



Rizzetta & Company

CFM Community Development District

**Board of Supervisors' Meeting
August 16, 2018**

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

www.cfmccd.org

**CFM COMMUNITY
DEVELOPMENT DISTRICT AGENDA
August 16, 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	Mallory S. Clancy, P.E.	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

August 14, 2018

Board of Supervisors
**CFM Community
Development District**

REVISED AGENDA (2)

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, August 16, 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 June 28, 2018..... Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures for the Months of June and July 2018..... Tab 2
- 4. BUSINESS ITEMS**
 - A. Consideration of the Proposal from Suntech Electrical for Parking Lot Lighting..... Tab 3
 - B. Consideration of Resolution 2018-04, Re Appointing an Assistant Secretary of the District..... Tab 4
 - C. Consideration of Resolution 2018-05, Declaring Vacancies..... Tab 5
 - D. Consideration of Resolution 2018-06, Adopting a Meeting Schedule for Fiscal Year 2018/2019..... Tab 6
 - E. Public Hearing to Consider the Adoption of the Fiscal Year 2018/2019 Budget..... Tab 7
 1. Presentation of the Proposed Final Budget for Fiscal Year 2018/2019
 2. Consideration of Resolution 2018-07, Annual Appropriations and Adopting the Budget for Fiscal Year 2018/2019
 - F. Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments; Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same Tab 8
 1. Consideration of Resolution 2018-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2018/2019; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll
 - G. Consideration of Johnson Engineering Proposal for Preparation of a Public Facilities Report Tab 9
 - H. Consideration of Proposals for Roadway Repairs..... Tab 10**

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 special meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, June 28, 2018 at 11:42 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 (via speaker phone)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Joe Roethke	Regional District Manager, Rizzetta & Company, Inc.
Mike Eckert	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.

Ms. Streeter advised the sidewalks are in need of power washing. Mr. Dady advised that typically the power washing is done just before the holiday season begins in October or November. Ms. Blandon advised she will calendar for power washing in the fall.

Mr. Mayotte advised the aerator in pond #10 is not working properly and algae is building within the lake. Discussion ensued. Ms. Blandon advised she will work with the Golf Course to determine what course of action is needed; repair or replacement.

48 THIRD ORDER OF BUSINESS**Consideration of the Minutes of the Audit
Committee Meeting held on May 17, 2018**49
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51 Ms. Bandon presented the Minutes of the Audit Committee meeting held on May 17, 2018.
52 She asked if there were any questions related to the minutes. There were none.

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On a Motion by Mr. Mayotte, seconded by Mr. Dady, with all in favor, the Board Accepted the Minutes of the Audit Committee Meeting held on May 17, 2018, for the CFM Community Development District.

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55 FOURTH ORDER OF BUSINESS**Consideration of the Minutes of the Board
of Supervisors' Meeting held on May 17,
2018**56
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59 Ms. Bandon presented the Minutes of the Board of Supervisors' meeting held on May 17,
60 2018. She asked if there were any additions, deletions, or corrections to the minutes. There were
61 none.

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On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 17, 2018, for the CFM Community Development District.

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64 FIFTH ORDER OF BUSINESS**Consideration of the Operations and
Maintenance Expenditures for the Month
of May 2018**65
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68 Ms. Bandon provided an overview of the expenditures paid for the period of May 1-31,
69 2018 which totaled \$23,768.55 and asked if there were any questions related to any item of
70 expenditure. There were none.

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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 May 2018, totaling \$23,768.55, for the CFM Community Development District.

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73 SIXTH ORDER OF BUSINESS**Review and Acceptance of the Arbitrage
Rebate Calculations, Series 2004A and
2004B, for the Period Ending April 30,
2018, as Prepared by LLS Tax Solutions**74
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78 Ms. Bandon provided an overview of the Arbitrage Rebate Calculations related to series
79 2004 A and 2004 B bonds, for the period ending April 30, 2018. She advised that as of the date of
80 this report there is no arbitrage rebate liability. Ms. Bandon asked if there were any questions. Mr.
81 Dady inquired regarding the amount of arbitrage. Mr. Dady inquired regarding the timing of
82 recording of plats A & J. Ms. Bandon advised she will review and report back to Mr. Dady.

83

On a Motion by Mr. Mayotte, seconded by Mr. Dady, with all in favor, the Board Accepted the Arbitrage Rebate Calculations, Series 2004A and 2004B, for the Period Ending April 20, 2018, as Prepared by LLS Tax Solutions, for the CFM Community Development District.

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85 **SEVENTH ORDER OF BUSINESS**

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Consideration of Resolution 2018-03, Implementing Section 190.006(3), Florida Statutes, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District's General Elections

Ms. Bandon introduced the resolution and asked if there were any questions. There were none.

On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board Adopted Resolution 2018-03, Implementing Section 190.006(3), *Florida Statutes*, and Requesting that the Lee County Supervisor of Elections Begin Conducting the District's General Elections, for the CFM Community Development District.

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96 **EIGHTH ORDER OF BUSINESS**

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Ratification of Executed Golf Cart Path Easement

Ms. Bandon advised the golf cart path easement was executed by the Chairman on June 14, 2018. Discussion ensued regarding additional easements.

On a Motion by Mr. Mayotte, seconded by Mr. Dady, with all in favor, the Board Ratified Execution of the Golf Cart Path Easement, for the CFM Community Development District.

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105 **NINTH ORDER OF BUSINESS**

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Staff Reports

A. District Counsel
Mr. Eckert advised he had no report.

B. District Engineer
Ms. Clancy advised that she reviewed the concrete sidewalk and asphalt road at 3471 Crosswater; she advised there are issues that may be caused due to the final lift not being placed. Mr. Dady inquired regarding the high cost of repair. Ms. Clancy advised she is awaiting an additional quote for repair and replacement. Ms. Clancy advised of ongoing mapping being conducted to ensure proper ownership and maintenance. Mr. Dady inquired regarding a completion timeframe for the mapping. Ms. Clancy advised it is an ongoing project and she does not have a completion date at this time. Discussion ensued regarding various parcels. Mr. Dady inquired regarding final certification on the completion of the mitigation

120 project in order to convert the permit to operations and maintenance instead of
121 construction. Ms. Clancy advised she will review the permit and begin the
122 conversion process as soon as possible.
123

124 Mr. Dady asked that Ms. Clancy provide an update on construction of CDD
125 infrastructure at the next meeting.
126

127 C. District Manager

128 Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for
129 Thursday, July 19, 2018 at 11:30 a.m.
130

131 Ms. Blandon advised she is awaiting the updated landscape maintenance contract,
132 which she will forward to Mr. Dady upon receipt.
133

134 **TENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience
Comments**

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137 Ms. Blandon opened the floor for Supervisor requests and comments.
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139 Mr. Dady advised that the CDD needs to remain up to date regarding acceptance of
140 easement areas as related to Lee County Utilities.
141

142 Ms. Blandon opened the floor for Audience comments.
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144 A resident inquired regarding the contingency line item expense. Ms. Blandon advised the
145 item booked to contingency is the mitigation project.
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147 **ELEVENTH ORDER OF BUSINESS**

Adjournment

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On a Motion by Mr. Dady, seconded by Mr. Lerner, with all in favor, the Board adjourned the meeting at 11:56 a.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 June 2018 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2018 through June 30, 2018. This does not include expenditures previously approved by the Board.

The total items being presented: **\$253,057.61**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2018 Through June 30, 2018

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Adam Blake Lerner	002307	AL051718	Board of Supervisors Meeting 05/17/18	\$ 200.00
Earthbalance Inc.	002310	41692	Intial Maint & Planting of Mitigation Project	\$ 237,754.96
Hopping Green & Sams	002311	100346	General/Monthly Legal Services 04/18	\$ 955.53
Johnson Engineering Inc	002318	20044888-001 Inv 125	General Engineering Services 05/18	\$ 1,966.25
LCEC	002319	6571809552 05/18	Street Lights 3000 Magnolia Landing Ln 05/18	\$ 1,567.80
Leah Popelka	002314	LP051718	Board of Supervisors Meeting 05/17/18	\$ 200.00
LLS Tax Solutions, Inc	002312	001472	Arbitrage Rebate Calculation Series 2004AB PE 04/30/18	\$ 500.00
Magnolia Landing Golf, LLC	002324	1003	Aerator Agreement & Water 06/18	\$ 625.00
Magnolia Landing Golf, LLC	002324	1004	Aerator Agreement & Water 06/18	\$ 500.00
Magnolia Landing Golf, LLC	002322	1005	Grinded Concrete down on Sidewalk	\$ 350.00
Magnolia Landing Golf, LLC	002322	1008	Cut Down & Add Bushes	\$ 500.00
Magnolia Landing Master Association, Inc.	002323	341	Landscape Maintenance 05/18	\$ 3,494.58
Michael Dady	002309	MD051718	Board of Supervisors Meeting 05/17/18	\$ 200.00
Paul Mayotte	002313	PM051718	Board of Supervisors Meeting 05/17/18	\$ 200.00
Rizzetta & Company, Inc.	002315	INV00000032750	District Management Fees 06/18	\$ 3,541.67
Rizzetta Technology Services, LLC	002316	INV0000003417	Website Hosting & Email Services 06/18	\$ 175.00
Robert Bishop	002308	BB051718	Board of Supervisors Meeting 05/17/18	\$ 200.00
Suntrust Bank	002317	061218-CFM	Cashiers Check for Lee County Tax Collector	\$ 90.82
The Daily Breeze	002320	110405	Legal Advertising 05/18	<u>\$ 36.00</u>
Report Total				<u>\$ 253,057.61</u>

CFM CDD

Meeting Date: May 17, 2018

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Mike Dady	✓	X
Paul Mayotte	✓	X
Bob Bishop <i>Shore</i>	✓	X
Leah Popelka	✓	X
Adam Lerner	✓	X

(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	<u>11:30am</u>
Meeting End Time:	<u>12:37pm</u>
Total Meeting Time:	<u>1 hr 7 mins</u>

Time Over () Hours:

Total at \$175 per Hour:

DM Signature: 

MADE AND PRINTED BY: MAZZERA & CO., INC. MAY 30 2018

APPROVAL: Belinda Blando Date: 6/4/2018

ENTERED: JUN 01 2018

UNIT: 001 AMOUNT: OC 101

CHECK #

EarthBalance
 2570 Commerce Parkway
 North Port, FL 34289
 Phone: (941) 426-7878
 Fax: (941) 426-8778



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

May 24, 2018
 Invoice No: 41692

Project Manager Zachary Schnoke
 Project 15246.1 CFM CDD 2016 Mitigation
Professional Services for the Period: May 1, 2018 to May 31, 2018

Billing Group 001 Maintenance & Planting
 The Initial Maintenance and Planting for the CFM CDD Mitigation project located in Lee County FL.

Billing Task	Task Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Initial Exotic Maintenance	237,754.96	100.00	237,754.96	0.00	237,754.96
Planting	120,002.05	0.00	0.00	0.00	0.00
Total Fee	357,757.01		237,754.96	0.00	237,754.96
Total Fee				237,754.96	

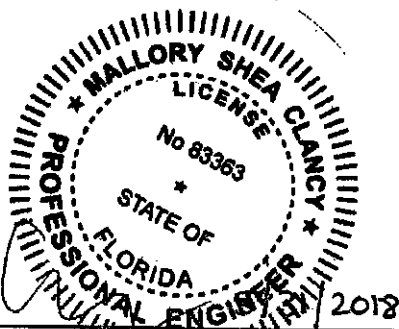
Task Total \$237,754.96
Billing Group Total \$237,754.96

Date Rec'd Rizzetta & Co., Inc. MAY 30 2018
 O/R approval Belinda Blandon Date 6/4/2018
 Entered _____
 Fund Applied 0.00 GL OC
 Check # _____

TOTAL AMOUNT DUE \$237,754.96

APPROVED FOR PAYMENT

[Signature]
 DISTRICT ENGINEER
 CFM CDD



Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

May 21, 2018

CFM Community Development District
c/o Rizzetta & Company
9530 Marketplace Road Suite # 206
Ft. Myers, FL 33912

Bill Number 100346
Billed through 04/30/2018

General Counsel/Monthly Meeting
CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

04/02/18	MCE	Prepare easement regarding golf course design.	0.20 hrs
04/02/18	JEM	Prepare correspondence to Dady; review irrigation easement in favor of Magnolia Landing.	0.20 hrs
04/02/18	MNK	Revise easement agreement from Maggiano; review status regarding same.	0.70 hrs
04/03/18	MCE	Prepare easement regarding golf course.	0.20 hrs
04/03/18	MNK	Review easement agreement from Maggiano; prepare red-line regarding same.	0.40 hrs
04/09/18	MNK	Confer with Dady regarding golf course easement request from Magnolia Landing; prepare correspondence to Maggiano regarding same.	0.20 hrs
04/16/18	JBC	Research and prepare memorandum regarding third-party beneficiary contractual provisions.	0.10 hrs
04/17/18	JEM	Review correspondence from Dady.	0.10 hrs
04/24/18	APA	Update district maintenance agreement chart regarding compensation amount for each agreement.	0.80 hrs
04/27/18	MNK	Research recent changes to law regarding indemnification provisions in district contracts.	0.10 hrs
04/27/18	APA	Update 2018 election chart.	0.30 hrs
04/30/18	MCE	Prepare budget approval resolution.	0.10 hrs
04/30/18	MNK	Prepare fiscal year 2018/2019 budget documents.	0.60 hrs
04/30/18	MNK	Research audit engagement letter requirements.	0.10 hrs

Total fees for this matter \$928.50

DISBURSEMENTS

United Parcel Service 27.03

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Total disbursements for this matter	\$27.03
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MATTER SUMMARY

Papp, Annie M. - Paralegal	1.10 hrs	125 /hr	\$137.50
Cooksey, Jennings B.	0.10 hrs	225 /hr	\$22.50
Merritt, Jason E.	0.30 hrs	330 /hr	\$99.00
Eckert, Michael C.	0.50 hrs	310 /hr	\$155.00
Kim, Michelle N.	2.10 hrs	245 /hr	\$514.50

TOTAL FEES	\$928.50
TOTAL DISBURSEMENTS	\$27.03

TOTAL CHARGES FOR THIS MATTER	\$955.53
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BILLING SUMMARY

Papp, Annie M. - Paralegal	1.10 hrs	125 /hr	\$137.50
Cooksey, Jennings B.	0.10 hrs	225 /hr	\$22.50
Merritt, Jason E.	0.30 hrs	330 /hr	\$99.00
Eckert, Michael C.	0.50 hrs	310 /hr	\$155.00
Kim, Michelle N.	2.10 hrs	245 /hr	\$514.50

TOTAL FEES	\$928.50
TOTAL DISBURSEMENTS	\$27.03

TOTAL CHARGES FOR THIS BILL	\$955.53
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Please include the bill number on your check.

MAY 25 2018

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

D/M approval Belinda Blandon 6/4/2018

Date entered JUN 01 2018

Fund 001 GL 51400 OC 3107

Check# _____

Johnson Engineering, Inc.

Remit To:

P.O. Box 2112

Fort Myers, FL 33902

Ph: 239.334.0046 Fax: 239.334.3661

Project Manager David Robson

Invoice

May 29, 2018

Project No: 20044888-001

Invoice No: 125

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 May 13, 2018

Phase 01 General Engineering

Professional Personnel

		Hours	Rate	Amount
Principal Ecologist				
Herrero, Laura	4/25/2018	.75	170.00	127.50
Working on USACE compliance update related to mitigation lands				
Herrero, Laura	4/27/2018	.50	170.00	85.00
Verify mapping CDD owned lands				
Herrero, Laura	5/10/2018	.25	170.00	42.50
Coordination regarding Walker Exotics - remaining clean-up to be done in the uplands prior to wet season				
Technician II				
Keen, Cynthia	4/18/2018	1.00	65.00	65.00
Magnolia Landing Parcel A and J ownership research per B Blandon, M Clancy - Lee County Property Appraiser's website, the road right of way (Tract RD-3) is owned by CFM CDD, per instruction number 20170000238899; and Lake tracts LK4, LK5, & LK6, are also owned by CFM CDD under the same instrument number				
Keen, Cynthia	5/1/2018	1.00	65.00	65.00
CFM CDD Conservation Areas research per B Blandon, M Clancy				
Keen, Cynthia	5/2/2018	2.00	65.00	130.00
Conservation Easement ownership/responsibility research Lee County Public Records, SFWMD permit(s) per M Clancy				
Keen, Cynthia	5/3/2018	2.00	65.00	130.00
Conservation Easement ownership/responsibility research Lee County Public Records, SFWMD permit(s) per M Clancy				
Keen, Cynthia	5/4/2018	2.00	65.00	130.00
CFM CDD Conservation Areas research per B Blandon, M Clancy final info/documents to M Clancy				
Keen, Cynthia	5/8/2018	.25	65.00	16.25
Marie DeSources, SFWMD email forwarded to B Blandon, M Clancy re Herons Glen Golf Maintenance Facility				
Keen, Cynthia	5/9/2018	.25	65.00	16.25
5/17/18 meeting Final Agenda review for M Clancy				
Engineer IV				
Clancy, Mallory	4/16/2018	1.00	125.00	125.00
Light fixture research re. Parcel A and J				

Project	20044888-001	CFM CDD General Engineering	Invoice	125
Clancy, Mallory	4/17/2018	1.00	125.00	125.00
Parcel A and J research and Streetlight number and location to Belinda.				
Clancy, Mallory	4/19/2018	.25	125.00	31.25
NPDES co-permittee meeting re. Assessment Program deliverable April 30				
Clancy, Mallory	4/27/2018	3.00	125.00	375.00
NPDES Assessment Program and Conservation Area ownership review per B Blandon call.				
Clancy, Mallory	4/30/2018	1.00	125.00	125.00
Conservation Easement Ownership file search. NPDES Assessment Program final submittal to J Turner				
Clancy, Mallory	5/3/2018	1.00	125.00	125.00
CFM CE Ownership spreadsheet compilation and sent to Belinda				
Clancy, Mallory	5/8/2018	.50	125.00	62.50
Earth Balance Coordination and Utility Certification call with Tyler Sharpe.				
Engineer IX				
Tilton, Andrew	4/30/2018	1.00	190.00	190.00
Review and comment on Assessment Program				
Totals		18.75		1,966.25
Total Labor				1,966.25
			Total this Phase	\$1,966.25
			Total this Invoice	\$1,966.25

Date Rec'd Hizzetta & Co., Inc. JUN 04 2018

W-9 approval Belinda Blandon Date 6/8/18

Entered JUN 07 2018

ind DOI GL 51300 OC 3103

check # _____

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

Due Date: **6/19/2018**

Account Summary as of May 29, 2018

Previous Balance	1,677.92
Payment Received - 05/17/2018	-1,677.92
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1,677.92
Adjustments, Credits, & Other Charges	-110.12
Total Amount Due	\$1,567.80
Adjustments, Credits, & Other Charges	
05/05/2018 Equity Retirement	-110.12

SA ID# 6571809989 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 **04/27/2018 to 05/29/2018**

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
295 ft of Underground Conductor at \$0.01 per ft	2.95
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 10.37

Franchise Fee-Unincorporated Lee Co. Government 75.34

Current Charge Subtotal \$1,677.92

Date Rec'd Rizzetta & Co., Inc. JUN 04 2018

D/M approval Belinda Blandon Date 6/8/18

Date entered JUN 07 2018

Fund DDI GLS31DD OC 4807

check # _____

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	\$1,567.80	\$1,567.80	06/19/2018	

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

1356 1 AB 0.405 16-6



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



4 0000006571809552 0000000000 0000156780 0000156780



Invoice

Specializing in Tax-Exempt Bond Services

Invoice #: 001472
Invoice Date: 5/30/2018

2172 W. Nine Mile Road #
 352
 Pensacola, FL 32534

Phone # 850-754-0311
E-Mail liscott@llstax.com

Bill To:
 CFM Community
 Development District
 c/o Rizzetta & Company, Inc.
 12750 Citrus Park Lane, Suite 115
 Tampa, Florida 33625

P.O. Number:

Description	Amount
Total Billing for Arbitrage Services in connection with the \$42,940,000 CFM Community Development District Capital Improvement Revenue Bonds Series 2004A and Series 2004B – Rebate Amount Calculation for the period ended April 30, 2018. Date rec'd Rizzetta & Co., Inc. <u>MAY 30 2018</u> With approval <u>Belinda Blandon</u> Date <u>6/4/2018</u> Entered <u>JUN 01 2018</u> Fund <u>DD1</u> <u>GL51300</u> <u>OC 3203</u> Check # _____	500.00
Total	\$500.00

Terms: Due and Payable upon receipt.
 Mail checks to LLS Tax Solutions Inc. 2172 W. Nine Mile Road #352, Pensacola, FL 32534
 Please include invoice number on check,

INVOICE



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

Date	Invoice #
June 1, 2018	1003

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

Due Date	Billing Period
6/30/18	June 2018

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

Date Rec'd 05/30/2018
 Date Rec'd 6/4/2018
 Date Rec'd JUN 01 2018
 Date Rec'd 001 0153800 00 41014
 Date Rec'd _____
 Date Rec'd _____

INVOICE



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

Date	Invoice #
June 1, 2018	1004

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

Due Date	Billing Period
6/30/18	

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

Date Rec'd Rizzetta & Co., Inc. MAY 30 2018
By Belinda Blanda *Date* 6/4/2018
Entered JUN 01 2018
FUND DOI *CL* 53800 *OC* 4614
Check # _____

INVOICE



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

Date	Invoice #
May 31, 2018	1005

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

Due Date	Billing Period
6/10/18	

Quantity	Description	Rate	Tax	Amount
1	Sidewalk repair Grind uneven concrete near entrance	350.00	0.00	350.00
			Total	350.00

... nizzella & Co., Inc. MAY 30 2018
 ... Belinda Blandon Date 6/4/2018
 entered JUN 01 2018
 ... 001 GL 54100 00 4621
 check # _____

INVOICE



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

Date	Invoice #
Jun 14, 2018	1008

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

Due Date	Billing Period
6/24/18	

Quantity	Description	Rate	Tax	Amount
1	Remove Fallen Wax Myrtle Cut down and haul away	50.00	0.00	50.00
1	Add Oak Tree	50.00	0.00	50.00
10	Add Wax Myrtles	200.00	0.00	200.00
10	Add Fire Bushes	200.00	0.00	200.00
			Total	500.00

Date received by Rizzetta & Co., Inc. JUN 14 2018
 Approved by Belinda Blandon Date 6/14/2018
 Entered JUN 14 2018
 Amount 539.00 OC 4604
 Check # _____

Magnolia Landing Master Association, Inc.

14914 Winding Creek Court
 Tampa, FL 33613
 Phone 813.374.2363 Fax 813.374.2362

DATE: May 31, 2018
 INVOICE # 341
 FOR: Landscape Maintenance

Bill To:

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

DESCRIPTION	AMOUNT
CDD Landscape Maintenance - May 2018	\$ 3,494.58
<p>DATE REC'D Rizzetta & Co., Inc. JUN 21 2018 6/13 APPROVAL <i>Belinda Blander</i> Date 6/25/2018 TIME ENTERED JUN 21 2018 UNIT 001 6153900.00 46004 CHECK # _____</p>	
TOTAL	\$ 3,494.58

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 #
6/1/2018	INV0000032750

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
June	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 PAID Rizzetta & Co., Inc. MAY 30 2018
 BY Belinda Blandon Date 6/4/2018
 entered JUN 01 2018
 AMOUNT 001 CL 51300 OC Various *
 check # _____

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

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
6/1/2018	INV0000003417

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
June		00545

Description	Qty	Rate	Amount
EEmail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00
Subtotal			\$175.00
Total			\$175.00

Date Rec'd Rizzetta & Co., Inc. MAY 30 2018
 Date Entered JUN 01 2018
 Entered by Belinda Blando Date 6/4/2018
 Fund/DDI 0151300 005703
 Check # _____

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: 90.82

Date: 6/12/18

Payable to: SunTrust Bank

Address:

Reason: Cashiers check for Lee County Tax Collector-To pay delinquent taxes on property deed to the CDD. Tax Collector does not accept personal or business checks.

Requestor: Natasha Dhanpat

Approved by Belinda Blandon *

Date Rec'd Rizzetta & Co., Inc. JUN 12 2018
O/M approval * Date JUN 15 2018
Date entered JUN 12 2018
Fund DOI GL 51300 OC 4905
Check # _____



PERSONAL MONEY ORDER

4440370334

64-79/611

6/13/18

PAY TO THE ORDER OF Lee County Tax Collector

NOT VALID OVER \$1000.00

90 DOLS 92

Monaster Deuserat

PURCHASER'S SIGNATURE (REMITTER)

Acct #'s 02-43-24-11-0000T.0000 02-43-24-11-0000P.0000 Payable at SunTrust Bank

12750 Citrus Park Lane #115, Tampa, FL 33628 ADDRESS

4440370334 061100790 7019019996

Real Estate Unpaid Tax Notice

Indicate which item(s) you are paying. 17-000198 2016 02-43-24-11-0000T.0000 2017

Account: 02-43-24-11-0000T.0000

Table with 2 columns: May 2018 (\$42.95), June 2018 (\$43.86)

Phone/Email Contact: 813-933-5571

Return with payment

See message above.

Personal and business checks are not accepted. Remit cashier's check or money order in U.S. funds drawn on a U.S. bank payable to:

WINDHAM MAGNOLIA LANDING LLC HERBERT LAWSON 36400 WOODWARD AV STE 205 BLOOMFIELD HILLS MI 48304

LEE COUNTY TAX COLLECTOR PO BOX 630 FORT MYERS FL 33902-0630

051018

Real Estate Unpaid Tax Notice

Indicate which item(s) you are paying. 17-000197 2016 02-43-24-11-0000P.0000 2017

Account: 02-43-24-11-0000P.0000

Table with 2 columns: May 2018 (\$45.95), June 2018 (\$46.96)

Phone/Email Contact: 813-933-5571

Return with payment

See message above.

Personal and business checks are not accepted. Remit cashier's check or money order in U.S. funds drawn on a U.S. bank payable to:

WINDHAM MAGNOLIA LANDING LLC HERBERT LAWSON 36400 WOODWARD AV STE 205 BLOOMFIELD HILLS MI 48304

LEE COUNTY TAX COLLECTOR PO BOX 630 FORT MYERS FL 33902-0630

051018

REAL ESTATE UNPAID TAX NOTICE FOR LEE COUNTY, FLORIDA

This notice shows the outstanding taxes due for this account. Tax certificates are a first lien against the property. A tax certificate holder can make application for tax deed at any time after two years have passed since the date of delinquency (April 1). If the tax deed application is not paid, the property may be sold at public auction.

★ If the address in the lower left corner of the payment coupon is not correct, complete the Change of Mailing Address form on the reverse side or visit www.leepa.org to update your address.

Account Number:
02-43-24-11-0000P.0000

Site Address:
RIGHT OF WAY

Legal Description:
MAGNOLIA LANDING UNIT ONE DESC
IN INST#2007-52500 TRACT P
INSTRUMENT #: 2008000328012



WINDHAM MAGNOLIA LANDING LLC
HERBERT LAWSON
36400 WOODWARD AV STE 205
BLOOMFIELD HILLS MI 48304


Item ID	Tax Year	If payment is received by the last business day in:	
		May 2018	June 2018
17-000197	2016	\$24.14	\$24.37
02-43-24-11-0000P.0000	2017	\$21.81	\$22.59
Total Amount Due:		\$45.95	\$46.96

Keep for your records

The delinquent tax amount due is based on the date your payment is **received** by the Tax Collector, **not** the date postmarked. Personal and business checks are **not** accepted. See the reverse side for payment options.

051018

Real Estate Unpaid Tax Notice

Indicate which item(s) you are paying. 

17-000197	2016	_____
02-43-24-11-0000P.0000	2017	_____

Account: 02-43-24-11-0000P.0000

If payment is received by the last business day in:	
May 2018	June 2018
\$45.95	\$46.96

Phone/Email Contact: _____

★ See message above.

Return with payment

Personal and business checks are not accepted.
Remit cashier's check or money order in U.S.
funds drawn on a U.S. bank payable to:



WINDHAM MAGNOLIA LANDING LLC
HERBERT LAWSON
36400 WOODWARD AV STE 205
BLOOMFIELD HILLS MI 48304

LEE COUNTY TAX COLLECTOR
PO BOX 630
FORT MYERS FL 33902-0630

REAL ESTATE UNPAID TAX NOTICE FOR LEE COUNTY, FLORIDA

This notice shows the outstanding taxes due for this account. Tax certificates are a first lien against the property. A tax certificate holder can make application for tax deed at any time after two years have passed since the date of delinquency (April 1). If the tax deed application is not paid, the property may be sold at public auction.

★ If the address in the lower left corner of the payment coupon is not correct, complete the Change of Mailing Address form on the reverse side or visit www.leepa.org to update your address.

Account Number:
02-43-24-11-0000T.0000

Site Address:
MAGNOLIA LANDING C/E

Legal Description:
MAGNOLIA LANDING UNIT ONE DESC
IN INST#2007-52500 TRACT T
INSTRUMENT #: 2008000328012



WINDHAM MAGNOLIA LANDING LLC
HERBERT LAWSON
36400 WOODWARD AV STE 205
BLOOMFIELD HILLS MI 48304

Item ID	Tax Year	If payment is received by the last business day in:	
		May 2018	June 2018
17-000198	2016	\$22.56	\$22.76
02-43-24-11-0000T.0000	2017	\$20.39	\$21.10
Total Amount Due:		\$42.95	\$43.86

Keep for your records

The delinquent tax amount due is based on the date your payment is **received** by the Tax Collector, **not** the date postmarked. Personal and business checks are **not** accepted. See the reverse side for payment options.

051018

Real Estate Unpaid Tax Notice

Account: 02-43-24-11-0000T.0000

If payment is received by the last business day in:

May 2018	June 2018
\$42.95	\$43.86

Indicate which item(s) you are paying.

17-000198	2016	_____
02-43-24-11-0000T.0000	2017	_____

Phone/Email Contact: _____

★ See message above.

Return with payment

Personal and business checks are not accepted.
Remit cashier's check or money order in U.S.
funds drawn on a U.S. bank payable to:

WINDHAM MAGNOLIA LANDING LLC
HERBERT LAWSON
36400 WOODWARD AV STE 205
BLOOMFIELD HILLS MI 48304

LEE COUNTY TAX COLLECTOR
PO BOX 630
FORT MYERS FL 33902-0630

051018



Classified/Legal Advertising Invoice

The Breeze Legals

2510 DEL PRADO BLVD.

CAPE CORAL, FL
33904
(239) 574-1110

CFM/CDD
12750 CITRUS PARK LANE
SUITE 115
TAMPA, FL

05/29/2018 4:21:39PM

33625

No: 110405

Phone: 239 936-0913

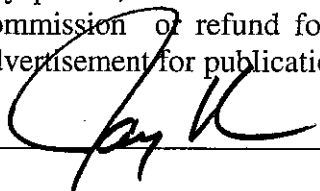
Ad No 110405	Customer No: L03434	Start Date 05-30-2018	Stop Date 05-30-2018	Category: Legals		Classification: MISCELLANEOUS			
Order No	Rate: LA	Lines: 72	Words: 241	Inches: 7.00	Cost 36.00	Payments .00	Balance 36.00		
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number	Card Expire		
		<table border="1"> <tr> <th align="center">Identifier</th> </tr> <tr> <td> NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT </td> </tr> </table>			Identifier	NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT	<p align="right"> <i>RECEIVED</i> Jate Rec'd Mizzetto & Co., Inc. <i>6/1/18</i> D/M approval <i>Belinda Blandon</i> Date <i>6/8/18</i> Date entered JUN 07 2018 Fund 001 GL51300 004801 Check # _____ </p>		
Identifier									
NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT									
<p>*=Extend Expiration Date</p>									

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

Affidavit of Publication

State of Florida
County of Lee

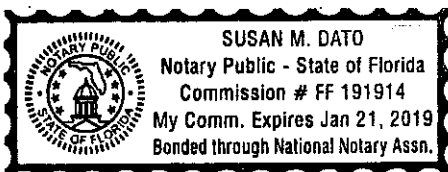
Before the undersigned authority personally appeared Jay Hill, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Notice of Qualifying Period for Candidates for the Board of Supervisors of the CFM Community Development District, as published in said newspaper in the issues of May 30, 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
May 30, 2018
Notary Public



110405



NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the CFM Community Development District will commence at noon on June 18, 2018, and close at noon on June 22, 2018. Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, 3rd Floor, Fort Myers, Florida 33901, (239) 533-8683. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a "qualified elector" of the District as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The CFM Community Development District has 2 seats up for election, specifically seats 3 and 4. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 6, 2018, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections.

Belinda Blandon

District Manager
Run Date: May 30, 2018
110405

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures July 2018 For Board Approval

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

The total items being presented: **\$14,513.51**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2018 Through July 31, 2018

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Adam Blake Lerner	002325	AL062818	Board of Supervisors Meeting 06/28/18	\$ 200.00
Hopping Green & Sams	002328	100963	General/Monthly Legal Services 05/18	\$ 6,264.42
Johnson Engineering Inc	002329	20044888-001 Inv 126	General Engineering Services 06/18	\$ 1,100.00
LCEC	002335	6571809552 06/18	Street Lights 3000 Magnolia Landing Ln 06/18	\$ 1,677.92
Magnolia Landing Golf, LLC	002330	1007	Pothole Repair	\$ 750.00
Magnolia Landing Golf, LLC	002336	1018	Grinded Concrete down on Sidewalk	\$ 150.00
Michael Dady	002327	MD062818	Board of Supervisors Meeting 06/28/18	\$ 200.00
Paul Mayotte	002331	PM062818	Board of Supervisors Meeting 06/28/18	\$ 200.00
Rizzetta & Company, Inc.	002332	INV00000033332	District Management Fees 07/18	\$ 3,541.67
Rizzetta Technology Services, LLC	002333	INV0000003505	Website Hosting & Email Services 07/18	\$ 175.00
Robert Bishop	002326	BB062818	Board of Supervisors Meeting 06/28/18	\$ 200.00
The Daily Breeze	002334	110630	Legal Advertising 06/18	<u>\$ 54.50</u>
Report Total				<u>\$ 14,513.51</u>

CFM CDD

Meeting Date: June 28, 2018

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Mike Dady	<input checked="" type="checkbox"/>	X
Paul Mayotte	<input checked="" type="checkbox"/>	X
Bob Bishop	<input checked="" type="checkbox"/>	X
Leah Popelka	<input type="checkbox"/>	X
Adam Lerner	<input checked="" type="checkbox"/>	X

(*) Does not get paid


EXTENDED MEETING TIMECARD

Meeting Start Time:	11:30 am
Meeting End Time:	11:56 am
Total Meeting Time:	26 mins

Time Over _____ () Hours: _____

Total at \$175 per Hour: _____

DM Signature: _____



WALTON RIZZETTA & Co., Inc. JUN 29 2018

Belinda Bland Date 6/29/18

JUN 29 2018

001 51100.00 1101

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

June 22, 2018

CFM Community Development District
c/o Rizzetta & Company
9530 Marketplace Road Suite # 206
Ft. Myers, FL 33912

Bill Number 100963
Billed through 05/31/2018

General Counsel/Monthly Meeting

CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED

05/01/18	MKR	Prepare fiscal year 2018/2019 budget documents.	1.20 hrs
05/01/18	APA	Review agendas; update budget chart regarding fiscal year 2016-2017 audit acceptance.	0.40 hrs
05/02/18	MCE	Review maintenance and vendor contracts; review expiration dates and renewal requirements regarding same.	0.20 hrs
05/02/18	JEM	Review correspondence from Dady; prepare reply to same.	0.20 hrs
05/02/18	APA	Review district maintenance agreements; update contract chart with compensation amounts.	1.40 hrs
05/03/18	JEM	Prepare correspondence to Lampitt; review correspondence from Dady.	0.10 hrs
05/03/18	MKR	Review statutes regarding various assessment processes; prepare fiscal year 2018/2019 budget documents; confer with Blandon regarding same; review tentative agenda.	0.60 hrs
05/04/18	MKR	Prepare fiscal year 2018/2019 budget documents.	1.20 hrs
05/07/18	MKR	Review tentative agenda; prepare correspondence regarding same.	0.10 hrs
05/08/18	JEM	Review correspondence from Dady; prepare reply to same; review form of attorney affidavit.	0.20 hrs
05/11/18	JEM	Review issues regarding conveyance of Magnolia Landing parcel A utilities; review correspondence from Dady; prepare reply to same; review plat title opinion.	0.80 hrs
05/11/18	APA	Review audit committee agenda; prepare memorandum.	0.40 hrs
05/14/18	MCE	Prepare for board meeting.	0.10 hrs
05/14/18	JEM	Review issues regarding conveyance of utilities.	0.40 hrs
05/14/18	MKR	Prepare for board meeting.	1.40 hrs

05/14/18	APA	Review agenda package; prepare agenda memorandum.	1.00 hrs
05/15/18	MCE	Prepare for board meeting.	0.20 hrs
05/15/18	JEM	Review correspondence from district engineer regarding conveyance of utilities; confer with Sharpe and Dady.	1.20 hrs
05/15/18	MKR	Prepare fiscal year 2018/2019 budget documents and general election resolution; prepare for board meeting; confer with Blandon regarding same.	1.30 hrs
05/16/18	JEM	Review correspondence from Dady; reply to same.	0.70 hrs
05/16/18	APA	Update district maintenance contracts chart.	0.50 hrs
05/17/18	MCE	Prepare for and attend board meeting; return travel; meeting follow-up.	3.90 hrs
05/17/18	JEM	Prepare correspondence to Pelham regarding conveyance of utilities.	0.10 hrs
05/18/18	MCE	Confer with Dady.	0.10 hrs
05/18/18	JEM	Review correspondence from Pelham; confer with Pelham and Adams.	0.40 hrs
05/21/18	MCE	Research term of office history; confer with Dady; follow-up from board meeting.	1.20 hrs
05/21/18	JEM	Review status of conveyance of golf course strips from Windham/Magnolia; prepare correspondence to Dady; prepare correspondence to Lawson.	0.20 hrs
05/21/18	MKR	Review notice of qualifying period from district manager.	0.20 hrs
05/22/18	MCE	Prepare election resolution.	0.10 hrs
05/22/18	JEM	Review correspondence from Lampitt regarding release of Mask Partners judgment; confer with Dady.	0.20 hrs
05/22/18	MKR	Review draft meeting minutes of audit committee meeting and notice of intent to award audit services contract; provide comments regarding same.	0.80 hrs
05/23/18	MCE	Prepare assessment and budget documents.	0.40 hrs
05/23/18	JEM	Prepare form of attorney's affidavit; prepare correspondence to Pelham regarding same; prepare correspondence to Dady and Sharpe.	0.80 hrs
05/23/18	MKR	Prepare fiscal year 2018/2019 budget documents; prepare correspondence regarding same.	0.30 hrs
05/24/18	JEM	Review correspondence from Pelham; prepare reply to same.	0.30 hrs
05/25/18	MKR	Review draft meeting minutes and provide comments.	0.20 hrs
05/31/18	JLK	Confer with insurance adjuster and counsel for same regarding Americans with Disabilities Act website compliance; research same.	0.10 hrs

Total fees for this matter

\$6,046.00

DISBURSEMENTS

Document Reproduction	24.75
Travel	108.23
Travel - Meals	21.94
Recording Fees	43.00
United Parcel Service	20.50
 Total disbursements for this matter	 \$218.42

MATTER SUMMARY

Papp, Annie M. - Paralegal	3.70 hrs	125 /hr	\$462.50
Merritt, Jason E.	5.60 hrs	330 /hr	\$1,848.00
Kilinski, Jennifer L.	0.10 hrs	250 /hr	\$25.00
Eckert, Michael C.	6.20 hrs	310 /hr	\$1,922.00
Rigoni, Michelle K.	7.30 hrs	245 /hr	\$1,788.50

TOTAL FEES	\$6,046.00
TOTAL DISBURSEMENTS	\$218.42

TOTAL CHARGES FOR THIS MATTER	\$6,264.42
--------------------------------------	-------------------

BILLING SUMMARY

Papp, Annie M. - Paralegal	3.70 hrs	125 /hr	\$462.50
Merritt, Jason E.	5.60 hrs	330 /hr	\$1,848.00
Kilinski, Jennifer L.	0.10 hrs	250 /hr	\$25.00
Eckert, Michael C.	6.20 hrs	310 /hr	\$1,922.00
Rigoni, Michelle K.	7.30 hrs	245 /hr	\$1,788.50

TOTAL FEES	\$6,046.00
TOTAL DISBURSEMENTS	\$218.42

TOTAL CHARGES FOR THIS BILL	\$6,264.42
------------------------------------	-------------------

Please include the bill number on your check.

JUN 26 2018

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

D/M approval Belinda Blandon 6/29/18
JUN 29 2018

Date entered _____

Fund 001 GL 514000003107

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

June 20, 2018

Project No: 20044888-001

Invoice No: 126

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 June 10, 2018

Phase 01 General Engineering

Professional Personnel

		Hours	Rate	Amount	
Principal GIS Consultant					
Lohr, Michael	6/6/2018	.50	170.00	85.00	
Planning for CFM CDD Landscape/Ownership Map updates					
Principal Ecologist					
Herrero, Laura	5/15/2018	.50	170.00	85.00	
Mitigation coordination - status update					
Herrero, Laura	5/16/2018	.50	170.00	85.00	
Coordination of revised mitigation work schedule with agencies - status update via phone					
Engineer IV					
Clancy, Mallory	5/15/2018	2.00	125.00	250.00	
Wetland update to Belinda re Earth Balance work. Ownership of Golf Course Lake Banks					
Clancy, Mallory	5/17/2018	1.00	125.00	125.00	
Board Meeting					
Clancy, Mallory	5/31/2018	.50	125.00	62.50	
Earth Balance Certification					
Clancy, Mallory	6/5/2018	.50	125.00	62.50	
Updating Landscaping Map requested by Christina Southwick and approved by Mike Dady.					
Clancy, Mallory	6/6/2018	2.00	125.00	250.00	
Landscape Maintenance Map Updates - markups and informing drafter					
Engineer IX					
Tilton, Andrew	5/17/2018	.50	190.00	95.00	
NPDES meeting					
Totals		8.00		1,100.00	
Total Labor					1,100.00
				Total this Phase	\$1,100.00
				Total this Invoice	\$1,100.00

Outstanding Invoices

Number	Date	Balance
125	5/29/2018	1,966.25
Total		1,966.25

Date Rec'd Rizzetta & Co., Inc. JUN 28 2018
D/for approval *Belinda Bland* Date ~~6/29/18~~
Date entered JUN 29 2018
Fund 001 61 51300 00 3103
Check # _____

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

Due Date: **7/18/2018**

Account Summary as of June 27, 2018

Previous Balance	1,567.80
Payment Received - 06/21/2018	-1,567.80
Corrections	0.00
Past Due Balance	\$0.00
Current Charges - ELECTRIC	1,677.92
Adjustments, Credits, & Other Charges	0.00
Total Amount Due	\$1,677.92

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

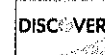
Service From **05/30/2018 to 06/27/2018**

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
295 ft of Underground Conductor at \$0.01 per ft	2.95
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	10.37
Franchise Fee-Unincorporated Lee Co. Government	75.34
Current Charge Subtotal	\$1,677.92

Jate Reg'd Rizzetta & Co., Inc. **JUL 06 2018**
 W/M approval Belinda Blandon Date 7/6/18
 Date entered JUL 06 2018
 amount 001 CI 53100 OC 4307
 check # _____

tear here ----- tear here

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



Past Due/Prev Balance	Current Charges	Total Amount Due	Current Charges Due	Amount Paid
\$0.00	\$1,677.92	\$1,677.92	07/18/2018	

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

1359 1 AB 0.405 16-6



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



INVOICE



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

Date	Invoice #
Jun 14, 2018	1007

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

Due Date	Billing Period
6/24/18	

Quantity	Description	Rate	Tax	Amount
1	Pothole Repair through Magnolia Landing	750.00	0.00	750.00
Date received <u>Belinda Blandon & Co., Inc.</u> <u>JUN 14 2018</u> V/P approval <u>Belinda Blandon</u> Date <u>6/14/18</u> Date entered <u>JUN 14 2018</u> Fund <u>D01</u> GL <u>53800 OC</u> <u>4614</u> Check # _____				
			Total	750.00

INVOICE



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

Date	Invoice #
June 29, 2018	1018

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

Due Date	Billing Period
7/9/18	

Quantity	Description	Rate	Tax	Amount
3	Expansion cuts to sidewalk located on Magnolia Landing Lane west of Chestnut Ridge Drive	150.00	0.00	150.00
APPROVED BY: <u>Belinda Blandon</u> Date: <u>JUL 06 2018</u> APPROVED BY: <u>Belinda Blandon</u> Date: <u>7-6-18</u> APPROVED BY: <u>Belinda Blandon</u> Date: <u>JUL 06 2018</u> APPROVED BY: <u>Belinda Blandon</u> Date: <u>JUL 06 2018</u> APPROVED BY: <u>Belinda Blandon</u> Date: <u>JUL 06 2018</u>				
			Total	150.00

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

Invoice

Date	Invoice #
7/1/2018	INV0000033332

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
July	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. JUN 28 2018

D/M approved Belinda Blando Date 6/29/18

Date entered JUN 29 2018

Fun 001 CL * OC * VARIOUS

Check # _____

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

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
7/1/2018	INV0000003505

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

Services for the month of	Terms	Client Number
July		00545

Description	Qty	Rate	Amount
EEmail Hosting	5	\$15.00	\$75.00
Website Hosting Services	1	\$100.00	\$100.00

Date Rec'd Rizzetta & Co., Inc. JUN 28 2018
 D/R approved Belinda Blandon Date 6/29/18
 Date entered JUN 29 2018
 (in. 001) C: 51300 00 5103
 back

Subtotal	\$175.00
Total	\$175.00

Classified/Legal Advertising Invoice

The Breeze Legals

2510 DEL PRADO BLVD.

CAPE CORAL, FL
33904
(239) 574-1110

CFM/CDD
12750 CITRUS PARK LANE
SUITE 115
TAMPA, FL

06/19/2018 3:02:51PM

33625

No: 110630

Phone: 239 936-0913

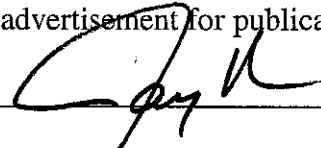
Ad No 110630	Customer No: L03434	Start Date 06-20-2018	Stop Date 06-20-2018		Category: Legals	Classification: MISCELLANEOUS		
Order No	Rate: LA	Lines: 109	Words: 361	Inches: 10.60		Cost 54.50	Payments .00	Balance 54.50
Publications ... Runs Breeze Legals ... 1 Online Legals ... 1		Solicitor: SM	Origin: 17	Sales Rep: 3	Credit Card	Credit Card Number		Card Expire
		<table border="1"> <tr> <td align="center">Identifier</td> </tr> <tr> <td>NOTICE OF PUBLIC MEETING CFM COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of the CFM Community</td> </tr> </table> <p align="right"> <i>Belinda Blandon</i> Date entered <u>JUN 29 2018</u> and <u>001</u> of <u>51300</u> of <u>4801</u> Check # _____ </p>						
Identifier								
NOTICE OF PUBLIC MEETING CFM COMMUNITY DEVELOPMENT DISTRICT The Board of Supervisors of the CFM Community								
*Extend Expiration Date								

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

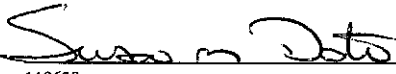
Affidavit of Publication

State of Florida
County of Lee

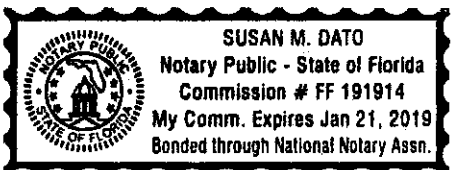
Before the undersigned authority personally appeared Jay Hill, who on oath says that he/she is the ADVERTISING REPRESENTATIVE of the Cape Coral Breeze newspaper, published at Cape Coral, Lee County, Florida that the attached copy of advertisement, being a Legal Notice, in the matter of Notice of Public Meeting CFM Community Development District, as published in said newspaper in the issues of June 20, 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
June 20, 2018
Notary Public



110630



**NOTICE OF PUBLIC MEETING
CFM COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the CFM Community Development District ("District") will hold a rescheduled meeting on Thursday, June 28, 2018, at 11:30 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.cfmdd.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.

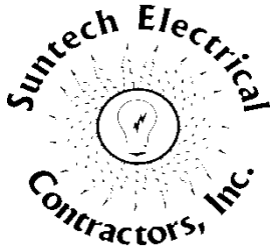
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. A speaker telephone will be present at the above location so that any Board Supervisor or 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: 06/20/2018
110630

Tab 3



Proposal
Suntech Electrical Contractors, Inc.
75 Mid Cape Terrace Unit #4
Cape Coral, FL 33991
(239) 772-7177 Fax (239) 772-4482

Proposal Submitted to Rizzetta and Company	Phone 239-936-0913	Date 7-20-18
Address 9530 Marketplace Road, suite 206	Job Name Parking lot flood lighting	
City, State, Zip Ft. Myers, FL 33912	Job Location Magnolia Landings, N. Ft. Myers, FL	
Contact Belinda Blandon	Date of Plans	Fax
Parking lot lighting at Magnolia Landing		
<ul style="list-style-type: none"> Add 2- 25ft fiberglass poles each with 2 – LED 400 watt equivalent floods. Locate poles in easement along Magnolia landing lane. Wire into existing circuits feeding the street lighting. 		
Total Proposal: \$11,250.00		
Notes: Does not include excavation to another power source if power is not sufficient at the existing street light circuit.		
No guarantee of meeting certain light levels especially in the rear parking lot		

We propose:hereby to furnish material and labor - complete in accordance with above specifications, for the sum of : (\$).
 Payment to be made as follows: Net 30 days All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____
 Proposed by: Tom Czajkowski Note: This Proposal may be withdrawn by us if not accepted within **30** days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date of Acceptance _____



STRAP	Folio	Owner Name	Site Address	Last Trans. Date	Last Trans. Amt	Just Value	Taxable Value
04-43-24-L4-130A1.00CE	10583162	MAGNOLIA LANDING MASTER	3006 MAGNOLIA LANDING LN, NORTH...	-	\$ 0	\$ 0	\$ 0

Tab 4

RESOLUTION 2018-04

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

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

WHEREAS, the Board of Supervisors (hereinafter the “Board”) previously appointed **Matthew Huber** as an Assistant Secretary pursuant to Resolution 2017-02; and

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

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

Section 1. **Joe Roethke** is appointed as an Assistant Secretary.

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

PASSED AND ADOPTED THIS 16TH DAY OF AUGUST, 2018.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN/VICE CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

Tab 5

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES IN SEATS 3 AND 4 OF THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the CFM Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, on Tuesday, November 6, 2018, two (2) members of the Board of Supervisors (“**Board**”) are to be elected by “**Qualified Electors**,” as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District has previously published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period no Qualified Electors qualified to run for the two (2) seats available for election by the Qualified Electors of the District; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare these seats vacant, effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to the vacant seats within 90 days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

1. DECLARATION OF VACANCIES. The following seats are hereby declared vacant effective as of November 20, 2018:

- Seat #3 (currently held by Mike Dady)
- Seat #4 (currently held by Leah Popelka)

2. EXISTING BOARD SUPERVISORS REMAIN. Until such time as the District Board nominates Qualified Electors to fill the vacancies declared in Section 1 above, the incumbent Board Supervisors of those respective seats shall remain in office.

3. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of August, 2018.

ATTEST:

**CFM COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: Belinda Blandon
Assistant Secretary

Chairperson / Vice Chairperson

Tab 6

RESOLUTION 2018-06

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

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

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

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

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

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

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

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Lee County, a schedule of the District’s regular meetings.

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

PASSED AND ADOPTED THIS 16TH DAY OF AUGUST, 2018.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY

EXHIBIT “A”
BOARD OF SUPERVISORS MEETING DATES
CFM COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019

October 18, 2018
November 15, 2018
December 20, 2018
January 17, 2019
February 21, 2019
March 21, 2019
April 18, 2019
May 16, 2019
June 20, 2019
July 18, 2019
August 15, 2019
September 19, 2019

All meetings will convene at 11:30 a.m. and will be held at the office of the District Manager, Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Tab 7



Rizzetta & Company

CFM Community Development District

www.cfmccd.org

Approved Proposed Budget for Fiscal Year 2018/2019

Presented by: Rizzetta & Company, Inc.

9530 Marketplace Road
Suite 206
Fort Myers, Florida 33912
Phone: 239-936-0913

www.rizzetta.com

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Debt Service Fund Budget Account Category Descriptions	4
General Fund Budget for Fiscal Year 2018/2019	5
Debt Service Fund Budget for Fiscal Year 2018/2019	7
Assessments Charts for Fiscal Year 2018/2019	8 - 9



Rizzetta & Company

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

EXPENDITURES – ADMINISTRATIVE:

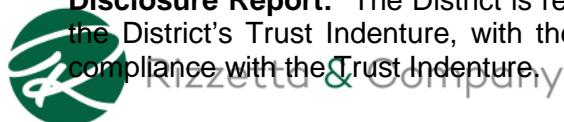
Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.



Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

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

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

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

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

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

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

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



Rizzetta & Company

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Proposed Budget
CFM Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 06/30/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 87,823	\$ 87,823	\$ 86,985	\$ 838	\$ 89,823	\$ 2,838	
6	Off Roll*	\$ 279,413	\$ 279,413	\$ 279,413	\$ -	\$ 287,010	\$ 7,597	
7								
8	TOTAL REVENUES	\$ 367,236	\$ 367,236	\$ 366,398	\$ 838	\$ 376,833	\$ 10,435	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 367,236	\$ 367,236	\$ 366,398	\$ 838	\$ 376,833	\$ 10,435	
13								
14	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
15								
16	EXPENDITURES - ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$ 5,400	\$ 7,200	\$ 11,000	\$ 3,800	\$ 10,000	\$ (1,000)	Est. 10 meetings per year, \$ 200.00 per Supervisor
20	Financial & Administrative							
21	Administrative Services	\$ 4,050	\$ 5,400	\$ 5,400	\$ -	\$ 5,400	\$ -	No Increase for FY 2018-19
22	District Management	\$ 12,750	\$ 17,000	\$ 17,000	\$ -	\$ 17,000	\$ -	No Increase for FY 2018-19
23	District Engineer	\$ 28,193	\$ 37,591	\$ 18,500	\$ (19,091)	\$ 20,000	\$ 1,500	
24	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
25	Trustees Fees	\$ -	\$ -	\$ 12,500	\$ 12,500	\$ 12,500	\$ -	
26	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Increase for FY 2018-19
27	Financial & Revenue Collections	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Increase for FY 2018-19
28	Accounting Services	\$ 11,325	\$ 15,100	\$ 15,100	\$ -	\$ 17,040	\$ 1,940	Includes 3 % Increase
29	Auditing Services	\$ 4,200	\$ 4,200	\$ 4,200	\$ -	\$ 4,300	\$ 100	Est.
30	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 650	\$ 150	\$ 500	\$ (150)	As per Agreement with LLS Tax Solutions
31	Miscellaneous Mailings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
32	Public Officials Liability Insurance	\$ 2,750	\$ 3,025	\$ 3,025	\$ 3,025	\$ 3,025	\$ -	As per Estimate provided by Egis
33	Legal Advertising	\$ 444	\$ 592	\$ 1,000	\$ 408	\$ 1,000	\$ -	
34	Dues, Licenses & Fees	\$ 735	\$ 980	\$ 735	\$ (245)	\$ 735	\$ -	NPDES Permit Fees \$ 560.00.
35	Property Taxes	\$ 21	\$ -	\$ 50	\$ 29	\$ 21	\$ (8)	Lee County Solid Waste Assessment
36	Tax Collector /Property Appraiser Fees	\$ 321	\$ 321	\$ 338	\$ 17	\$ 321	\$ (17)	Monthly AVG \$ 1665.77. LCEC costs additional 32 lights per parcel
37	Website Hosting, Maintenance, Backup (and	\$ 1,575	\$ 2,100	\$ 1,200	\$ (900)	\$ 2,100	\$ 900	Email hosting \$ 15.00 per email and \$ 100.00 website hosting.
38	Legal Counsel							
39	District Counsel	\$ 28,166	\$ 37,555	\$ 30,000	\$ (7,555)	\$ 30,000	\$ -	
40								
41	Administrative Subtotal	\$ 114,180	\$ 143,538	\$ 135,698	\$ (7,890)	\$ 138,942	\$ 3,273	
42								
43	EXPENDITURES - FIELD OPERATIONS							
44								
45	Security Operations							
46	Security Services and Patrols	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ -	\$ (1,800)	For discussion
47	Electric Utility Services							
48	Utility Services	\$ 4,000	\$ 5,333	\$ 6,000	\$ 667	\$ 26,000	\$ 20,000	Aerator utility cost \$ 500.00 per month plus additional utility costs for 4 new fountains being installed.
49	Street Lights	\$ 16,704	\$ 22,272	\$ 24,000	\$ 1,728	\$ 28,000	\$ 4,000	Monthly AVG \$ 1665.77. LCEC costs additional 32 lights for parcels A & J included
50	Stormwater Control							
51	Aquatic Maintenance	\$ 15,777	\$ 21,036	\$ 21,036	\$ -	\$ 21,036	\$ -	Solutide agreement \$ 1,753.00 per month.
52	Fountain Service Repairs & Maintenance	\$ 6,875	\$ 9,167	\$ 8,100	\$ (1,067)	\$ 7,500	\$ (600)	Aerator Agreement and Water \$ 625.00 per month plus additional fountain maintenance \$ 600.00 per quarter
53	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 13,877	\$ 13,877	\$ 14,000	\$ 123	
54	Wetland Monitoring & Maintenance	\$ 8,250	\$ 11,000	\$ 60,000	\$ 49,000	\$ 60,000	\$ -	Walker Contract \$ 16,500.00 per year. Plus funds to recover surplus used to fund project.
55	Other Physical Environment							
56	General Liability Insurance	\$ 3,250	\$ 3,250	\$ 3,575	\$ 325	\$ 3,575	\$ -	As per Egis estimate.
57	Property Insurance	\$ 1,601	\$ 1,601	\$ 1,761	\$ 160	\$ 1,761	\$ -	As per Egis estimate.
58	Landscape Maintenance	\$ 32,517	\$ 43,356	\$ 42,000	\$ (1,356)	\$ 41,940	\$ (60)	As per contract with Master Association \$ 3495 per month.
59	Irrigation Repairs	\$ -	\$ -	\$ 2,900	\$ 2,900	\$ 2,900	\$ -	
60	Landscape Miscellaneous	\$ 4,595	\$ 6,127	\$ 2,351	\$ (3,776)	\$ 3,000	\$ 649	Misc. landscaping expenses not covered under contract ex tree removals.
61	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 4,500	\$ -	
62	Road & Street Facilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
63	Street/ Parking Lot Sweeping	\$ -	\$ -	\$ 5,700	\$ 5,700	\$ 5,700	\$ -	
64	Sidewalk Repair & Maintenance	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	
65	Street Sign Repair & Replacement	\$ 1,295	\$ 1,727	\$ 1,000	\$ (727)	\$ 1,000	\$ -	
66	Roadway Repair & Maintenance	\$ -	\$ -	\$ 2,100	\$ 2,100	\$ 3,000	\$ 900	
67	Contingency							

Proposed Budget
CFM Community Development District
General Fund
Fiscal Year 2018/2019

	Chart of Accounts Classification	Actual YTD through 06/30/18	Projected Annual Totals 2017/2018	Annual Budget for 2017/2018	Projected Budget variance for 2017/2018	Budget for 2018/2019	Budget Increase (Decrease) vs 2017/2018	Comments
68	Miscellaneous Contingency	\$ 288,520	\$ 384,693	\$ 29,000	\$ (355,693)	\$ 12,979	\$ (16,021)	
69								
70	Field Operations Subtotal	\$ 384,384	\$ 509,562	\$ 230,700	\$ (278,862)	\$ 237,891	\$ 7,191	
71								
72	Contingency for County TRIM Notice							
73								
74	TOTAL EXPENDITURES	\$ 498,564	\$ 653,100	\$ 366,398	\$ (286,752)	\$ 376,833	\$ 10,464	
75								
76	EXCESS OF REVENUES OVER	\$ (131,328)	\$ (285,864)	\$ -	\$ (285,914)	\$ -	\$ (29)	

Budget Template CFM (Magnolia Landing) Community Development District Debt Service Fiscal Year 2018/2019		
Chart of Accounts Classification	Series 2004A	Budget for 2018/2019
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$ 467,117.88	\$ 467,117.88
TOTAL REVENUES	\$ 467,117.88	\$ 467,117.88
EXPENDITURES		
Administrative		
Financial & Administrative		
Bank Fees		\$ -
Debt Service Obligation	\$ 467,117.88	\$ 467,117.88
Administrative Subtotal	\$ 467,117.88	\$ 467,117.88
TOTAL EXPENDITURES	\$ 467,117.88	\$ 467,117.88
EXCESS OF REVENUES OVER EXPENDITURES	0	0
<p>⁽²⁾ Lee County Early Payment Discounts: 4.0%</p> <p>Gross assessments \$ 486,581.13</p> <p>Notes: Tax Roll Early Payment Discount for Lee County is 4.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.</p> <p>⁽¹⁾ Debt assessments are being held in abeyance for the Unplatted lands</p> <p>⁽²⁾ Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.</p>		

CFM Community Development District

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2018/2019 O&M Budget	\$376,833.00
(1) Lee County 4.0% Collection Cost:	\$15,701.38
(1) Tax Collector Fee (\$1.45 PER PARCEL / LINE)	\$2,056.10
2018/2019 Total:	<u>\$394,590.48</u>

2017/2018 O&M Budget	\$366,398.00
2018/2019 O&M Budget	\$376,833.00
Total Difference:	<u>\$10,435.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2017/2018	2018/2019	\$	%
Debt Service - Residential	\$1,478.97	\$1,478.97	\$0.00	0.00%
Operations/Maintenance - Residential	\$269.50	\$278.27	\$8.77	3.25%
Total	\$1,748.47	\$1,757.24	\$8.77	0.50%
<hr/>				
Debt Service - Golf Course	\$1,478.97	\$1,478.97	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$269.50	\$278.27	\$8.77	3.25%
Total	\$1,748.47	\$1,757.24	\$8.77	0.50%

(1) Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.

CFM

FISCAL YEAR 2018/2019 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$376,833.00
COLLECTION COSTS @	4.0%	\$15,701.38
(6) TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE)		\$2,056.10
TOTAL O&M ASSESSMENT		\$394,590.48

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>			
	<u>SERIES 2004</u>	<u>DEBT</u>		<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>
<u>Platted Parcels</u>	<u>O&M</u>	<u>SERVICE (1)(2)</u>	<u>EAU FACTOR</u>	<u>EAU's</u>	<u>EAU's</u>	<u>O&M BUDGET</u>
Residential	320	311	1.00	320.00	22.57%	\$89,047.22
Residential	238	238	1.00	238.00	16.78%	\$66,228.87
Golf Course	18	18	1.00	18.00	1.27%	\$5,008.91
Total Platted	576	567		576.00	40.62%	\$160,284.99
<u>Unplatted Lands</u>		<u>Planned Units</u>				
Residential	842	842	1.00	842.00	59.38%	\$234,305.49
Total Unplatted	842	842		842.00	59.38%	\$234,305.49
Total Community	1418	1409		1418.00	100.00%	\$394,590.48

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&M</u>	<u>DEBT</u>	<u>TOTAL (4)</u>
<u>O&M</u>	<u>SERVICE (3)</u>	<u>TOTAL (4)</u>
\$278.27	\$1,478.97	\$1,757.24
\$278.27	\$1,478.97	\$1,757.24
\$278.27	\$1,478.97	\$1,757.24
\$278.27	\$1,478.97	\$1,757.24

LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%): **(\$17,757.48)**

Net Revenue to be Collected **\$376,833.00**

UNPLAT BY ACREAGE 353.80 353.80 \$234,305.49

<u>PER ACRE ASSESSMENTS - UNPLATTED</u>		
<u>O&M</u>	<u>DEBT</u>	<u>TOTAL</u>
\$662.25	\$3,519.76	\$4,182.01

- (1) Reflects nine (9) Series 2004 prepayments.
- (2) Reflects the number of total lots with Series 2004 debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2004 bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discount costs.
- (4) Annual assessment that will appear on November 2018 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.
- (5) Debt Assessments on the unplatted lands are being held in abeyance. In addition, debt assessments on 238 lots (Parcels A & J) are being held in abeyance in FY 2018-2019.
- (6) Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.

RESOLUTION 2018-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE CFM COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the CFM Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the CFM Community Development District for the Fiscal Year Ending September 30, 2019.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2004)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16TH DAY OF AUGUST, 2018.

ATTEST:

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A

Tab 8

RESOLUTION 2018-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the CFM Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided,

however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Debt Obligations Held in Abeyance. U.S. Bank National Association, acting in its capacity as trustee to the holders of the District’s outstanding special assessment bonds, has directed the District to refrain from collecting previously levied debt service assessments on certain property owned by Maxcy Development Group Holdings – CFM, Inc., a special-purpose entity currently holding lands within the District on behalf of said bondholders. Consequently, the District will not collect previously levied debt assessments on such lands as set forth in **Exhibits “A” and “B,”** provided, however that the District reserves the right to resume the collection of previously levied debt assessments in the future.

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

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 16TH DAY OF AUGUST, 2018.

ATTEST:

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

- Exhibit A:** Budget
- Exhibit B:** Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A

Exhibit B

**CFM COMMUNITY DEVELOPMENT DISTRICT
2018 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	Owner	Legal Description	PRODUCT TYPE	SERIES 2004		
				DEBT SERVICE	O&M	TOTAL
03-43-24-00-00001.0120	MAGNOLIA LANDING GOLF LLC	PARL LOC IN SE 1/4 AS DESC IN INST#2011000154883	G	\$26,621.46	\$5,008.86	\$31,630.32
03-43-24-11-00000.0010	ROWE KENNETH H +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0020	GREGORY DONALD + CONSTANCE +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0030	MAC NAIL LORRIE + NANCY JANE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0040	LAMPKINS ANDREW + CHRISTINA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0050	CAHOON BRIAN TR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0060	LINN ROGER J & JANET E TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0070	HANSEN JOHN P + KATHLEEN M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0080	STEFFENS JOHN H + DURELLE J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0090	MEYER EDWARD F & JOANNE L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0100	STAFFORD WENDIE ANN +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0110	STROUP EDWARD B SR + DIANE L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0120	YUSTER CHARLES + MAUREEN I	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0130	HUSBY RONALD J + JANAKAYE F	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0140	EMONZ DIANA 75% +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0150	BURT RODNEY FRANCIS TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0160	KROH WILLIAM JR & SUSAN E	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0170	PETERSON LARRY A +JUDITH M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0180	ALTAMURO MICHAEL R JR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0190	LIETZO SUSAN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0200	REBOLLEDO CARLOS ALBEIRO +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0210	BEAVERSON MARK K + CATHERINE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0220	DONALDSON DENNIS D + NORMA F	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0230	PHILLIPS KATHLEEN A +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0240	SERRAO MICHELE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0250	GALLOP HERBERT M+MARJORIE E TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0260	BEVERLEY LLOYD J 50% +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0270	DEBONIS FRANK R + ANN-MARIE TR	MAGNOLIA LANDING UNIT ONE	R	\$0.00	\$278.27	\$278.27
03-43-24-11-00000.0280	CHRISTOPHER DAVID R &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0290	MACDONALD BRUCE + VERA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0300	WILLIAM M BREEDEN TRUST +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0310	WRIGHT JAMES & SANDRA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0320	MCCOVER NEIL C + MARGARET	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0330	TERRY RICHARD A + LOIS M L/E	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0340	SLIVINSKI JOHN A + GERALDINE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0350	STEVENS RICHARD A TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0360	GRIFFIN ROY L + GWENDOLYN M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0370	CROFT WILLIAM B + JUDY A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0380	ANDERSON RONALD J + HELEN L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0390	TODD LINDA ANN &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0400	HENSTRIDGE DAVID + LOIS	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0410	PARON JAMES LOUIS +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0420	ARNESON PETER + NOREEN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0430	KELLY PAUL V + LINDA A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0440	FLETCHER RONALD E + PEGGY A TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0450	CURTIS DAVID A + JOANNE H TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0460	REA JONATHAN S + TERI	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0470	UNKNOWN HEIRS OF	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0480	COCKERILL ROBERT D + JOLENE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0490	FERRANTI KAREN A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0500	BRITTEN DONALD C &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0510	L & T ENTERPRISE LLC	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24

**CFM COMMUNITY DEVELOPMENT DISTRICT
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STRAP	Owner	Legal Description	SERIES 2004			
			PRODUCT TYPE	DEBT SERVICE	O&M	TOTAL
03-43-24-11-00000.0520	LOWE JEANNE G	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0530	LELAND JACK S	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0540	CARRIGAN BRIAN SCOTT	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0550	BARTH THOMAS W + NANCY J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0560	SHEN YING JIU +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0570	BARGER TAMMY R	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0580	DUBOIS KAY MARIE + DAVID A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0590	ROGOFF PETER + MILICA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0600	HILLMAN DAVID A +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0610	KOTULA RICHARD L + JEANETTE A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0620	ROCKLEIN BRETT T +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0630	DEBONIS ANN-MARIE TR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0640	MCGIBBON BRIAN JOHN +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0650	QIAN YANG +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0660	BROWN WILLIAM G + JULIA Y	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0670	ADAMS BRUCE W & CAROL L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0680	JANDULA KENNETH P + ATHANSA R	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0690	SEXTON GREGORY KEITH &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0700	FORBES ANDE Z	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0710	JOHNSON DENNIS R + LOIS A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0720	METHNER LEONARD J TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0730	FAMOLARE HELEN F +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0740	SCHMITT MARK L + KATHLEEN A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0750	RUSSELL TIMOTHY & SUSAN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0760	KEESE MARY K	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0770	RITTER LEONARD + JANET	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0780	YOUNG MONICA P L/E	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0790	SCHERER LARRY W + EVA M TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0800	CHEEVER ROY J + CAROL A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0810	JONES JACK D III	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0820	SULLIVAN MICKEY D + DARLENE A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0830	JONES ROBERT MCKAY SR &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0840	GALKIN KENNETH E + DONNA A TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0850	GARRY DAVID J + CLODAGH W	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0860	D R HORTON INC	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0870	SHELDON TODD W + DENISE L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0880	MAGNOLIA CASTLE LLC	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0890	MOLINARO JOSEPH + LINDA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0900	BUTLER TIMOTHY W + YU JUAN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0910	STEVENER T W & JOANN M TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0920	BERRY HERMAN P JR &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0930	COUPERTHWAITTE GORDON + BONNIE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0940	JOHNSON SHERILYN R	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0950	WETZEL JOHN A & MAUREEN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0960	FLYNN PAUL G + JOAN D	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0970	TOLARO C PHILLIP + MARYANN TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.0980	STOLL MICHAEL S & DORIS E	MAGNOLIA LANDING UNIT ONE	R	\$0.00	\$278.27	\$278.27
03-43-24-11-00000.0990	GRADISHAR NANCY J +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1000	STEININGER SIEGFRIED FRANZ F	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1010	DUNCAN STEPHEN A +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1020	LIU HAITAO	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1030	MORGAN ROBERT L JR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24

**CFM COMMUNITY DEVELOPMENT DISTRICT
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STRAP	Owner	Legal Description	SERIES 2004			
			PRODUCT TYPE	DEBT SERVICE	O&M	TOTAL
03-43-24-11-00000.1040	CARR CRAIG D & DONNA G	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1050	ZHOU HAIFENG +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1060	FELIZ JOEL M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1070	SHELDON GUY + TERESA M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1080	LOWE WAYNE A + BARBARA ANN L/E	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1090	FOWLER DONALD E JR + PAMELA S	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1100	PERSCHON GEORGE + DEBRA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1110	CULMER DAVID & LUANA TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1120	STEVENS ADAM J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1130	SMITH BETH A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1140	BRYANT MARK A + KIMBERLY R	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1150	SOOSTMEYER BERNHARD +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1160	BERKANISH JANET M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1170	HOPP DAVID L + SHAR D	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1180	IZYDORCZAK BRIAN A &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1190	COGGIN JULIE + FRANK E JR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1200	LELAND LES + SUSAN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1210	SCOTT LEONARD G + CATHERINE A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1220	WASMUND MARVIN G + SUSAN M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1230	VOOGD GEORGE TR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1240	FUGERE PHILIPPE R + SUSAN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1250	MILBY MICHAEL R + NANCY N	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1260	NOONAN EDWARD G TR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1270	THOMAS RICHARDS C + MARIE H	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1280	MCGRATH JAMES P + JOAN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1290	LEBIDA THEODORE J + LYNN F	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1300	ROETZER MARK D + DEBRA L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1310	ACKERMAN PROPERTIES LLC	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1320	METZGER CYNTHIA M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1330	LEMELIN DAVID N + EILEEN K	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1340	GRADISHAR JAMES ANTHONY +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1350	LEARY JOHN K JR TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1360	MOWERS ALEXANDRA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1370	CARUCCI CATHERINE A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1380	BALLARD BARBARA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1390	HUNT JAMES + MARIA C	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1400	FENTON DANIEL R + MIRIAM A	MAGNOLIA LANDING UNIT ONE	R	\$0.00	\$278.27	\$278.27
03-43-24-11-00000.1410	XU JIN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1420	CURCILLO PAUL + NANCY M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1430	MORELAND DEREK M & PAMELA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1440	ZARRIELLO CRAIG M &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1450	GRIFFIN ROY & GWEN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1460	RODERY DEBRA L + MICHAEL L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1470	HACK JAMES E & RITA R	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1480	UPADHYAY RAJA PRASAD + PRABHA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1490	MILLER THOMAS M + CYNTHIA L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1500	VARGA JEFFREY P	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1510	HOFFMANN TIMOTHY R TR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1520	MCCREADY DONALD D + SHARON TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1530	OMALLEY LINDA A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1540	PAIGE MELODY S + TIMOTHY	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1550	GEGEN PETER + THERESA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24

**CFM COMMUNITY DEVELOPMENT DISTRICT
2018 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	Owner	Legal Description	PRODUCT TYPE	SERIES 2004		
				DEBT SERVICE	O&M	TOTAL
03-43-24-11-00000.1560	LUKITSCH WALTER JACK + NANCY J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1570	CRAWFORD DANIEL	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1580	FORTY PLUS LLC	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1590	RUMP JERRY L & WINIFRED J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1600	PETITT REBECCA A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1610	SHEETS GILBERT L &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1620	PIELECHA THOMAS J + DIANE G	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1630	DALTON DANIEL P + DIANNE M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1640	MARCANTONIO RICHARD J &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1650	STOICEVICH THOMAS + CHRISTINE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1660	KENNDY EMERY LEE + TAMMY LEE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1670	FUSS MARY LOUISE	MAGNOLIA LANDING UNIT ONE	R	\$0.00	\$278.27	\$278.27
03-43-24-11-00000.1680	HANSON ROGER KENNETH + MARY	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1690	BECK MARY ANNETTE L/E	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1700	STREETER WILLIAM T JR + SUE A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1710	ROYER RICHARD J + JOANNE R	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1720	ROWLEY ROBERT &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1730	BALDWIN PAUL W & LINDA S L/E	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1740	SYKORA KIMBERLY J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1750	ALVAREZ RENE & YSELA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1760	NELSON GEOFFREY LLOYD +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1770	WEISSENHOFER KAREN L +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1780	MAIONE ROBERT T + ROBERTA M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1790	SMITH THOMAS CAMPBELL	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1800	PRATT RAYMOND A + CAROL A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1810	VAN TRUMP GARY T + SUSAN A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1820	SCHUERMAN ROBERT F + SARAH F	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1830	RETTER DEREK + CAROL	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1840	KING BRIAN + JOANNE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1850	KENNEDY BOBBY E +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1860	WAGNER DONNA J TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1870	SCHULTZ RONALD WILLIAM +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1880	TESSINA FRANCIS E SR &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1890	MOFFAT PETER + CHERYL +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1900	SOMERFLECK HAROLD H TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1910	DALLAS EDWARD A & VICTORIA +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1920	LAVERGNE PATRICK +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1930	CARRIER GORDON E + GINA M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1940	DEARBORN JOHN E + CHARLOTTE K	MAGNOLIA LANDING UNIT ONE	R	\$0.00	\$278.27	\$278.27
03-43-24-11-00000.1950	FONBERG ROBERT +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1960	CUCONATO MARIO +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1970	FLICKINGER KENNETH WALTER	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1980	ANTRIM CAROLYN ANN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.1990	PATTON WILLIAM G TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2000	MENDEZ CARMEN & MANUEL	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2010	WARD DAVID W & CYNTHIA J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2020	CUEVAS RODELIO A & JOYCE M	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2030	ARGENZIANO CARMEN P +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2040	HAVIG STEPHEN E	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2050	POULIN DEBORAH	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2060	KOEPKE BRIAN G + KATHLEEN J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2070	WRIGHT THOMAS D & SUE A TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24

**CFM COMMUNITY DEVELOPMENT DISTRICT
2018 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	Owner	Legal Description	PRODUCT TYPE	SERIES 2004		
				DEBT SERVICE	O&M	TOTAL
03-43-24-11-00000.2080	RAMSEY NORMAN L & JEAN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2090	WIRTZ BRIAN L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2100	ERICKSON MYRON C + CHRISTINE N	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2110	FINKELSTEIN STEPHEN &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2120	GUIMOND PAUL + GAIL	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2130	ZHANG MOLIN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2140	ZHOU SHENGMIN +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2150	ELLIOTT MICHAEL T JR TR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2160	BOUDREAUX LISA A +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2170	HOSSAIN MOHAMMAD DULAL	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2180	YANG XIAOBAO	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2190	BESTER BRIAN + KAREN	MAGNOLIA LANDING UNIT ONE	R	\$0.00	\$278.27	\$278.27
03-43-24-11-00000.2200	KLEPFER THOMAS W + CYNTHIA L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2210	SORANTINI DOUGLAS B &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2220	PEOPLES ROBERT J TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2230	JENSEN THOMAS R + CAROLE J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2240	CAMPBELL ROBERT E + CAROL D	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2250	NELSON CHRISTINE M TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2260	OMALLEY LAWRENCE E + DEBORAH J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2270	GALLIK S BRAD & CHRISTINA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2280	CABRIOT MARC + YA FANG	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2290	YE JIA MIN +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2300	ADCOCK JERALD GRANT JR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2310	MILLER CATHERINE A + GORDON M	MAGNOLIA LANDING UNIT ONE	R	\$0.00	\$278.27	\$278.27
03-43-24-11-00000.2320	SABO ANDREW JOHN + JAMIE G	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2330	NELSON JOHN J TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2340	WEBB WILLIAM C + MAUREEN TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2350	OSHAUGHNESSY THOMAS J + CHERYL	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2360	KAIGHIN RONALD + SHEILA +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2370	WATSON GLEN & LOUISE TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2380	WINTERS RONALD W + LINDA D	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2390	QIN JIANLING +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2400	MOULTON RICHARD + PAMELA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2410	PALMERI DAVID W + DENISE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2420	WHITE EARL & SANDRA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2430	VOLLSTEDT JOHN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2440	1168 HOLDINGS INC	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2450	MACE BETH +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2460	FENG LI	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2470	SCHULZ LAWRENCE H + SUSAN D	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2480	PAWLK ROBERT S + LAURA L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2490	ZAZZARO BEATRICE LAVERN +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2500	REA DEREK E + GRACE I	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2510	SMITH JAMES RICHARD + JUDITH A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2520	RIVERO NORBERTO TR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2530	WENGLEWSKI FRANK J + NANCY D	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2540	BRUAH DAVID R + ANN-MARIE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2550	MITCHELL CHRISTOPHER R TR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2560	WRIGHT LISA +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2570	GILE JACK A TR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2580	BASZNIANIN RICHARD	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2590	TAYLOR STEVEN PAUL +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24

**CFM COMMUNITY DEVELOPMENT DISTRICT
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STRAP	Owner	Legal Description	PRODUCT TYPE	SERIES 2004		
				DEBT SERVICE	O&M	TOTAL
03-43-24-11-00000.2600	MAIAH MOHAMMED FERUJ &	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2610	ALLAM DAVID J + DENISE E	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2620	SORANTINO JOHN & ELLA MAE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2630	SORANTINO JOHN A + ELLA MAE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2640	LERDA JOHN A + DOROTHY G	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2650	SHOU XIAOWEN	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2660	RUDOLPH MARY H	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2670	GAUTHIER NORMAND & DIANE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2680	RUAN XINGXIANG	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2690	MUNRO PAUL D + PAMELA L	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2700	SIGETHY WILLIAM J + KELLY K	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2710	MULLINS CLINTON JOSEPH	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2720	CARTER JOHN K TR +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2730	ADAMS GRAHAM + MARGARET	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2740	CLARK DAVID + JEANETTE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2750	DEWAARD JOHN + JANE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2760	JOHNSON THOMAS C + SHIRLEY J	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2770	SCHIRMUHLY KENNETH P +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2780	DOYLE WILLIAM R JR + PATRICIA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2790	RICHTER THOMAS B + DOREEN K	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2800	GARRISON GEORGE W + NANCY	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2810	MAYOTTE RICHARD L + JULIE C	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2820	WILCZEK BOGUMILA	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2830	KURTZE ARTHUR GEORGE JR TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2840	CARLSON MELVIN E + GAY A	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2850	MAYOTTE PAUL R + MARY JANE	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2860	CUFFE MICHAEL +	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
03-43-24-11-00000.2870	TUCKER THOMAS N & SHIRLEY A TR	MAGNOLIA LANDING UNIT ONE	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0010	HORN WILLIAM CORY + LISA S	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0020	MAISCH STEVE W + CAROLYN L	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0030	HOLFINGER TODD J + HEATHER N	MAGNOLIA LANDING UNIT TWO	R	\$0.00	\$278.27	\$278.27
04-43-24-12-00000.0040	PRICE RANDALL L + PAULA K	MAGNOLIA LANDING UNIT TWO	R	\$0.00	\$278.27	\$278.27
04-43-24-12-00000.0050	SCHWANKE JILL E	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0060	METZINGER NITA +	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0070	HURST JERRY L + WILLOREE J	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0080	MELVIN RONALD EUGENE +	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0090	OILSCHLAGER EDWARD G +	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0100	STUDANSKI MICHAEL OVID + LYNN	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0110	HELAS MICHAEL A + CHRISTINE	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0120	MEYER GUENTHER JOHN +	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0130	BONNIE M WILLIAMS TRUST	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0140	RYBAK JOHN W + JO ANN	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0150	VAJEN JILL MICHELE +	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0160	LINN CHERYL RISA	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0170	TAYLOR GREGORY R TR	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0180	LEATHERS BETTY ANN &	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0190	FRENCH RIVER LAND COMPANY LLC	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0200	BERRY JOHN N +	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0210	DJERF DAVID W TR	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0220	LEPPO LANNY & CATHY	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0230	DONAHUE JOHN P + PATRICE F	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0240	ALMONTE GIORDANI A	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24

**CFM COMMUNITY DEVELOPMENT DISTRICT
2018 ASSESSMENT ROLL (UNIFORM METHOD)**

STRAP	Owner	Legal Description	PRODUCT TYPE	SERIES 2004		
				DEBT SERVICE	O&M	TOTAL
04-43-24-12-00000.0250	KOLLAR THEODORE J	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0260	FRIZZELL LEROY D + DARLENE E	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0270	QUATTROCCHI JOHN ROGER	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0280	QUATTROCCHI JOHN ROGER	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0290	MILLER DUANE E + SANDRA S	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0300	MAZENKO THOMAS E + CYNTHIA K	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0310	HACKSHAW A M TRINSON +	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0320	FOLKER GARY MICHAEL + HELEN C	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
04-43-24-12-00000.0330	DUBINSKI DAVID D + ADRIANA J	MAGNOLIA LANDING UNIT TWO	R	\$1,478.97	\$278.27	\$1,757.24
				\$486,581.13	\$94,055.26	\$580,636.39
			Less Collection Costs and Discounts @ 4%	(\$19,463.25)	(\$3,742.61)	(\$23,205.85)
			Tax Collector Fee (\$1.45 per parcel / line)	\$0.00	(\$490.10)	(\$490.10)
			Net Expected Assessment Revenue	\$467,117.88	\$89,822.55	\$556,940.44
TOTAL RECORDS	700					
RECORDS ASSESSED	321			83.87%	16.13%	100.00%
RECORDS NOT ASSESSED	379					
TOTAL ASSESSMENT	\$580,636.39					

**CFM COMMUNITY DEVELOPMENT DISTRICT
2018 ASSESSMENT ROLL (DIRECT COLLECT)**

STRAP	Owner	Legal Description	PRODUCT TYPE	SERIES 2004		
				DEBT SERVICE ⁽¹⁾	O&M	TOTAL
02-43-24-00-00004.0000	MAXCY DEVELOPMENT	PARL IN SW 1/4 OF SW 1/4	Unplatted	\$0.00	\$11,384.14	\$11,384.14
03-43-24-00-00005.0010	MAXCY DEVELOPMENT	PAR LOC IN S 1/2 OF S 1/2	Unplatted	\$0.00	\$39,781.23	\$39,781.23
03-43-24-00-00005.0030	MAXCY DEVELOPMENT	PARC IN SE 1/4 OF SE 1/4	Unplatted	\$0.00	\$5,983.00	\$5,983.00
03-43-24-00-00006.0000	MAXCY DEVELOPMENT	SW 1/4 OF SW 1/4 OF SEC	Unplatted	\$0.00	\$21,003.73	\$21,003.73
03-43-24-L3-13000.0010	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0020	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0030	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0040	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0050	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0060	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0070	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0080	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0090	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0100	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0110	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0120	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0130	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0140	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0150	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0160	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0170	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0180	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0190	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0200	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0370	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0380	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0390	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0400	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0410	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0420	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0430	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0440	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0450	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0460	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0470	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0480	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0490	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0500	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0510	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0520	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0530	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0540	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0550	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0560	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0570	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13000.0580	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
03-43-24-L3-13FD1.0000	MAXCY DEVELOPMENT GROUP HOLDIN	MAGNOLIA LANDING PARCEL J	Unplatted	\$0.00	\$1,018.25	\$1,018.25
04-43-24-00-00003.0000	MAXCY DEVELOPMENT	PARL IN SEC 4 TWP 43 R 24	Unplatted	\$0.00	\$3,560.70	\$3,560.70
04-43-24-L3-13000.1020	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75

**CFM COMMUNITY DEVELOPMENT DISTRICT
2018 ASSESSMENT ROLL (DIRECT COLLECT)**

STRAP	Owner	Legal Description	PRODUCT TYPE	SERIES 2004		
				DEBT SERVICE ⁽¹⁾	O&M	TOTAL
04-43-24-L4-13000.1490	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1500	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1510	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1520	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1530	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1540	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1550	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1560	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1570	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1580	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1590	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1600	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1610	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1620	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1630	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1640	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1650	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1660	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1670	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1680	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1690	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1700	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1710	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1720	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1730	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1740	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1750	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1760	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13000.1770	D R HORTON INC	MAGNOLIA LANDING PACEL A	R.F	\$0.00	\$265.75	\$265.75
04-43-24-L4-13FD1.0000	MAXCY DEVELOPMENT	MAGNOLIA LANDING PACEL A	Unplatted	\$0.00	\$10,814.93	\$10,814.93
10-43-24-00-00003.0020	MAXCY DEVELOPMENT	PARL IN SEC 10 TWP 43 R 24	Unplatted	\$0.00	\$58,723.16	\$58,723.16
10-43-24-00-00003.0040	MAXCY DEVELOPMENT	PARC IN NE 1/4 OF NE 1/4	Unplatted	\$0.00	\$5,761.64	\$5,761.64
10-43-24-00-00003.0070	MAXCY DEV GROUP HOLDINGS-CFM	PARL LOC IN NE 1/4 DESC IN	Unplatted	\$0.00	\$9,436.18	\$9,436.18
10-43-24-00-00003.0110	MAXCY DEV GROUP HOLDINGS-CFM	PARL LOC IN NE 1/4 DESC IN	Unplatted	\$0.00	\$1,056.19	\$1,056.19
10-43-24-L2-13000.0210	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0220	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0230	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0240	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0250	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0260	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0270	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0280	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0290	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0300	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0310	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0320	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0330	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0340	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0350	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75

**CFM COMMUNITY DEVELOPMENT DISTRICT
2018 ASSESSMENT ROLL (DIRECT COLLECT)**

STRAP	Owner	Legal Description	PRODUCT TYPE	SERIES 2004		
				DEBT SERVICE ⁽¹⁾	O&M	TOTAL
10-43-24-L2-13000.0360	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0590	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0600	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-13000.0610	D.R. HORTON INC	MAGNOLIA LANDING PARCEL J	R.F	\$0.00	\$265.75	\$265.75
10-43-24-L2-1300A.0000	MAXCY DEVELOPMENT GROUP HOLDIN	MAGNOLIA LANDING PARCEL J	Unplatted	\$0.00	\$56.92	\$56.92
10-43-24-L2-13FD2.0000	MAXCY DEVELOPMENT GROUP HOLDIN	MAGNOLIA LANDING PARCEL J	Unplatted	\$0.00	\$5,167.13	\$5,167.13
11-43-24-00-00001.0000	MAXCY DEVELOPMENT	NW 1/4 OF NW 1/4	Unplatted	\$0.00	\$15,558.32	\$15,558.32
11-43-24-00-00001.0010	MAXCY DEVELOPMENT	PARL IN SEC 11 TWP 43 R 24	Unplatted	\$0.00	\$34,455.98	\$34,455.98
NET COLLECTIONS				\$0.00	\$287,010.00	\$287,010.00

⁽¹⁾ Debt assessments are currently being held in abeyance.

Tab 9

Work Authorization #1

August 8, 2018

CFM Community Development District
Fort Myers, Florida

Subject: Work Authorization #1
CFM Community Development District

Dear Chairperson, Board of Supervisors:

Johnson Engineering, Inc. is pleased to submit this work authorization to provide engineering services for the CFM Community Development District. We will provide these services pursuant to our current agreement dated May 17, 2007 (“Engineering Agreement”) as follows:

- Scope of Services – CFM Community Development District hereby engages the services to Johnson Engineering, Inc., as Engineer to perform the work described in Exhibit A – Public Facilities Report
- Fees – CFM Community Development District will compensate Johnson Engineering, Inc. in accordance with the terms of the Engineering Agreement and in an amount of \$6,000.00 Lump Sum for such services.

All other terms of the Engineering Agreement apply to this Work Authorization #1. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Thank you for the opportunity to be of service.

Sincerely,

JOHNSON ENGINEERING, INC.

Lonnie V. Howard, President

APPROVED AND ACCEPTED
CFM CDD

By: _____
Authorized Representative

Date: _____

Exhibit A

Work Authorization #1 - Exhibit A consisting of ONE (1) page as referred to in Article 3 of the original Professional Services Agreement between OWNER and CONSULTANT for professional services dated May 17, 2007.

Services not set forth in this Exhibit A, or not listed or described herein, are expressly excluded from the Scope of the Professional Services of the CONSULTANT. The CONSULTANT assumes no responsibility to perform any services not specifically identified and/or otherwise described in this Exhibit A.

Initial:

OWNER_____

CONSULTANT _____

SCOPE OF SERVICES

PROFESSIONAL SERVICES OF THE CONSULTANT:

CONSULTANT will prepare 2018 CFM Community Development District Public Facilities Report that meets the criteria of Florida Statutes 189.08.

Information to meet Statute 189.08;

- Description of existing facilities owned or operated by the District
- Description of each public facility the District is building, improving, or expanding or is currently proposing to build, improve, or expand within the next seven (7) years (2018 through 2025)
- Date facilities District proposes to replace identified above within the next ten (10) years (2018 through 2028)
- Anticipated time of construction, improvement, or expansion of a public facility will be completed
- Anticipated capacity of and demands on each public facility when completed

CONSULTANT will coordinate usage of District records with District Manager and District Counsel in preparation of the Public Facilities Report.

Tab 10



1640 Benchmark Avenue, Fort Myers, FL 33905 Ph: 239-334-6760 Fax: 239-334-6553 Website: <http://pmioffortmyers.com>

PROPOSAL AND CONTRACT

August 13, 2018

To: DR HORTON

10541 Ben C Pratt Six Mille Pkwy

Fort Myers, FL 33966

Attention: Chris Quarles

Phone: 239-240-6057

Email: crquarles@drhorton.com

Pavement Maintenance, LLC., hereinafter called the Company, offers to furnish all labor, materials and equipment required for the performance of the following described work in connection with construction of improvements at: **Magnolia Landing - 3501 Avenida Del Vera, N. Ft. Myers, FL 33917**

Description of Work and Price:

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Price</u>	<u>Total</u>
	Mobilization	1	LS		
	Saw Cut and Remove approximately 300 SY of Damaged asphalt areas. Compact base, Import, & Install Type S3 Asphalt to patch.	300	SY		
TOTAL					\$12,785.00

Notes:

Unit price above are based on normal working hours and does not include working at night.

Not responsible for private utilities not located by the respective owner.

Although reasonable care will be given, Pavement Maintenance, LLC is not responsible for damage to existing trees or other landscaping resulting from asphalt paving activities.

This proposal is limited to the items of work referenced above. No other items are included or implied.

This proposal becomes part of the contract documents.

PMI cannot guarantee positive drainage on base courses prepared by others or overlays of existing conditions. PMI will not be responsible for positive drainage in areas with less than 1.5% slope.

Exclusions:

Permits & Impact Fees

Blank Utility Conduits - Not Shown - Not Quoted

Repair of Broken Irrigation Heads/ Lines

Sod, Seed, or Mulch for Stabilization or Landscaping

Removal of unsuitable fill or replacement with acceptable material

Clean or Removal of Any Rocks or Debris Left By Other Trades

Erosion Control

Any landscape restorations

Survey & Layout

Bonding

Top Soil

Pipe Bollards

Irrigation Sleeves

Certified As-Builts

Striping & Sinage

MOT

Any alteration or deviation from above specifications involving extra cost, will be executed upon written orders, and will become an extra charge over the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Worker's Compensation and public liability Insurance on the above work to be taken out by: **Pavement Maintenance, LLC.**

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Terms 30 days.

Approved By:

Pavement Maintenance, LLC.

Jacob Chase

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified. Payment will be made as outlined above.



Date

Signature

Proposal

RUSS BERNER CONSTRUCTION, INC.
13800 Orange River Blvd.
Fort Myers, Fl 33905
Telephone/Fax: (239) 694-5351
Warren's Cell: (239) 872-6586

Date	Proposal #
7/16/2018	1872

Name / Address
D R Horton 10541 Ben C. Pratt Six Mile Cypress Fort Myers, Florida 33966 225-2631 office 817-928-8986 fax

Job Name/Location
Magnolia Landing 3501 Avenida Del Vera North Fort Myers, Fl 33917

We hereby submit specifications and estimates for:	
300 SY OF ASPHALT ROADWAY PATCH/ REPAIR Bump mill and prepare sixty (60) locations of insufficient asphalt roadway surface. Apply prime coat to base surface per industry standards. Install Type S-III asphalt and compact to match existing asphalt surface.	21,500.00

We proposed hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: **\$21,500.00**

Payment to be made as follows: In draws upon request and/or in full upon completion.

Any alteration or deviation from above specifications involving extra costs will be executed only on written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted: _____

Finance Charge: 1 ½ % per month yielding an annual percentage of 18% will be charged on all past due accounts, plus cost of collection, if necessary, including a reasonable attorney fee.

Note: This proposal may be withdrawn if not accepted within 30 days

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: _____

Date of Acceptance: _____

Signature: _____

