



Rizzetta & Company

CFM Community Development District

www.cfmccd.org

Approved Proposed Budget for Fiscal Year 2019/2020

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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 day 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.



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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



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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 be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Proposed Budget
CFM Community Development District
General Fund
Fiscal Year 2019/2020

	Chart of Accounts Classification	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	\$ 216,700	\$ 126,877	
8	Off Roll*	\$ 287,010	\$ 287,010	\$ 287,010	\$ -	\$ 320,067	\$ 33,057	
9								
10	TOTAL REVENUES	\$ 376,908	\$ 376,908	\$ 376,833	\$ 75	\$ 536,767	\$ 159,934	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	TOTAL REVENUES AND BALANCE FORWARD	\$ 376,908	\$ 376,908	\$ 376,833	\$ 75	\$ 536,767	\$ 159,934	
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)	\$ 24,000	\$ 4,000	
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)	\$ 30,000	\$ -	
42								
43	Administrative Subtotal	\$ 88,564	\$ 188,332	\$ 138,942	\$ (49,390)	\$ 150,902	\$ 11,960	
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	Solitude 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)	\$ 536,767	\$ 159,934	
75								
76	EXCESS OF REVENUES OVER EXPENDITURES	\$ 96,435	\$ (85,795)	\$ -	\$ (85,795)	\$ -	\$ -	

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	\$536,767.00
Lee County 4.0% Early Payment Discount:	\$22,365.29
⁽¹⁾ Tax Collector Fee (\$1.45 PER PARCEL / LI	\$2,056.10
2019/2020 Total:	<u><u>\$561,188.39</u></u>

2018/2019 O&M Budget	\$376,833.00
2019/2020 O&M Budget	\$536,767.00
Total Difference:	<u><u>\$159,934.00</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	\$395.76	\$117.49	42.22%
Total	\$1,757.24	\$1,874.73	\$117.49	6.69%
<hr/>				
Debt Service - Golf Course	\$1,478.97	\$1,478.97	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$278.27	\$395.76	\$117.49	42.22%
Total	\$1,757.24	\$1,874.73	\$117.49	6.69%

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

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

TOTAL O&M BUDGET		\$536,767.00
EARLY PAYMENT DISCOUNT	4.0%	\$22,365.29
⁽⁶⁾ TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE		\$2,056.10
TOTAL O&M ASSESSMENT		<u>\$561,188.39</u>

<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's</u>	<u>EAU's</u>	<u>O&M BUDGET ⁽⁵⁾</u>
Residential	558	549	558.00	39.35%	\$220,834.36
Golf Course	18	18	18.00	1.27%	\$7,123.69
Total Platted	<u>576</u>	<u>567</u>	<u>576.00</u>	<u>40.62%</u>	<u>\$227,958.05</u>
 <u>Unplatted Lands</u>	 <u>Planned Units</u>				
Residential	842	842	842.00	59.38%	\$333,230.34
Total Unplatted	<u>842</u>	<u>842</u>	<u>842.00</u>	<u>59.38%</u>	<u>\$333,230.34</u>
 Total Community	<u>1418</u>	<u>1409</u>	<u>1418.00</u>	<u>100.00%</u>	<u>\$561,188.39</u>

PER LOT ANNUAL ASSESSMENT

<u>O&M</u>	<u>DEBT</u>	<u>TOTAL ⁽⁴⁾</u>
	<u>SERVICE ⁽³⁾</u>	
\$395.76	\$1,478.97	\$1,874.73
\$395.76	\$1,478.97	\$1,874.73

\$395.76	\$1,478.97	\$1,874.73
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LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%):

(\$24,421.39)

Net Revenue to be Collected

\$536,767.00

UNPLAT BY ACREAGE 353.80 353.80

\$333,230.34

PER ACRE ASSESSMENTS - UNPLATTED

<u>O&M</u>	<u>DEBT</u>	<u>TOTAL</u>
\$941.86	\$3,519.76	\$4,461.62

(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.