acres.	\$17,421.25
Upland Preservation – Initial Exotic and Nuisance Species Eradication – 35.25 Acres.	\$30,843.75
This invoice is only for Phase 1. We will bill the remaining work upon completion.	
Total Due	\$48,265.00

Make all checks payable to **Walker Exotic Tree Eradication**

Thank you for your business!

RECEIVED

Date Rec'd Rizzetta & Co., Inc. FEB 01 2018
D/M approval Belinda Blandon Date 2/13/2018
Date entered FEB 02 2018
Fund 001 GL 57900 OC 4798
Check # _____

Walker Exotic Tree Eradication

Darrin Jones
17681 Caloosa Rd.
Alva, FL 33920
Phone 239.851.8811
Darrin@walkerexotics.com

INVOICE

INVOICE #525
DATE: FEBRUARY 5, 2018

TO:
CFM Community Development District
Attn: District Manager
3434 Coldwell Ave, Suite 200
Tampa, FL 33614
c/o Belinda Blandon
Rizzetta & Company

FOR:
CFM CDD Preserve Maintenance

DESCRIPTION	AMOUNT
<p>Task: All category 1 and 2 exotic and nuisance vegetation within the preserve areas at the CFM CDD has been treated effectively. Additionally, vines growing near homes along Athenian Lane were cut and removed as discussed.</p> <p>This is the first of two treatments for 2018 per our contract. We will bill the second treatment upon completion.</p> <p style="text-align: center;">RECEIVED</p> <p>Date Rec'd Rizzetta & Co., Inc. <u>FEB 02 2018</u></p> <p>D/M approval <u>Belinda Blandon</u> Date <u>2/9/2018</u></p> <p>Date entered <u>FEB 08 2018</u></p> <p>Fund <u>001</u> GL <u>53800</u> OC <u>4607</u></p> <p>Check # _____</p>	<p>\$8,250.00</p> <p>Total Due \$8,250.00</p>

Make all checks payable to **Walker Exotic Tree Eradication & Mitigation**
Total due in 15 days.

Thank you for your business!

Tab 3



Rizzetta & Company

CFM Community Development District

**Financial Statements
(Unaudited)**

January 31, 2018

Prepared by: Rizzetta & Company, Inc.

cfmcdd.org
rizzetta.com

CFM Community Development District

Balance Sheet

As of 1/31/2018

(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	572,314	0	572,314	0	0
Investments	0	514,794	514,794	0	0
Accounts Receivable	193,909	6,385,607	6,579,516	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	0	0	0	0
Amount Available in Debt Service	0	0	0	0	0
Amount To Be Provided Debt Service	0	0	0	0	24,545,000
Fixed Assets	0	0	0	10,933,945	0
Total Assets	<u>589,924</u>	<u>585,779</u>	<u>1,175,703</u>	<u>10,933,945</u>	<u>24,545,000</u>
Liabilities					
Accounts Payable	8,036	0	8,036	0	0
Accrued Expenses Payable	3,995	0	3,995	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	0	0	0	0	0
Debt Service Obligations--Current	0	15,596,111	15,596,111	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	24,545,000
Total Liabilities	<u>12,030</u>	<u>15,596,111</u>	<u>15,608,142</u>	<u>0</u>	<u>24,545,000</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	281,837	(71,919)	209,919	0	0
Total Fund Equity & Other Credits	<u>577,894</u>	<u>(15,010,332)</u>	<u>(14,432,439)</u>	<u>10,933,945</u>	<u>0</u>
Total Liabilities & Fund Equity	<u>589,924</u>	<u>585,779</u>	<u>1,175,703</u>	<u>10,933,945</u>	<u>24,545,000</u>

See Notes to Unaudited Financial Statements

CFM Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(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	3,667	1,800	1,867	83.63%
Financial & Administrative					
Administrative Services	5,400	1,800	1,800	0	66.66%
District Management	17,000	5,667	5,667	0	66.66%
District Engineer	18,500	6,167	9,222	(3,055)	50.15%
Disclosure Report	5,000	5,000	5,000	0	0.00%
Trustees Fees	12,500	4,167	0	4,167	100.00%
Tax Collector/Property Appraiser Fees	338	338	321	17	5.02%
Financial & Revenue Collections	5,000	1,667	1,667	0	66.66%
Assessment Roll	5,000	5,000	5,000	0	0.00%
Accounting Services	15,100	5,033	5,033	0	66.66%
Auditing Services	4,200	0	0	0	100.00%
Arbitrage Rebate Calculation	650	217	0	217	100.00%
Public Officials Liability Insurance	3,025	2,750	2,750	0	9.09%
Legal Advertising	1,000	333	117	217	88.35%
Dues, Licenses & Fees	735	372	735	(363)	0.00%
Property Taxes	50	50	21	29	58.50%
Website Hosting, Maintenance, Backup (and Email)	1,200	400	700	(300)	41.66%
Legal Counsel					
District Counsel	30,000	10,000	4,472	5,528	85.09%
Security Operations					
Security Services and Patrols	1,800	600	0	600	100.00%
Electric Utility Services					
Utility Services	6,000	2,000	2,000	0	66.66%
Street Lights	24,000	8,000	6,600	1,400	72.49%
Stormwater Control					
Lake/Pond Bank Maintenance	13,877	4,626	0	4,626	100.00%
Aquatic Maintenance	21,036	7,012	7,012	0	66.66%
Wetland Monitoring & Maintenance	60,000	20,000	0	20,000	100.00%
Fountain Service Repairs & Maintenance	8,100	2,700	2,500	200	69.13%
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	14,000	13,978	22	66.71%
Irrigation Repairs	2,900	967	0	967	100.00%
Landscape Miscellaneous	2,351	784	1,100	(316)	53.21%
Landscape Replacement Plants, Shrubs, Trees	4,500	1,500	0	1,500	100.00%
Road & Street Facilities					

See Notes to Unaudited Financial Statements

CFM Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	YTD Budget	YTD Actual	YTD Variance	Percent Annual Budget Remaining
Street/Parking Lot Sweeping	5,700	1,900	0	1,900	100.00%
Roadway Repair & Maintenance	2,100	700	0	700	100.00%
Sidewalk Repair & Maintenance	1,000	333	0	333	100.00%
Street Sign Repair & Replacement	1,000	333	100	233	90.00%
Contingency					
Miscellaneous Contingency - Mitigation Project	29,000	9,667	2,240	7,427	92.27%
Total Expenditures	<u>366,398</u>	<u>133,084</u>	<u>84,685</u>	<u>48,399</u>	<u>76.89%</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>233,314</u>	<u>281,837</u>	<u>48,524</u>	<u>0.00%</u>
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>233,314</u>	<u>281,837</u>	<u>48,524</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>233,314</u>	<u>577,894</u>	<u>344,580</u>	<u>0.00%</u>

CFM Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 1/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	3,134	3,134	0.00%
Special Assessments				
Tax Roll	467,118	467,263	145	0.03%
Total Revenues	467,118	470,397	3,279	0.70%
Expenditures				
Financial & Administrative				
District Engineer	0	12,745	(12,745)	0.00%
Legal Counsel				
Trustee Counsel	0	82,617	(82,617)	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	467,118	896,897	(429,779)	(92.01)%
Excess of Revenues Over (Under) Expenditures	0	(426,500)	(426,500)	0.00%
Other Financing Sources (Uses)				
Proceeds from SPE	0	812,246	812,246	0.00%
SPE Costs	0	(457,664)	(457,664)	0.00%
Total Other Financing Sources (Uses)	0	354,582	354,582	0.00%
Excess Of Rev./Other Sources Over (Under) Expend./Other Uses	0	(71,919)	(71,919)	0.00%
Fund Balance, Beginning of Period	0	(14,938,414)	(14,938,414)	0.00%
Fund Balance, End of Period	0	(15,010,332)	(15,010,332)	0.00%

CFM CDD
Investment Summary
January 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>January 31, 2018</u>
US Bank S2004A Reserve	Fidelity Govt Port CI III	\$ 359,846
US Bank S2004A Revenue	Fidelity Govt Port CI III	151,768
US Bank S2004A Prepayment	Fidelity Govt Port CI III	3,180
	Total Debt Service Fund Investments	<u><u>\$ 514,794</u></u>

CFM Community Development District

Summary A/R Ledger

001 - General Fund

From 1/1/2018 Through 1/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
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	<u>13,209.77</u>
		Total 001 - General Fund	193,908.81

CFM Community Development District

Summary A/R Ledger

200 - Debt Service Fund

From 1/1/2018 Through 1/31/2018

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	70,985.42
		Total 200 - Debt Service Fund	6,385,607.06
Report Balance			6,579,515.87

CFM Community Development District

Aged Payables by Invoice Date

Aging Date - 1/1/2018

001 - General Fund

From 1/1/2018 Through 1/31/2018

Vendor Name	Invoice Date	Invoice Number	Invoice Description	Current Balance
Magnolia Landing Golf, LLC	1/1/2018	914	Aerator/ Utility Cost 01/18	500.00
Magnolia Landing Golf, LLC	1/1/2018	915	Aerator Agreement & Water 01/18	625.00
Solitude Lake Management LLC	1/1/2018	PI-A00150093	Monthly Lake & Pond Service 01/18	1,753.00
Michael Dady	1/18/2018	MD011818	Board of Supervisors Meeting 01/18/18	200.00
Paul Mayotte	1/18/2018	PM011818	Board of Supervisors Meeting 01/18/18	200.00
Robert Bishop	1/18/2018	BB011818	Board of Supervisors Meeting 01/18/18	200.00
Adam Blake Lerner	1/18/2018	AL011818	Board of Supervisors Meeting 01/18/18	200.00
Leah Popelka	1/18/2018	LP011818	Board of Supervisors Meeting 01/18/18	200.00
Hopping Green & Sams	1/25/2018	98201	General/Monthly Legal Services 12/17	163.00
LCEC	1/26/2018	6571809552 01/18	Street Lights 3000 Magnolia Landing Ln 01/18	1,674.82
Johnson Engineering Inc	1/29/2018	20044888-001 Inv 121	General Engineering Services 01/18	2,070.00
Magnolia Landing Golf, LLC	1/29/2018	916	Trim Wax Myrtle Enroaching	250.00
			Total 001 - General Fund	8,035.82
Report Total				8,035.82

**CFM Community Development District
Notes to Unaudited Financial Statements
January 31, 2018**

Balance Sheet

1. Trust statement activity has been recorded through 01/31/18.
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.