



Rizzetta & Company

CFM Community Development District

www.cfmccd.org

Adopted Budget for Fiscal Year 2020/2021

Presented by: Rizzetta & Company, Inc.

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

[**www.rizzetta.com**](http://www.rizzetta.com)

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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.



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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.



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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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**Adopted Budget
CFM Community Development District
General Fund
Fiscal Year 2020/2021**

Chart of Accounts Classification	Budget for 2020/2021
REVENUES	
Special Assessments	
Tax Roll*	\$ 234,790
Off Roll*	\$ 343,091
TOTAL REVENUES	\$ 577,881
TOTAL REVENUES AND BALANCE FORWARD	\$ 577,881
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 10,000
Financial & Administrative	
Administrative Services	\$ 5,562
District Management	\$ 17,922
District Engineer	\$ 24,000
Disclosure Report	\$ 5,250
Trustees Fees	\$ 12,500
Assessment Roll	\$ 5,150
Financial & Revenue Collections	\$ 5,150
Accounting Services	\$ 18,540
Auditing Services	\$ 4,700
Arbitrage Rebate Calculation	\$ 500
Miscellaneous Mailings	\$ 500
Public Officials Liability Insurance	\$ 3,101
Legal Advertising	\$ 500
Dues, Licenses & Fees	\$ 735
Property Taxes	\$ 21
Tax Collector /Property Appraiser Fees	\$ 369
Website Hosting, Maintenance, Backup (and Email)	\$ 3,500
Legal Counsel	
District Counsel	\$ 30,000
Administrative Subtotal	\$ 148,000
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 24,300
Street Lights	\$ 40,320
Stormwater Control	
Aquatic Maintenance	\$ 27,336
Fountain Service Repairs & Maintenance	\$ 9,900
Lake/Pond Bank Maintenance	\$ 14,000
Wetland Monitoring & Maintenance	\$ 146,803
Other Physical Environment	
General Liability Insurance	\$ 3,664
Property Insurance	\$ 1,761
Landscape Maintenance	\$ 76,296
Irrigation Repairs	\$ 5,000
Landscape Miscellaneous	\$ 21,801
Landscape Replacement Plants, Shrubs, Trees	\$ 20,000
Road & Street Facilities	
Street/ Parking Lot Sweeping	\$ 5,700
Sidewalk Repair & Maintenance	\$ 10,000
Street Sign Repair & Replacement	\$ 5,000
Roadway Repair & Maintenance	\$ 3,000
Contingency	
Miscellaneous Contingency	\$ 15,000
Field Operations Subtotal	\$ 429,881
Contingency for County TRIM Notice	
TOTAL EXPENDITURES	\$ 577,881
EXCESS OF REVENUES OVER EXPENDITURES	\$ (0)

CFM (Magnolia Landing) Community Development District
Debt Service
Fiscal Year 2020/2021

Chart of Accounts Classification		Series 2004A-1	Series 2004A-2	Budget for 2020/2021
REVENUES				
	Special Assessments			
	Net Special Assessments ⁽¹⁾	\$857,619.44	\$793,674.46	\$1,651,293.90
TOTAL REVENUES		\$857,619.44	\$793,674.46	\$1,651,293.90
EXPENDITURES				
	Administrative			
	Financial & Administrative			
	Debt Service Obligation	\$857,619.44	\$793,674.46	\$1,651,293.90
	Administrative Subtotal	\$857,619.44	\$793,674.46	\$1,651,293.90
TOTAL EXPENDITURES		\$857,619.44	\$793,674.46	\$1,651,293.90
EXCESS OF REVENUES OVER EXPENDITURES		\$0.00	\$0.00	\$0.00

⁽²⁾ Early Payment Discounts:

4.0%

Gross assessments

\$1,720,097.81

Notes:

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

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

CFM Community Development District

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2020/2021 O&M Budget	\$577,881.00
Lee County 4.0% Early Payment Discount:	\$24,078.38
Tax Collector Fee (\$1.45 PER PARCEL / LINE)	\$2,056.10
2020/2021 Total:	<u>\$604,015.48</u>

2019/2020 O&M Budget	\$536,767.00
2020/2021 O&M Budget	\$577,881.00
Total Difference:	<u>\$41,114.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2019/2020	2020/2021	\$	%
Series 2004A-2 Debt Service - Residential	\$1,478.97	\$1,478.97	\$0.00	0.00%
Operations/Maintenance - Residential	\$395.76	\$425.96	\$30.20	7.63%
Total	\$1,874.73	\$1,904.93	\$30.20	1.61%
<hr/>				
Series 2004A-2 Debt Service - Golf Course	\$1,478.97	\$1,478.97	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$395.76	\$425.96	\$30.20	7.63%
Total	\$1,874.73	\$1,904.93	\$30.20	1.61%
<hr/>				
Series 2004A-1 Debt Service - Residential - Unplatted	\$1,478.97	\$1,060.99	-\$417.98	-28.26%
Operations/Maintenance - Residential - Unplatted	\$395.76	\$425.96	\$30.20	7.63%
Total	\$1,874.73	\$1,486.95	-\$387.78	-20.68%

⁽¹⁾ Series 2004A-1 Debt Service assessment reduced in connection with the Trifurcation Reallocation Assessment Report dated August 15, 2019.

CFM COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2020/2021 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$577,881.00
EARLY PAYMENT DISCOUNT	4.0%	\$24,078.38
(6) TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE		\$2,056.10
TOTAL O&M ASSESSMENT		<u>\$604,015.48</u>

UNITS ASSESSED

<u>LOT SIZE</u>	<u>SERIES 2004A-1</u>		<u>Series 2004A-2</u>		<u>ALLOCATION OF O&M ASSESSMENT</u>		
	<u>O&M</u>	<u>DEBT SERVICE</u> ⁽²⁾	<u>DEBT SERVICE</u> ⁽¹⁾⁽³⁾	<u>TOTAL EAU's</u>	<u>% TOTAL EAU's</u>	<u>TOTAL O&M BUDGET</u> ⁽⁵⁾	
<u>Platted Parcels</u>							
Residential	558	0	541	558.00	39.35%	\$237,687.33	
Golf Course	18	0	18	18.00	1.27%	\$7,667.33	
Total Platted	576	0	559	576.00	40.62%	\$245,354.66	
<u>Unplatted Lands</u>							
	<u>Planned Units</u>						
Residential	842	842	0	842.00	59.38%	\$358,660.81	
Total Unplatted	842	842	0	842.00	59.38%	\$358,660.81	
Total Community	1418	842	559	1418.00	100.00%	\$604,015.48	

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

(\$26,134.48)

Net Revenue to be Collected:

\$577,881.00

UNPLAT BY ACREAGE 249.43 249.43

\$358,660.81

PER LOT ANNUAL ASSESSMENT

<u>2004A-1 DEBT</u>		<u>2004A-2 DEBT</u>		
<u>O&M</u>	<u>SERVICE</u> ⁽⁴⁾	<u>SERVICE</u> ⁽⁴⁾	<u>TOTAL</u> ⁽⁵⁾	
\$425.96		\$1,478.97	\$1,904.93	
\$425.96		\$1,478.97	\$1,904.93	
\$425.96	\$1,060.99		\$1,486.95	

PER ACRE ASSESSMENTS - UNPLATTED

<u>O&M</u>	<u>DEBT</u>	<u>TOTAL</u>
\$1,437.92	\$3,581.58	\$5,019.50

(1) Reflects seventeen (17) Series 2004A-2 prepayments.

(2) Reflects the number of total lots with Series 2004A-1 debt outstanding.

(3) Reflects the number of total lots with Series 2004A-2 debt outstanding.

(4) 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%).

(5) Annual assessment that will appear on November 2020 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.

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