



Rizzetta & Company

CFM Community Development District

**Board of Supervisors' Meeting
May 16, 2019**

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

www.cfmccd.org

CFM
COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Leah Popelka Scott Campbell Paul Mayotte Chip Jones Sue Streeter	Chairman Vice Chairman Assistant Secretary Assistant Secretary Board Supervisor
District Manager	Belinda Blandon	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Hopping Green & Sams, P.A.
District Engineer	Brent Burford	Johnson Engineering, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. 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), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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

May 8, 2018

Board of Supervisors
**CFM Community
Development District**

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the CFM Community Development District will be held on **Thursday, May 16, 2019 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 April 18, 2019 Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures for the Month of March 2019 Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of the Registered Voter Count as of April 15, 2019 as Provided by the Lee County Supervisor of Elections Tab 3
 - B. Presentation of the Proposed Budget for Fiscal Year 2019/2020 Tab 4
 1. Consideration of Resolution 2019-03, Approving a Proposed Budget for Fiscal Year 2019/2020, Declaring Special Assessments, and Setting a Public Hearing Thereon Tab 5
 - C. Consideration of Resolution 2019-04, Designating Officers of the District Tab 6
- 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: Tucker Mackie, Hopping Green & Sams, P.A.

Tab 1

MINUTES OF MEETING

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

CFM COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, April 18, 2019 at 11:32 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:

Leah Popelka	Board Supervisor, Chairperson
Scott Campbell	Board Supervisor, Vice Chairman
Paul Mayotte	Board Supervisor, Assistant Secretary
Chip Jones, Jr.	Board Supervisor, Assistant Secretary
Bob Bishop	Board Supervisor, Assistant Secretary (via speaker phone)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Hopping Green & Sams, P.A.
Brent Burford	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. Peterson addressed the Board regarding the paving; she advised that it is much appreciated.

THIRD ORDER OF BUSINESS **Consideration of the Minutes of the Board of Supervisors' Meeting held on February 21, 2019**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on February 21, 2019. She asked if there were any questions related to the minutes. There were none.

On a Motion by Mr. Jones, Jr., seconded by Mr. Mayotte, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on February 21, 2019, for the CFM Community Development District.

49
50 **FOURTH ORDER OF BUSINESS**

**Consideration of the Operations and
Maintenance Expenditures for the
Months of January and February 2019**

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53
54 Ms. Bandon provided an overview of the expenditures paid for the period of
55 January 1-31, 2019 which totaled \$153,036.30 and the period of February 1-28, 2019
56 which totaled \$25,264.34 and asked if there were any questions related to any item of
57 expenditure. Ms. Popelka inquired regarding the invoice for Earth Balance. Ms. Bandon
58 advised that it is the final invoice for the mitigation project.
59

On a Motion by Mr. Campbell, seconded by Ms. Popelka, with all in favor, the Board Approved the Operations and Maintenance Expenditures for the Months of January 2019 (\$153,036.30) and February 2019 (\$25,264.34), for the CFM Community Development District.

60
61 **FIFTH ORDER OF BUSINESS**

**Consideration of Resumes from
Resident Board Candidates**

62
63
64 Ms. Bandon advised that Ms. Streeter sent her resume for consideration and that
65 Ms. Streeter's resume was emailed to the Board. Mr. Campbell asked to move this item
66 to the end of the agenda. The Board concurred.
67

68 **SIXTH ORDER OF BUSINESS**

**Discussion Regarding
Reimbursement of Roadway Repairs**

69
70
71 Ms. Mackie provided background to the roadway repairs to date, in the amount of
72 \$33,812.00; she further advised that DR Horton has made an offer of \$21,500.00 to
73 reimburse the CDD for the roadway repairs. Ms. Mackie advised that District Counsel
74 feels the offer is fair. Discussion ensued.
75

On a Motion by Mr. Mayotte, seconded by Ms. Popelka, with all in favor, the Board Accepted the Offer of \$21,500.00 Reimbursement by DR Horton for Roadway Repairs, for the CFM Community Development District.

76
77 **SEVENTH ORDER OF BUSINESS**

**Consideration of Suntech Electrical
Lighting Proposals**

78
79
80 Ms. Bandon reviewed the proposals received from Suntech for installation of
81 conduits in the amount of \$3,630.00 and advised that the costs by Suntech do not include

82 engineering fees proposed by LCEC in the amount of \$6,800.00. Discussion ensued
83 regarding enhancement of the lighting at the entry. Ms. Bandon reviewed the proposal
84 received from Suntech for lighting enhancements at the entry monument. Discussion
85 ensued. Ms. Popelka recommended moving forward with the monument lighting proposal.
86

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Approved the Suntech Proposal in the Amount of \$4,443.00, for Lighting Upgrades to the Entry Monument, for the CFM Community Development District.

87
88 Mr. Mayotte discussed the need for signage to identify Magnolia Landing when
89 traveling on US41 from the North. Mr. Jones, Jr. recommended that Mr. Burford review
90 the DOT requirements for signage as requested by Mr. Mayotte.
91

92 Ms. Popelka asked that Staff review the circuitry needed for the installation of
93 additional lighting.
94

95 Ms. Bandon distributed the schematic as provided by LCEC for placement of the
96 additional light poles. Discussion ensued regarding budget concerns.
97

On a Motion by Mr. Campbell, seconded by Mr. Jones, Jr., with all in favor, the Board Approved the Suntech Proposal in the Amount of \$3,630.00 for Installation of Conduit to Accommodate LCEC Installation of 12 Light Poles, as well as the \$6,800.00 LCEC Engineering Fee, Contingent Upon the Receipt of Expected Operations and Maintenance Funds, for the CFM Community Development District.

98
99 **EIGHTH ORDER OF BUSINESS** **Consideration of Solitude Lake**
100 **Management Contract Renewal**

101
102 Ms. Bandon reviewed the proposal provided by Solitude for renewal of the aquatic
103 maintenance contract. She advised that no increase is being proposed at this time. Mr.
104 Jones, Jr. recommended inquiring regarding Solitude maintaining their pricing for two
105 years.
106

On a Motion by Mr. Jones, Jr., seconded by Ms. Popelka, with all in favor, the Board Approved the Solitude Lake Management Contract Renewal, Subject to Preparation of an Agreement by Counsel and Further Authorized the Chair to Execute the Contract, for the CFM Community Development District.

107
108 **NINTH ORDER OF BUSINESS** **Consideration of Audit for Fiscal Year**
109 **End September 30, 2018**

110
111 Ms. Bandon provided an overview of the Audit and asked if there were any
112 questions. There were none.
113

On a Motion by Mr. Mayotte, seconded by Mr. Jones, Jr., with all in favor, the Board Approved the Audit for Fiscal Year End September 30, 2018, as Prepared by Carr Riggs & Ingram, LLC, for the CFM Community Development District.

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TENTH ORDER OF BUSINESS **Consideration of Hopping Green & Sams Fee Increase Letter**

Ms. Mackie advised that the letter in the agenda has the name of Lucaya CDD on it, she further advised that she has reviewed the letter prepared for CFM CDD and it is the same. Mr. Jones, Jr. asked that the letter be accepted in conjunction with the budget.

ELEVENTH ORDER OF BUSINESS **Consideration of Matters Pertaining to Conservation Property**

Ms. Mackie reviewed the boundary map provided by Counsel identifying conservation areas owned by the CDD as well as conservation areas owned by the SPE. She advised that the gray highlighted areas are anticipated conservation areas to be dedicated via easement to the Water Management District and the District ultimately owns and operates those areas; the areas that are identified in green are owned by the SPE but are not subject to any conservation easement; the areas outlined in red are owned by the SPE but certain portions of those properties or all of those properties are subject to an ultimate conservation easement that has not yet been dedicated. She identified areas that would ultimately be dedicated in to the conservation easement and areas that only portions of the parcels would be dedicated in to conservation easement. Ms. Mackie advised that in light of the fact that there is a certain deadline for dedicating these portions of property to a conservation easement, District Staff has reviewed property that is encumbered by debt assessments and operations and maintenance assessments so in connection with a real property transfer to come before the Board, most likely at the next meeting, whereby the District will be dedicated the portions of those areas; the District needs to deal with the fact that there are outstanding debt assessments owed on that property and Staff has been working with the landowner to identify what ultimately will need to be satisfied before the District will accept the property and ultimately it would be the Water Management District who would want to ensure the property is not encumbered by debt as well. She advised the total debt outstanding that would need to be satisfied at the time the District acquired the property is in the range of \$6,600,000.00 and that will make sure that the debt that goes to the remaining undeveloped property is not triggering a true up requirement which is the initial debt per acre maximum load that the property can support without necessitating a true up payment from the landowner; so understanding that the debt will be spread as much as possible to the remaining undeveloped property, that is the amount that will need to be paid. Ms. Mackie advised that the question becomes how can the District accept payment and currently with functioning districts it is cash payments for assessments on an annual basis; with respect to this the SPE owns the property for the benefit of the bondholders who have offered to make a prepayment of assessments by virtue of cancelling that amount of bonds that would be needed; so for the \$6,600,000.00 outstanding in debt assessments they would be cancelling a like amount in bonds. Ms. Mackie advised that the documents being

157 presented in the form of the resolution and an amendment to the trust indenture allow for
158 a prepayment in kind by tendering of bonds. She advised the documents; assessment
159 resolution adopted at the time the bonds were issued and the trust indenture securing the
160 bonds encapsulated a payment in cash and so those documents need to be modified to
161 ensure the Board is accepting a prepayment by virtue of a tender.
162

163 Mr. Campbell asked for clarification as to any impact on existing residents'
164 assessments. Ms. Mackie advised there is not an impact. Ms. Mackie advised that the
165 references to expected outstanding operations and maintenance payments are related to
166 Fiscal Year 2011/2012 and 2012/2013, a total of \$180,000.00, that the bondholders are
167 prepared to pay such that the operations and maintenance and debt assessments will be
168 satisfied at the time the District takes title to the properties. Discussion ensued.
169

On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board Adopted Resolution 2019-02, Authorizing Debt Assessments to be Prepaid by the Surrender of Bonds Secured by Such Special Assessments, and further Approved the Indenture, Subject to Review by District Counsel, and Further Authorized the Chairman or Vice Chairman to Execute the Documents, for the CFM Community Development District.

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TWELFTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

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Ms. Mackie advised that she had no report but would be happy to answer any questions. There were no questions for Ms. Mackie.

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B. District Engineer

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Mr. Burford advised that his firm has sent a response to the Notice of Non-Compliance that was received; the non-compliance was due to the Water Management District requiring that the District remove the vegetation that was killed and left in place in the upland enhancement areas and in the wetland enhancement areas. Ms. Blandon advised that Earth Tech is currently on site and so it would be a good time to have them provide an assessment.

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C. District Manager

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Ms. Blandon advised the next meeting of the Board of Supervisors is scheduled for Thursday, May 16, 2019 at 11:30 a.m.

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Ms. Blandon advised that a request has been received to add no swimming signs to the new ponds. Mr. Jones Jr. asked that staff obtain proposals. Ms. Blandon advised that replacement of faded signs has also been requested; she advised that she will begin obtaining proposals.

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THIRTEENTH ORDER OF BUSINESS

Supervisor Requests

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Ms. Blandon opened the floor for Supervisor requests and comments.

198 Mr. Mayotte advised of an area in the roadway of Magnolia Landing Lane where
199 there is divot in the road that holds water when it rains as opposed to the road being
200 crowned. Discussion ensued. Ms. Blandon asked that Mr. Burford contact DR Horton
201 regarding this concern.

202
203 Ms. Blandon opened the floor to Audience requests and comments.

204
205 A resident inquired regarding the status of the monument repairs. Ms. Blandon
206 advised that the proposal for the work has been executed. He further advised that there
207 is not enough power at the monument to accommodate the new upgrades.

208
209 A resident inquired regarding the use of Dady Drive as the Lakeville lot owners are
210 not using the new road.

211
212 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Resumes from**
213 **Resident Board Candidates**

214
215 Ms. Blandon reviewed the resume received from Ms. Streeter and asked the Board
216 if they would like to appoint her to the Board of Supervisors.

217
218 Mr. Bob Bishop advised that he would like to resign from the Board of Supervisors.
219

220
221
222 On a Motion by Ms. Popelka, seconded by Mr. Mayotte, with all in favor, the Board
223 Accepted the Resignation of Board Supervisor Bob Bishop, for the CFM Community
224 Development District.

225
226 On a Motion by Mr. Campbell, seconded by Mr. Jones, Jr., with all in favor, the Board
227 Appointed Ms. Sue Streeter to the Board of Supervisors', to Seat #2, for the CFM
228 Community Development District.

229
230 Mr. Campbell asked for clarification as to who is in what seat on the Board. Ms.
231 Blandon advised that Mr. Mayotte is in seat 1 which expires in 11/2020, Ms. Streeter is in
232 seat 2 which expires in 11/2020, Mr. Campbell is in seat 3 as a holdover from 2018 and
233 so the new term would expire in 2022, Mr. Jones, Jr. is in seat 4 as a holdover from 2018
234 and so the new term would expire in 2022, and Ms. Popelka is in seat 5 which expires in
235 11/2020.

236
237 Ms. Blandon administered the Oath of Office to Ms. Streeter. She further advised
238 Ms. Streeter that she is able to receive compensation for her attendance at meetings as
239 a Board Supervisor and she asked Ms. Streeter if she would like to receive or waive
240 compensation. Ms. Streeter elected to receive compensation for attendance at meetings.
241 Ms. Blandon provided a form 1 and a form W9 to Ms. Streeter. Ms. Mackie reviewed
242 Sunshine laws and public records requirements.

238 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

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Ms. Blandon advised there is no further business to come before the Board and asked for a motion to adjourn.

On a Motion by Mr. Jones, Jr., seconded by Mr. Mayotte, with all in favor, the Board adjourned the meeting at 12:30 p.m., for the CFM Community Development District.

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Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

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

Operation and Maintenance Expenditures March 2019 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2019 through March 31, 2019. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,573.54**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2019 Through March 31, 2019

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Carr Riggs & Ingram LLC	002433	16598584	Audit Financials-Billing 9/30	\$ 1,300.00
Dale S. Jones Jr.	002436	DJ022119	Board of Supervisors Meeting 2/21/19	\$ 200.00
Earthbalance Inc.	002434	42305	Maintenance on 2.10 Acres of Preserves 2/19	\$ 2,794.00
Hopping Green & Sams	002446	106106	General/Monthly Legal Services 02/19	\$ 8,088.14
Johnson Engineering Inc	002435	134	General Engineering Services 2/10/19	\$ 5,462.50
LCEC	002441	6571809552	Street Lights 3000 Magnolia Landing Ln 2/19	\$ 1,678.98
Leah Popelka	002439	LP022119	Board of Supervisors Meeting 2/21/19	\$ 200.00
Lee County Property Appraiser	002447	008389	2018 Non Ad Valorem Roll	\$ 321.00
Magnolia Landing Golf, LLC	002437	1130	Aerator Utility Cost 2/19	\$ 500.00
Magnolia Landing Golf, LLC	002437	1131	Aerator Agreement & Water 2/19	\$ 625.00
Magnolia Landing Golf, LLC	002449	1132	Aerator Utility Cost 3/19	\$ 500.00
Magnolia Landing Golf, LLC	002449	1133	Aerator Agreement & Water 3/19	\$ 625.00
Magnolia Landing Master Association, Inc.	002448	350	Landscape 2/19	\$ 3,494.58
Paul Mayotte	002438	PM022119	Board of Supervisors Meeting 2/21/19	\$ 200.00
Rizzetta & Company, Inc.	002442	INV0000003916	District Management Fees 3/19	\$ 3,703.34
Rizzetta Technology Services, LLC	002445	INV0000004196	Website Hosting & Email Services 3/19	\$ 175.00
Scott Campbell	002432	SC022119	Board of Supervisors Meeting 2/21/19	\$ 200.00
Solitude Lake Management LLC	002440	PI-A00236127	Monthly Lake & Pond Service 2/19	\$ 1,753.00
Solitude Lake Management LLC	002443	PI-A00242615	Monthly Lake & Pond Service 2/19	\$ 1,753.00
Report Total				<u>\$ 33,573.54</u>



500 Grand Boulevard, Suite 210
Miramar Beach, FL 32550
850-837-3141
Federal ID 72-1396621

RECEIVED
 FEB 07 2019

CFM Community Development District
 c/o Rezzetti & Co
 9530 Marketplace Road #206
 Fort Myers, FL 33912

Invoice No. 16598584 (include on check)
 Date 01/31/2019
 Client No. 20-03862.000

Professional services rendered as follows:

Initial progress billing on audit of financial statements
 as of September 30, 2018

Current Amount Due \$ 1,300.00

Date Rec'd Rizzetta & Co, Inc _____
 D/M approval Belinda Blandon Date 2/8/19
 FEB 08 2019
 Date entered _____
 Fund 001 GL 51300 OC 3202
 Check # _____

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,800.00	0.00	0.00	0.00	0.00	3,800.00

We accept most major credit cards. Please complete the following information or contact our office to submit your payment over the phone.

Invoice Date: 01/31/2019 Client No: 20-03862
 Invoice Number: 16598584 Total Amount Due: \$ 1,300.00 CFM Community Development District

Name as it appears on card: _____

Billing Address: _____

Card # _____ Exp Date: _____ Security # _____

Payment Amount: _____ Signature: _____

Carr, Riggs & Ingram, LLC reserves the right to assess finance charges on past due balances up to the maximum amount allowed under State law.

CFM CDD

Meeting Date: February 21, 2019

RECEIVED

FEB 25 2019

SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if present	Check if paid
Scott Campbell	<input checked="" type="checkbox"/>	X
Adam Lerner		X
Paul Mayotte	<input checked="" type="checkbox"/>	X
Bob Bishop		X
Leah Popelka	<input checked="" type="checkbox"/>	X
Dale Jones, Jr.	<input checked="" type="checkbox"/>	X

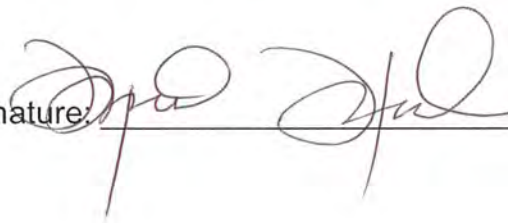
(*) Does not get paid

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:30 am
Meeting End Time:	12:19 PM
Total Meeting Time:	49 mins

Time Over _____ () Hours: _____

Total at \$175 per Hour: _____

DM Signature: 

Date Rec'd Rizzetta & Co, Inc. _____
D/M approval Belinda Blandon Date 3/1/19
Date entered FEB 25 2019
Fund 001 GL 51100 OC 1101
Check # _____

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



RECEIVED
 FEB 27 2019

Johnson Engineering
 2122 Johnson Street
 Fort Myers, FL 33901-1550

February 25, 2019
 Invoice No: 42305

Project Manager Zachary Schnoke
 Project 15246.3 CFM Additional Acreages

Professional Services for the Period: February 1, 2019 to February 28, 2019

Billing Group 001 CFM Additional Acreages

All Maintenance work on the additional 2.10 acres of preserves within the CFM Community District has been completed as of February 2019.

Billing Task	Task Fee	Percent Complete	Fee Earned	Prior Billing	Current Fee
Maintenance on 2.10 Acres of preserves	2,794.00	100.00	2,794.00	0.00	2,794.00
Total Fee	2,794.00		2,794.00	0.00	2,794.00
Total Fee				2,794.00	
				Task Total	\$2,794.00
				Billing Group Total	\$2,794.00
				TOTAL AMOUNT DUE	\$2,794.00

Date Rec'd Rizzetta & Co, Inc _____

D/M approval Belinda Blandon Date 3/1/19

Date entered MAR 01 2019

Fund 001 GL 53900 OC 46004

Check # _____

Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED

MAR 21 2019

===== STATEMENT =====

March 18, 2019

CFM Community Development District
c/o Rizzetta & Company
12750 Citrus Park Lane, Suite 115
Tampa, FL 33626

Bill Number 106106
Billed through 02/28/2019

Date Rec'd Rizzetta & Co, Inc. _____

D/M approval Belinda Blandon Date 3/22/19

Date entered MAR 27 2019

Fund 001 GL 51400 OC 3107

General Counsel/Monthly Meeting
CFMCDD 00001 MCE

FOR PROFESSIONAL SERVICES RENDERED Check # _____

02/01/19	MCE	Research final lift history.	4.80 hrs
02/07/19	MCE	Confer with Robson.	0.10 hrs
02/11/19	MCE	Research and prepare historical memorandum regarding final lift of asphalt.	3.40 hrs
02/13/19	MCE	Review information from Campbell regarding final lift; research regarding same.	0.50 hrs
02/14/19	MCE	Confer with Blandon regarding second lift; research reimbursement of asphalt repairs under Horton contract.	1.10 hrs
02/14/19	SRS	Confer with Blandon regarding board meeting; review correspondence regarding same.	0.30 hrs
02/14/19	APA	Analyze agenda package; prepare agenda memorandum and meeting notebook.	1.50 hrs
02/15/19	MCE	Prepare for board meeting.	0.20 hrs
02/15/19	MCE	Confer with Campbell; research funding regarding road repairs; confer with Blandon.	1.90 hrs
02/15/19	SRS	Prepare for board meeting; review correspondence regarding road repairs.	1.80 hrs
02/17/19	MCE	Prepare for board meeting.	0.20 hrs
02/18/19	MCE	Prepare for conference call; review prior methodology; confer with Campbell.	2.60 hrs
02/18/19	APA	Research history of assessment methodologies; prepare chronological notebook regarding same.	1.80 hrs
02/20/19	MCE	Prepare for and travel to board meeting; review Vaughan-Birch e-mail; confer with Campbell.	0.60 hrs
02/21/19	MCE	Prepare for and attend board meeting; return travel; meeting follow-up; confer with Brizendine regarding accounts receivable of unpaid operation and maintenance assessments.	4.80 hrs

02/21/19	SRS	Review correspondence regarding delinquent operation and maintenance assessments and Magnolia Landings roadway repairs.	0.10 hrs
02/22/19	APA	Prepare preservation and conservation area maintenance agreement; update maintenance agreement chart; confirm election history with district; update elections chart.	2.10 hrs
02/27/19	SRS	Prepare conservation area maintenance agreement; confer with Blandon regarding meeting follow-up.	0.90 hrs
02/28/19	JLK	Continue American with Disabilities Act-related research and case law updates; continue negotiating ADA website agreement; confer with district manager regarding various posting and ADA-related issues.	0.10 hrs
02/28/19	SRS	Research Americans with Disabilities Act website accessibility.	0.10 hrs
02/28/19	APA	Confer with district regarding errors with Lee County Supervisor of Elections.	0.20 hrs
02/28/19	LMF	Review website regarding regulatory compliance status and Americans with Disabilities Act compliance.	0.10 hrs

Total fees for this matter \$7,783.50

DISBURSEMENTS

Document Reproduction	46.50
Travel	232.02
Travel - Meals	22.87
Conference Calls	3.25
Total disbursements for this matter	\$304.64

MATTER SUMMARY

Papp, Annie M. - Paralegal	5.60 hrs	125 /hr	\$700.00
Kilinski, Jennifer L.	0.10 hrs	250 /hr	\$25.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50
Eckert, Michael C.	20.20 hrs	310 /hr	\$6,262.00
Sandy, Sarah R.	3.20 hrs	245 /hr	\$784.00

TOTAL FEES \$7,783.50
TOTAL DISBURSEMENTS \$304.64

TOTAL CHARGES FOR THIS MATTER \$8,088.14

BILLING SUMMARY

Papp, Annie M. - Paralegal	5.60 hrs	125 /hr	\$700.00
Kilinski, Jennifer L.	0.10 hrs	250 /hr	\$25.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50
Eckert, Michael C.	20.20 hrs	310 /hr	\$6,262.00
Sandy, Sarah R.	3.20 hrs	245 /hr	\$784.00

TOTAL FEES	\$7,783.50
TOTAL DISBURSEMENTS	\$304.64
TOTAL CHARGES FOR THIS BILL	\$8,088.14

Please include the bill number on your check.

RECEIVED

MAR 20 2019

DATE RECEIVED BY: _____

BY/INITIALS _____ DATE _____

DATE ENTERED _____

UND _____ GL _____ OC _____

CHECK # _____

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

Invoice

RECEIVED
 FEB 25 2019

February 20, 2019
 Project No: 20044888-001
 Invoice No: 134
 FEID #59-1173834

Project Manager Andrew Tilton

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 February 10, 2019

Phase 01 General Engineering

Professional Personnel

			Hours	Rate	Amount
Principal GIS Consultant					
Lohr, Michael	1/16/2019	Review exhibit prep for CE Maintenance w/ D Robson	.50	170.00	85.00
Lohr, Michael	1/17/2019	Review CE exhibit for new bidding	.50	170.00	85.00
Lohr, Michael	1/23/2019	Revising new maintenance area map for D Robson CFMCDD	.50	170.00	85.00
GIS Consultant III					
Lohr, Paul	1/17/2019	CFM CDD. Revisions to Bi-Annual / Quarterly conservation easement maintenance map based on comments from Mike Lohr. Requested by Mike Lohr.	3.25	135.00	438.75
Lohr, Paul	1/17/2019	CFM CDD. Working on Bi-Annual / Quarterly conservation easement maintenance map. Requested by Mike Lohr.	2.50	135.00	337.50
Lohr, Paul	1/18/2019	CFM CDD. Revisions to Bi-Annual / Quarterly conservation easement maintenance map based on comments from David Robson. Requested by David Robson.	.25	135.00	33.75
Lohr, Paul	2/1/2019	CFM CDD / Magnolia Landing. Working on map showing treatment areas. Requested by Greg Thomas based on request from Zack Schnoke (earthbalance).	1.25	135.00	168.75
Ecologist I					
Thomas, Gregory	1/22/2019	On site meeting with Zack from Earth Balance regarding additional parcels, clean up behind houses on Dennisport Ln	2.00	100.00	200.00
Principal Ecologist					
Herrero, Laura	1/15/2019	Coordination with Dave Robson regarding additional CDD parcels not under CE that require exotic removal; coordination with Earth Balance for requested proposal to address additional work	1.00	170.00	170.00
Herrero, Laura	1/17/2019	Coordination with Dave Robson regarding removal of dead trees in preserve; second attempt coordination with Earth Balance for proposal	.50	170.00	85.00

Project	20044888-001	CFM CDD General Engineering			Invoice	134
	Herrero, Laura	2/4/2019	.50	170.00	85.00	
	Non-compliance coordination with SFWMD					
	Herrero, Laura	2/5/2019	1.00	170.00	170.00	
	Contractor coordination related to mitigation bids					
	Herrero, Laura	2/6/2019	2.00	170.00	340.00	
	Prepare and submit letter modification to the SFWMD for revised mitigation work schedule					
Technician II						
	Keen, Cynthia	1/15/2019	.25	65.00	16.25	
	Entrance expansion street lighting information to D Robson, B Blandon					
	Keen, Cynthia	1/17/2019	2.00	65.00	130.00	
	CFM CDD EOPC to D Robson for estimating 2nd lift paving areas; Conservation Maintenance Contractor contact information list prepared, sent to B Blandon for 2019 RFP; Marie Dessources, SFWMD email on Dennisport Lane exotics email to B Blandon, D Robson;					
	Keen, Cynthia	1/18/2019	1.00	65.00	65.00	
	CFM CDD Request for Proposal 2019 Conservation Maintenance updated with meeting date, due date, and map exhibit per B Blandon request					
	Keen, Cynthia	1/25/2019	.50	65.00	32.50	
	CFM CDD Request for Proposal revisions to acreage made, emailed to B Blandon, D Robson,					
	Keen, Cynthia	1/28/2019	1.50	65.00	97.50	
	Research files/emails on Walker Exotic's Ph 1/Ph 2 work for invoice approval, inspection reports and termination per D Robson; Revision #1 to Request for Proposal (6.6 acres removed from bi-annual treatment to quarterly - Conservation Area 31), emailed to contractor list per B Blandon request					
	Keen, Cynthia	2/1/2019	.50	65.00	32.50	
	2019 Request for Proposal emailed to Z Schnoke and E Sandsmark of EarthBalance; phone call and emailed to G Bowling					
Engineer VIII						
	Robson, David	1/14/2019	1.50	170.00	255.00	
	Review with District manager current CA Maintenance and initiate preparation of 2019 RFP.					
	Robson, David	1/15/2019	1.00	170.00	170.00	
	Coordinate update o CA exhibit for RFP.					
	Robson, David	1/17/2019	1.50	170.00	255.00	
	Review Roadway Second Lift documents and contact District Manager.					
	Robson, David	1/18/2019	.50	170.00	85.00	
	Conct SFWMD M Dessources re email response of Dennisport resident complaint.					
	Robson, David	1/18/2019	.50	170.00	85.00	
	Review and send District Manager 2019 CA RFP exhibit.					
	Robson, David	1/22/2019	1.00	170.00	170.00	
	Pavement Condition Survey coordination.					
	Robson, David	1/23/2019	1.00	170.00	170.00	
	Robson, David	1/25/2019	2.00	170.00	340.00	
	2019 CA Maint RFP.					
	Robson, David	1/25/2019	1.50	170.00	255.00	
	Pavement Survey and 2019 CA Maint RFP revision					
	Robson, David	1/28/2019	1.00	170.00	170.00	
	2019 CA Maintenance review with contractors					
	Robson, David	1/29/2019	1.00	170.00	170.00	
	Pavement survey field work coordination.					

Project	20044888-001	CFM CDD General Engineering	Invoice	134
Robson, David	2/1/2019	1.00	170.00	170.00
Respond to 2019 CA maintenance contractor questions.				
Robson, David	2/5/2019	.50	170.00	85.00
Respond to M Dessources, SFWMD, re permit non compliance.				
Robson, David	2/7/2019	1.50	170.00	255.00
Respond to CA RFP contractors.				
Robson, David	2/8/2019	1.00	170.00	170.00
Respond to CA RFP contractors.				
Totals		38.00		5,462.50
Total Labor				5,462.50
			Total this Phase	\$5,462.50
			Total this Invoice	\$5,462.50

Outstanding Invoices

Number	Date	Balance
133	1/22/2019	5,210.43
Total		5,210.43

Date Rec'd Rizzetta & Co, Inc. _____
D/M approval Belinda Blandon Date 3/1/19
Date entered FEB 25 2019
Fund 001 GL 51300 OC 3103
Check # _____



Visit us online at www.lcec.net
 Phone: (239) 656-2300
 Toll Free: 1-800-599-2356

Customer Name: _____
 Account # _____
 DEVELOPMENT DISTRICT: 6571809552

Important Messages
 Go paperless! You save, we all save! Enroll in LCEC SmartHub!

Total Amount Due

\$1,678.98

Due Date:
03/18/19

Billing Date:	02/25/2019
Current Bill Due Date:	03/18/2019
Previous Balance	\$1,678.98
Payment - 02/12/19	-\$1,678.98
Current Charges Due 03/18/19	\$1,678.98

PAID
MAR 04 2019

Service Address: MAGNOLIA LANDING LN & PARK, NORTH FORT MYERS, 33917
Service Location: 1000085908

Service Dates: 01/21/19 - 02/20/19

Account rec'd Rizzetta & Co, Inc _____
 M approval: Belinda Blandon Date 3/8/19
 Date entered: MAR 06 2019
 ind 531.00 - 4307 GL _____ OC _____
 k # _____

Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: MAGNOLIA LANDING LN & PARK, NORTH FORT MYERS, 33917
Service Location: 1000085909

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

KEEP
SEND



Post Office Box 3455
 North Fort Myers,
 FL 33918-3455

Account Number	6571809552
Current Charges Due 03/18/19	\$1,678.98
Total Amount Due	\$1,678.98

Checks must be in U.S. funds and drawn on a U.S. bank.

PAY YOUR BILL 24/7
ONLINE: Check or credit/debit card at www.lcec.net or download the mobile app.
PHONE: (239) 656-2300 or (800) 599-2356



4839 2 AB 0.409 5 4839
 CFM COMMUNITY DEVELOPMENT DISTRICT
 CFM COMMUNITY DEVELOPMENT DISTRICT
 9530 MARKETPLACE RD STE 206
 FORT MYERS FL 33912-0393

LCEC
PO BOX 31477
TAMPA, FL 33631-3477

19



110136571809552000000000000167898000167898022520197

Service Address: 3501 AVENIDA DEL VERA BLVD, NORTH FORT MYERS, 33917
 Service Location: 1000091001

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$1.92
100 watt LED		\$9.13
Power Cost Adjustment	20 kWh @ 0.00630	\$0.13
Franchise Fee Lee County		\$0.53
Gross Receipts Tax		\$0.07
Total Current Charges for this Location		\$11.78

Service Address: 3501 AVENIDA DEL VERA BLVD, NORTH FORT MYERS, 33917
 Service Location: 1000091002

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$1.92
100 watt LED		\$9.13
Power Cost Adjustment	20 kWh @ 0.00630	\$0.13
Franchise Fee Lee County		\$0.53
Gross Receipts Tax		\$0.07
Total Current Charges for this Location		\$11.78

Service Address: MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917
 Service Location: 1000111790

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917
 Service Location: 1000111791

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917
 Service Location: 1000111792

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92



Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917
 Service Location: 1000170338

Service Dates: 01/21/19 - 02/20/19

Current Service Detail	
Light Energy Charge	\$6.74
150 watt HPS	\$14.17
13' Decorative Pole	\$12.75
Power Cost Adjustment	69 kWh @ 0.00630 \$0.43
Franchise Fee Lee County	\$1.61
Gross Receipts Tax	\$0.22
Total Current Charges for this Location	\$35.92

Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917
 Service Location: 1000170339

Service Dates: 01/21/19 - 02/20/19

Current Service Detail	
Light Energy Charge	\$6.74
150 watt HPS	\$14.17
13' Decorative Pole	\$12.75
Power Cost Adjustment	69 kWh @ 0.00630 \$0.43
Franchise Fee Lee County	\$1.61
Gross Receipts Tax	\$0.22
Total Current Charges for this Location	\$35.92

Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917
 Service Location: 1000170340

Service Dates: 01/21/19 - 02/20/19

Current Service Detail	
Light Energy Charge	\$6.74
150 watt HPS	\$14.17
13' Decorative Pole	\$12.75
Power Cost Adjustment	69 kWh @ 0.00630 \$0.43
Franchise Fee Lee County	\$1.61
Gross Receipts Tax	\$0.22
Total Current Charges for this Location	\$35.92

Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917
 Service Location: 1000170341

Service Dates: 01/21/19 - 02/20/19

Current Service Detail	
Light Energy Charge	\$6.74
150 watt HPS	\$14.17
13' Decorative Pole	\$12.75
Power Cost Adjustment	69 kWh @ 0.00630 \$0.43
Franchise Fee Lee County	\$1.61
Gross Receipts Tax	\$0.22
Total Current Charges for this Location	\$35.92

Service Address: 3000 MAGNOLIA LANDING LN, NORTH FORT MYERS, 33917
 Service Location: 1000170342

Service Dates: 01/21/19 - 02/20/19

Current Service Detail	
Light Energy Charge	\$6.74
150 watt HPS	\$14.17
13' Decorative Pole	\$12.75
Power Cost Adjustment	69 kWh @ 0.00630 \$0.43
Franchise Fee Lee County	\$1.61
Gross Receipts Tax	\$0.22
Total Current Charges for this Location	\$35.92



Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917
 Service Location: 1000240195

Service Dates: 01/21/19 - 02/20/19

Current Service Detail	
Light Energy Charge	\$6.74
150 watt HPS	\$14.17
13' Decorative Pole	\$12.75
Power Cost Adjustment 69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County	\$1.61
Gross Receipts Tax	\$0.22
Total Current Charges for this Location	\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917
 Service Location: 1000240196

Service Dates: 01/21/19 - 02/20/19

Current Service Detail	
Light Energy Charge	\$6.74
150 watt HPS	\$14.17
13' Decorative Pole	\$12.75
Power Cost Adjustment 69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County	\$1.61
Gross Receipts Tax	\$0.22
Total Current Charges for this Location	\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917
 Service Location: 1000240197

Service Dates: 01/21/19 - 02/20/19

Current Service Detail	
Light Energy Charge	\$6.74
150 watt HPS	\$14.17
13' Decorative Pole	\$12.75
Power Cost Adjustment 69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County	\$1.61
Gross Receipts Tax	\$0.22
Total Current Charges for this Location	\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917
 Service Location: 1000240198

Service Dates: 01/21/19 - 02/20/19

Current Service Detail	
Light Energy Charge	\$6.74
150 watt HPS	\$14.17
13' Decorative Pole	\$12.75
Power Cost Adjustment 69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County	\$1.61
Gross Receipts Tax	\$0.22
Total Current Charges for this Location	\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917
 Service Location: 1000240199

Service Dates: 01/21/19 - 02/20/19

Current Service Detail	
Light Energy Charge	\$6.74
150 watt HPS	\$14.17
13' Decorative Pole	\$12.75
Power Cost Adjustment 69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County	\$1.61
Gross Receipts Tax	\$0.22
Total Current Charges for this Location	\$35.92



Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917
Service Location: 1000240205

Service Dates: 01/21/19 - 02/20/19

Current Service Detail		
Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917
Service Location: 1000240206

Service Dates: 01/21/19 - 02/20/19

Current Service Detail		
Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917
Service Location: 1000240207

Service Dates: 01/21/19 - 02/20/19

Current Service Detail		
Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917
Service Location: 1000240208

Service Dates: 01/21/19 - 02/20/19

Current Service Detail		
Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917
Service Location: 1000240209

Service Dates: 01/21/19 - 02/20/19

Current Service Detail		
Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92



Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240215

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240216

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240217

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240218

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92

Service Address: 3501 AVENIDA DEL VERA BLVD # LIGHTS, NORTH FORT MYERS, 33917

Service Location: 1000240219

Service Dates: 01/21/19 - 02/20/19

Current Service Detail

Light Energy Charge		\$6.74
150 watt HPS		\$14.17
13' Decorative Pole		\$12.75
Power Cost Adjustment	69 kWh @ 0.00630	\$0.43
Franchise Fee Lee County		\$1.61
Gross Receipts Tax		\$0.22
Total Current Charges for this Location		\$35.92





STATE OF FLORIDA
LEE COUNTY PROPERTY APPRAISER
 KEN NETH M. WILKINSON, C.F.A.



Mailing Address:
 P.O. Box 1546
 Fort Myers, Florida 33902-1546

Physical Address:
 2480 Thompson Street
 Fort Myers, Florida 33901-3074

INVOICE

BILL TO:

CFM CDD Rizzetta & Company Inc. Attention Finance Department 12750 Citrus Park Ln Ste 115 Tampa, FL 33625	Date: 11/16/2018 Invoice Number: 008389 Customer ID: 000208 Terms: Due Upon Receipt Tax Roll Mgr:
--	--

District Authority: CFM CDD
Pursuant to Resolution: 2018-08
Dated: August 16, 2018

DESCRIPTION	QUANTITY	UNIT DESC.	RATE	EXT. PRICE
2018 Non Ad Valorem Roll	321.00		1.00	321.00

Date Rec'd Rizzetta & Co, Inc _____
 D/M approval Belinda Blandon Date 3/22/19
 Date entered MAR 22 2019
 Fund 001 GL 51300 OC 3106
 Check # _____

Please make check payable to Lee County Property Appraiser

Remit To:
 Lee County Property Appraisers Office
 Attn: Accounts Receivable - 4th Floor
 P.O. Box 1546
 Fort Myers, FL 33902

TOTAL: 321.00

RECEIVED

FEB 27 2019

INVOICE



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

Date	Invoice #
Feb 1, 2019	1130

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

Due Date	Billing Period
2/28/19	February 2019

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

Date Rec'd Rizzetta & Co, Inc. _____
Belinda Blandon Date 3/1/19
 D/M approval _____
 Date entered _____
 Fund 001 GL 53100 OC 4304
 Check # _____



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

RECEIVED
 FEB 27 2019

INVOICE

Date	Invoice #
Feb 1, 2019	1131

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

Due Date	Billing Period
2/28/19	February 2019

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

Date Rec'd Rizzetta & Co, Inc
 D/M approval Belinda Blandon Date 3/1/19
 Date entered MAR 01 2019
 Fund 001 GL 53800 OC 4614
 Check # _____



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

RECEIVED

INVOICE

FEB 27 2019

Date	Invoice #
Mar 1, 2019	1132

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

Due Date	Billing Period
3/31/19	March 2019

Quantity	Description	Rate	Tax	Amount
1	Aerator Utility Cost	500.00	0.00	500.00
			Date Rec'd Rizzetta & Co, Inc	
			D/M approval <i>Belinda Blandon</i> Date 3/8/19	
			Date entered MAR 05 2019	
			Fund 001 GL 53100 OC 4304	
			Check #	
			Total	500.00



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

RECEIVED

FEB 27 2019

INVOICE

Date	Invoice #
Mar 1, 2019	1133

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

Due Date	Billing Period
3/1/19	March 2019

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

Date Rec'd Rizzetta & Co, Inc _____
 D/M approval Belinda Blandon Date 3/8/19
 Date entered MAR 05 2019
 Fund 001 GL 53800 OC 4614
 Check # _____

MAR 18 2019

Magnolia Landing Master Association, Inc.

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

DATE: February 1, 2019
INVOICE # 350
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 - February 2019 Date Rec'd Rizzetta & Co, Inc _____ D/M approval <u>Belinda Blandon</u> Date <u>3/22/19</u> Date entered <u>MAR 18 2019</u> Fund <u>001</u> GL <u>S 3900</u> OC <u>4604</u> Check # _____	\$ 3,494.58
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 #
3/1/2019	INV0000039166

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

RECEIVED

FEB 27 2019

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

Description	Qty	Rate	Amount
District Management Services <i>3161</i>	1.00	\$1,416.67	\$1,416.67
Administrative Services <i>3100</i>	1.00	\$450.00	\$450.00
Accounting Services <i>3201</i>	1.00	\$1,420.00	\$1,420.00
Financial & Revenue Collections <i>3111</i>	1.00	\$416.67	\$416.67
Subtotal			\$3,703.34
Total			\$3,703.34

Date Rec'd Rizzetta & Co, Inc. _____
 D/M approval Belinda Blandon Date 3/8/19
 Date entered MAR 06 2019
 Fund 001 GL 51300 OC _____
 Check # _____

Rizzetta Technology Services
 3434 Colwell Avenue
 Suite 200
 Tampa FL 33614

Invoice

Date	Invoice #
3/1/2019	INV0000004196

Bill To:

CFM CDD
 3434 Colwell Avenue, Suite 200
 Tampa FL 33614

RECEIVED
 FEB 27 2019

Description	Services for the month of	Terms	Client Number
	March		00545
	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 _____
 D/M approval Belinda Blandon Date 3/18/19
 Date entered MAR 14 2019
 Fund 001 GL 51300 OC 5103
 Check # _____



INVOICE

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

Invoice Number: PI-A00236127
 Invoice Date: 02/01/19

PROPERTY: CFM CDD -
 Magnolia
 Landing

SOLD TO: CFM CDD - Magnolia Landing
 c/o Rizzetta & Company
 9530 Market Place Road Ste. 206
 Ft. Myers, FL 33912

RECEIVED
 FEB 01 2019

CUSTOMER ID C2226	CUSTOMER PO	Payment Terms Due upon receipt	
Sales Rep ID Bill Kurth	Shipment Method	Ship Date	Due Date 02/01/19

Qty	Item / Description	Unit Price	Extension
1	Lake & Pond Management Services SVR05732 02/01/19 - 02/28/19 Lake & Pond Management Services	1,753.00	1,753.00

Date Rec'd Rizzetta & Co, Inc _____
 D/M approval Belinda Blandon Date 2/8/19
 Date entered FEB 08 2019
 Fund 001 GL 53800 OC 4605
 Check # _____

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

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



INVOICE

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

Invoice Number: PI-A00242615

Invoice Date: 03/01/19

PROPERTY: CFM CDD -
Magnolia
Landing

RECEIVED

MAR 05 2019

SOLD TO: CFM CDD - Magnolia Landing
c/o Rizzetta & Company
9530 Market Place Road Ste. 206
Ft. Myers, FL 33912

CUSTOMER ID C2226	CUSTOMER PO	Payment Terms Due upon receipt	
Sales Rep ID Bill Kurth	Shipment Method	Ship Date	Due Date 03/01/19

Qty	Item / Description	Unit Price	Extension
1	Lake & Pond Management Services SVR05732 03/01/19 - 03/31/19 Lake & Pond Management Services	1,753.00	1,753.00

Date Rec'd Rizzetta & Co, Inc _____
 D/M approval Belinda Blandon Date 3/8/19
 Date entered MAR 07 2019
 Fund 001 GL 53800 OC 4605
 Check # _____

PLEASE REMIT PAYMENT TO:

 1320 Brookwood Drive, Suite H
 Little Rock, AR 72202

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

Tab 3

RIZZETTA & COMPANY, INC.

9530 MARKETPLACE RD #206
FORT MYERS FL 33912

Lee County – Community Development Districts
FLORIDA

04/15/2019

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2019
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
CFM	400
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

Tammy Lipa – Voice: 239-533-6329
Email: tlipa@lee.vote

Send to: Kari Hardwick Khardwick@Rizzetta.Com Phone: 239-936-0913
Cc: Belinda Blandon: Bblandon@Rizzetta.com

Tab 4



Rizzetta & Company

CFM Community Development District

www.cfmccd.org

Proposed Budget for Fiscal Year 2019/2020

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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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.



Rizzetta & Company

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.



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 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 2019/2020

	Actual YTD through 02/28/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments	
1								
2	REVENUES							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 291	\$ 698	\$ -	\$ 698	\$ -		
6	Special Assessments							
7	Tax Roll*	\$ 89,898	\$ 89,898	\$ 89,823	\$ 75	\$ 228,599	\$ 138,776	
8	Off Roll*	\$ 287,010	\$ 287,010	\$ 287,010	\$ -	\$ 334,168	\$ 47,158	
9								
10	TOTAL REVENUES	\$ 376,908	\$ 376,908	\$ 376,833	\$ 75	\$ 562,767	\$ 185,934	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -		
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 376,908	\$ 376,908	\$ 376,833	\$ 75	\$ 562,767	\$ 185,934	
15								
16	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
17								
18	EXPENDITURES - ADMINISTRATIVE							
19								
20	Legislative							
21	Supervisor Fees	\$ 3,000	\$ 7,200	\$ 10,000	\$ 2,800	\$ 10,000	\$ -	Est. 10 meetings per year, \$ 200.00 per Supervisor
22	Financial & Administrative				\$ -			
23	Administrative Services	\$ 2,250	\$ 5,400	\$ 5,400	\$ -	\$ 5,400	\$ -	No Increase for FY 2019-20
24	District Management	\$ 7,083	\$ 16,999	\$ 17,000	\$ 1	\$ 17,400	\$ 400	Increase of 2.75%
25	District Engineer	\$ 30,456	\$ 73,094	\$ 20,000	\$ (53,094)	\$ 40,000	\$ 20,000	Increase as per actual
26	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
27	Trustees Fees	\$ -	\$ -	\$ 12,500	\$ 12,500	\$ 12,500	\$ -	
28	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	No Increase for FY 2019-20
29	Financial & Revenue Collections	\$ 2,083	\$ 4,999	\$ 5,000	\$ 1	\$ 5,000	\$ -	No Increase for FY 2019-20
30	Accounting Services	\$ 7,100	\$ 17,040	\$ 17,040	\$ -	\$ 18,000	\$ 960	Includes increase of 2.75%
31	Auditing Services	\$ 3,800	\$ 3,800	\$ 4,300	\$ 500	\$ 4,500	\$ 200	As per Audit Agreement with Carr
32	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	As per Agreement with LLS Tax Solutions
33	Miscellaneous Mailings	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 500	
34	Public Officials Liability Insurance	\$ 2,750	\$ 2,750	\$ 3,025	\$ 275	\$ 3,025	\$ -	As per Estimate provided by Egis
35	Legal Advertising	\$ 218	\$ 523	\$ 1,000	\$ 477	\$ 1,000	\$ -	
36	Dues, Licenses & Fees	\$ 735	\$ 1,764	\$ 735	\$ (1,029)	\$ 735	\$ -	Department of Economic Opportunity \$ 175.00 Filing Fee plus NPDES Permit Fees \$ 560.00.
37	Property Taxes	\$ 438	\$ -	\$ 21	\$ 21	\$ 21	\$ -	Lee County Solid Waste Assessment
38	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 321	\$ 321	\$ 321	\$ -	Lee County Tax Collector Fees \$ 1.00 per parcel
39	Website Hosting, Maintenance, Backup (and Email)	\$ 875	\$ 2,100	\$ 2,100	\$ -	\$ 8,000	\$ 5,900	Email hosting \$ 15.00 per email and \$ 100.00 website hosting. This includes ADA remediation of the website.
40	Legal Counsel							
41	District Counsel	\$ 17,776	\$ 42,662	\$ 30,000	\$ (12,662)	\$ 40,000	\$ 10,000	
42								
43	Administrative Subtotal	\$ 88,564	\$ 188,332	\$ 138,942	\$ (49,390)	\$ 176,902	\$ 37,960	
44								
45	EXPENDITURES - FIELD OPERATIONS							
46								
47	Electric Utility Services							
48	Utility Services	\$ 2,000	\$ 4,800	\$ 26,000	\$ 21,200	\$ 26,000	\$ -	Aerator utility cost \$ 500.00 per month plus additional utility costs for 4 new fountains being installed.
49	Street Lights	\$ 8,395	\$ 20,148	\$ 28,000	\$ 7,852	\$ 28,000	\$ -	Monthly AVG \$ 1665.77. LCEC costs additional 32 lights for parcels A & J included
50	Stormwater Control							
51	Aquatic Maintenance	\$ 8,765	\$ 21,036	\$ 21,036	\$ -	\$ 27,336	\$ 6,300	Soilute agreement includes two new additional ponds
52	Fountain Service Repairs & Maintenance	\$ 3,625	\$ 8,700	\$ 7,500	\$ (1,200)	\$ 7,500	\$ -	Aerator Agreement and Water \$ 625.00 per month plus additional fountain maintenance \$ 600.00 per quarter
53	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	
54	Wetland Monitoring & Maintenance	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 146,803	\$ 86,803	New agreement with Earth Tech Environmental.
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	\$ 17,927	\$ 43,025	\$ 41,940	\$ (1,085)	\$ 76,290	\$ 34,350	As per contract with Master Association \$ 6,357.52 per month.
59	Irrigation Repairs	\$ -	\$ -	\$ 2,900	\$ 2,900	\$ 2,900	\$ -	
60	Landscape Miscellaneous	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	Misc. landscaping expenses not covered under contract ex tree removals.
61	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 4,500	\$ 4,500	\$ 10,000	\$ 5,500	
62	Road & Street Facilities							
63	Street/ Parking Lot Sweeping	\$ -	\$ -	\$ 5,700	\$ 5,700	\$ 5,700	\$ -	
64	Sidewalk Repair & Maintenance	\$ 4,757	\$ -	\$ 1,000	\$ 1,000	\$ 10,000	\$ 9,000	
65	Street Sign Repair & Replacement	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 5,000	\$ 4,000	
66	Roadway Repair & Maintenance	\$ 21,587	\$ 51,809	\$ 3,000	\$ (48,809)	\$ 3,000	\$ -	
67	Contingency							
68	Miscellaneous Contingency	\$ 120,002	\$ 120,002	\$ 12,979	\$ (107,023)	\$ 15,000	\$ 2,021	
69								
70	Field Operations Subtotal	\$ 191,909	\$ 274,371	\$ 237,891	\$ (36,480)	\$ 385,865	\$ 147,974	
71								
72	Contingency for County TRIM Notice							
73								
74	TOTAL EXPENDITURES	\$ 280,473	\$ 462,703	\$ 376,833	\$ (85,870)	\$ 562,767	\$ 185,934	
75								
76	EXCESS OF REVENUES OVER EXPENDITURES	\$ 96,435	\$ (85,795)	\$ -	\$ (85,795)	\$ (0)	\$ (0)	

Budget Template
CFM (Magnolia Landing) Community Development District
Debt Service
Fiscal Year 2019/2020

Chart of Accounts Classification	Series 2004A ⁽¹⁾	Budget for 2019/2020
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$805,032.95	\$805,032.95
TOTAL REVENUES	\$805,032.95	\$805,032.95
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$805,032.95	\$805,032.95
Administrative Subtotal	\$805,032.95	\$805,032.95
TOTAL EXPENDITURES	\$805,032.95	\$805,032.95
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

⁽²⁾ Early Payment Discounts: 4.0%

Gross assessments **\$838,575.99**

Notes:

Tax Roll Early Payment Discount is 4.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Debt assessments on Unplatted lands are no longer being held in abeyance for FY 2019-2020.

⁽²⁾ Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.

CFM Community Development District

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2019/2020 O&M Budget	\$562,767.00
Lee County 4.0% Early Payment Discount:	\$23,448.63
⁽¹⁾ Tax Collector Fee (\$1.45 PER PARCEL / LI	\$2,056.10
2019/2020 Total:	<u><u>\$588,271.73</u></u>

2018/2019 O&M Budget	\$376,833.00
2019/2020 O&M Budget	\$562,767.00
Total Difference:	<u><u>\$185,934.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2018/2019	2019/2020	\$	%
Debt Service - Residential	\$1,478.97	\$1,478.97	\$0.00	0.00%
Operations/Maintenance - Residential	\$278.27	\$414.86	\$136.59	49.09%
Total	\$1,757.24	\$1,893.83	\$136.59	7.77%
Debt Service - Golf Course	\$1,478.97	\$1,478.97	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$278.27	\$414.86	\$136.59	49.09%
Total	\$1,757.24	\$1,893.83	\$136.59	7.77%

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

CFM

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$562,767.00
EARLY PAYMENT DISCOUNT	4.0%	\$23,448.63
⁽⁶⁾ TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE		\$2,056.10
TOTAL O&M ASSESSMENT		\$588,271.73

<u>LOT SIZE</u>	<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>		
	<u>O&M</u>	<u>DEBT SERVICE</u> ⁽¹⁾⁽²⁾	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u> ⁽⁵⁾
Platted Parcels					
Residential	558	549	558.00	39.35%	\$231,491.98
Golf Course	18	18	18.00	1.27%	\$7,467.48
Total Platted	576	567	576.00	40.62%	\$238,959.46
Unplatted Lands		<u>Planned Units</u>			
Residential	842	842	842.00	59.38%	\$349,312.27
Total Unplatted	842	842	842.00	59.38%	\$349,312.27
Total Community	1418	1409	1418.00	100.00%	\$588,271.73

<u>PER LOT ANNUAL ASSESSMENT</u>		
<u>O&M</u>	<u>DEBT SERVICE</u> ⁽³⁾	<u>TOTAL</u> ⁽⁴⁾
\$414.86	\$1,478.97	\$1,893.83
\$414.86	\$1,478.97	\$1,893.83
\$414.86	\$1,478.97	\$1,893.83

LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%): **(\$25,504.73)**

Net Revenue to be Collected \$562,767.00

UNPLAT BY ACREAGE 353.80 353.80 \$349,312.27

<u>PER ACRE ASSESSMENTS - UNPLATTED</u>		
<u>O&M</u>	<u>DEBT</u>	<u>TOTAL</u>
\$987.32	\$3,519.76	\$4,507.08

- (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 (\$1.45 per parcel) and early payment discount costs (4%).
- (4) Annual assessment that will appear on November 2019 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 no longer being held in abeyance for FY 2019-2020.

Tab 5

RESOLUTION 2019-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the CFM Community Development District ("**District**") prior to June 15, 2019, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("**Fiscal Year 2019/2020**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget, which is on file and available for public inspection at the "**District's Office**," 9350 Marketplace Road, Suite 206, Fort Myers, Florida 33912. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for

public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2018, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: August 15, 2019
HOUR: 11:30 a.m.
LOCATION: 9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Lee County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Lee County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 16th DAY OF MAY, 2019.

ATTEST:

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Its: Chairman / Vice Chairman

Exhibit A

Fiscal Year 2019/2020 Proposed Budget

Tab 6

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS 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 Board of Supervisors of the District desires to re-designate the Officers of the District.

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

- Section 1. _____ is appointed Chairman.
- Section 2. _____ is appointed Vice Chairman.
- Section 3. _____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
 Joe Roethke is appointed Assistant Secretary.
 Belinda Blandon is appointed Assistant Secretary.

Section 4. This Resolution shall not supersede any appointments made by the Board other than those specified in Sections 1, 2 and 3. Bob Bishop is hereby removed as Assistant Secretary.

Section 5. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 16TH DAY OF MAY, 2019.

**CFM COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRMAN / VICE CHAIRMAN

ATTEST:

SECRETARY / ASST. SECRETARY