



Rizzetta & Company

# CFM Community Development District

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**Board of Supervisors' Meeting  
August 18, 2022**

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

[www.cfmccd.org](http://www.cfmccd.org)

**CFM  
COMMUNITY DEVELOPMENT DISTRICT**

District Office · Ft. Myers, Florida · (239) 936-0913  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.cfmccd.org

<b>Board of Supervisors</b>	Paul Mayotte Sue Streeter Brian McGibbon Rodney Allen Terry Jo Gile	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Belinda Blandon	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tucker Mackie	Kutak Rock, LLP
<b>District Engineer</b>	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.

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August 10, 2022

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, August 18, 2022 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 – AGENDA ITEMS ONLY**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors’ Meeting held on June 16, 2022 ..... Tab 1
  - B. Consideration of the Operations and Maintenance Expenditures for the Months of May and June 2022 ..... Tab 2
  - C. Ratification of Special Assessment Bonds, Series 2021 Requisitions for Payment 20 through 26..... Tab 3
- 4. BUSINESS ITEMS**
  - A. Public Hearing to Consider the Adoption of the Fiscal Year 2022/2023 Budget
    1. Presentation of the Proposed Final Budget for Fiscal Year 2022/2023 ..... Tab 4
    2. Consideration of Resolution 2022-05, Annual Appropriations and Adopting the Budget for Fiscal Year 2022/2023 ..... Tab 5
  - B. Public Hearing to Consider the Imposition of Operations and Maintenance Special Assessments, Adoption of an Assessment Roll, and the Levy, Collection, and Enforcement of the Same
    1. Consideration of Resolution 2022-06, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll..... Tab 6
  - C. Consideration of Third Addendum to Contract for Professional District Services ..... Tab 7
  - D. Consideration of Resolution 2022-07, Fiscal Year 2022/2023 Meeting Schedule ..... Tab 8

**5. STAFF REPORTS**

- A. District Counsel
- B. District Engineer
  - 1. Review of Stormwater Management System Needs Analysis Memo ..... Tab 9
- C. District Manager ..... Tab 10

**6. SUPERVISOR REQUESTS AND COMMENTS**

**7. PUBLIC COMMENT**

**8. 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, Kutak Rock, LLP

# 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, June 16, 2022 at 12:00 p.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912

Present and constituting a quorum:

Paul Mayotte	<b>Board Supervisor, Chairman</b>
Brian McGibbon	<b>Board Supervisor, Assistant Secretary</b>
Rodney Allen	<b>Board Supervisor, Assistant Secretary</b>
Terry Jo Gile	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Belinda Blandon	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tucker Mackie	<b>District Counsel, Kutak Rock, LLP (via speaker phone)</b>
Brent Burford	<b>District Engineer, Johnson Engineering</b>
Sonny Backes	<b>Mettauer Environmental</b>
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 to public comment. There were none.

**THIRD ORDER OF BUSINESS**                      **Consideration of the Minutes of the  
Board of Supervisors' Meeting held on  
May 19, 2022**

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on May 19, 2022. She asked if there were any questions related to the minutes. There were none.

On a Motion by Ms. Gile, seconded by Mr. Allen, with all in favor, the Board Approved the Minutes of the Board of Supervisors' Meeting held on May 19, 2022, for the CFM Community Development District.

45  
46 **FOURTH ORDER OF BUSINESS**

**Ratification of Special Assessment  
Bonds, Series 2021 Requisitions for  
Payment 18 and 19**

47  
48  
49  
50 Ms. Bandon advised that requisitions 18 and 19 total \$6,860.48 for payments to  
51 Johnson Engineering and Kutak Rock. She asked if there were any questions. There were  
52 none.  
53

On a Motion by Mr. McGibbon, seconded by Mr. Mayotte, with all in favor, the Board Ratified Payment of Special Assessment Revenue Bonds, Series 2021 Requisitions for Payment 18 and 19 Totaling \$6,860.48, for the CFM Community Development District.

54  
55 **FIFTH ORDER OF BUSINESS**

**Consideration of Audit for Fiscal Year  
End September 30, 2021 as Prepared  
by Berger, Toombs, Elam, Gaines &  
Frank**

56  
57  
58  
59  
60 Ms. Bandon provided an overview of the audit for fiscal year end September 30,  
61 2021. Ms. Bandon and Ms. Mackie responded to questions and comments from the  
62 Board.  
63

On a Motion by Mr. Mayotte, seconded by Ms. Gile, with all in favor, the Board Accepted the Audit for Fiscal Year End September 30, 2021 as Prepared by Berger, Toombs, Elam, Gaines & Frank, for the CFM Community Development District.

64  
65 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

66  
67 A. District Counsel

68 Ms. Mackie advised that she had no report and would be happy to answer  
69 any questions. There were no questions for Ms. Mackie.  
70

71 B. District Engineer

72 Mr. Burford advised that the valley gutters and curbs are being reviewed  
73 and a report will be provided to the Board.  
74

75 Mr. Mayotte advised that the island on Avenida del Vera is being hit  
76 regularly. Mr. McGibbon advised that the tree in the island has been hit. Ms.

77 Gile recommended removing all of the landscaping from the island until  
78 construction is complete and then replanting. Mr. Mayotte asked that Ms.  
79 Bandon have a conversation with Mr. Ratz regarding the island.  
80

81 Mr. Burford advised that an inspection was conducted, and inlet protection  
82 is not in place causing sediment build up. He asked that Ms. Mackie discuss  
83 with Forestar to have the inlets cleaned out and proper protection put in.  
84 Ms. Mackie recommended that Mr. Burford put something in writing related  
85 to the sediment to provide to Mr. Ratz.  
86

87 Mr. Burford advised that Mr. Backes has put together some pricing for  
88 plantings in the conservation areas related to correction of the notice of non-  
89 compliance.  
90

91 Ms. Gile inquired as to fencing of the conservation areas where ATVs are  
92 trespassing. Mr. Burford advised that fencing is allowed although  
93 easements need to be reviewed to ensure the necessary entities have the  
94 needed access.  
95

96 Mr. Mayotte inquired as to the hole near the shed. Ms. Bandon advised that  
97 it is not a hole, but a utility access cover is missing, and she has called that  
98 in to the appropriate entity.  
99

100 Ms. Bandon inquired as to whether Forestar has corrected their items  
101 related to the notice of non-compliance. Mr. Burford advised that Forestar  
102 has not provided the necessary corrections. Ms. Bandon asked that Mr.  
103 Burford follow up with Forestar.  
104

105 Ms. Bandon inquired as to the status of the sign related to traffic at the  
106 intersection. The Board advised that the sign is sufficient.  
107

108 Mr. Burford advised that getting a light installed at the exit could be a two-  
109 to-four-year process; he recommended that the Board start budgeting for  
110 the design and permitting process. Discussion ensued.  
111

112 C. District Manager

113 Ms. Bandon advised that the next meeting of the Board of Supervisors' is  
114 scheduled to be held on Thursday, July 21, 2022 at 11:30 a.m.  
115

116 Ms. Bandon advised that she has reached out to Ms. Southwick regarding  
117 the aeration project and Ms. Southwick will be providing comments to the  
118 Cost Share Agreement related to utilities.  
119

120 **SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

121  
122 Ms. Bandon opened the floor for Supervisor requests and comments. There were  
123 none.



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**EIGHTH ORDER OF BUSINESS**

**Audience Requests and Comments**

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

An audience member advised of concerns related to shrubbery along Long Pond turning onto Magnolia Landing Lane causing line of sight concerns. Ms. Blandon advised that she will reach out to Ms. Southwick and report back.

Discussion ensued regarding repair of the island that is being damaged by construction traffic.

Mr. Backes advised that the grate has been ordered although there is a twelve-to-fourteen-week lead time. Mr. Burford advised that another material can be installed. He advised that Mettauer will provide pricing for removal of the tires from the conservation areas.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Ms. Gile, seconded by Mr. McGibbon, with all in favor, the Board adjourned the meeting at 12:13 p.m., for the CFM Community Development District.
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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# Tab 2

# CFM COMMUNITY DEVELOPMENT DISTRICT

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## Operation and Maintenance Expenditures May 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$ 50,320.64**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Advancetek Services, Inc.	1075	220303-3501	Aluminum Replacement Street Sign	\$ 240.00
Advancetek Services, Inc.	1075	220426-3501	Aluminum Post Single Mounting	\$ 305.00
Berger Toombs Elam Gaines & Frank	1080	358735	Audit Services FY20/21	\$ 4,120.00
Brian McGibbon	1071	BM042122	Board of Supervisors Meeting 04/21/22	\$ 200.00
Brian McGibbon	1086	BM051922	Board of Supervisors Meeting 05/19/22	\$ 200.00
Florida Fountains & Equipment, LLC	1076	2022-109	Fountain Repair Service 04/22	\$ 129.00
Johnson Engineering Inc	1068	20044888-001-172	Engineering Services Through 04/17/22	\$ 1,751.25
Johnson Engineering Inc	1068	20044888-017-4	Engineering Services Through 04/17/22	\$ 2,587.20
Johnson Engineering Inc	1068	20044888-018-3	Engineering Services Through 04/17/22	\$ 3,024.00
Johnson Engineering Inc	1068	20044888-019-1	Engineering Services Through 04/17/22	\$ 2,300.00
Johnson Engineering Inc	1082	20044888-019-2	Engineering Services 05/22	\$ 622.50
Johnson Engineering Inc	1077	20214225-000 Inv 8	Chloride Monitoring 04/22	\$ 750.00

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Johnson Engineering Inc	1082	20214225-000 Inv 9	Chloride Monitoring 05/22	\$ 750.00
LCEC	1069	6571809552 2/11	Electric Summary 04/22	\$ 3,869.95
LCEC	1083	6571809552 5/22	Electric Summary 05/22	\$ 4,128.52
LLS Tax Solutions, Inc	1084	2679	Arbitrage Rebate Calculation Series 2004A PE 04/30/22	\$ 500.00
Mettauer Environmental Inc.	1072	22034	Quarterly Conservation & Bi- Annual Maintenance 04/22	\$ 16,930.75
Paul Mayotte	1070	PM042122	Board of Supervisors Meeting 04/21/22	\$ 200.00
Paul Mayotte	1085	PM051922	Board of Supervisors Meeting 05/19/22	\$ 200.00
Rizzetta & Company, Inc.	1073	INV0000067869	District Management Fees 05/22	\$ 4,106.17
Solitude Lake Management LLC	1087	PI-A00809603	Lake & Pond Management Services 05/22	\$ 2,346.00
Sue Streeter	1074	SS042122	Board of Supervisors Meeting 04/21/22	\$ 200.00
Sue Streeter	1088	SS051922	Board of Supervisors Meeting 05/19/22	\$ 200.00
Terry Jo Gile	1067	TG042122	Board of Supervisors Meeting 04/21/22	\$ 200.00

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Terry Jo Gile	1081	TG051922	Board of Supervisors Meeting 05/19/22	\$ 200.00
The News-Press	1078	4596737	Legal Ad 04/01/22-04/30/22	<u>\$ 260.30</u>
Report Total				<u>\$ 50,320.64</u>

# CFM COMMUNITY DEVELOPMENT DISTRICT

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## **Operation and Maintenance Expenditures June 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2022 through June 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented:    **\$ 61,131.29**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Brian McGibbon	1095	BM061622	Board of Supervisors Meeting 06/16/22	\$ 200.00
Johnson Engineering Inc	1089	20044888-001-173	Engineering Services 05/22	\$ 1,823.75
Johnson Engineering Inc	1096	20044888-001-174	Engineering Services 06/22	\$ 4,062.50
Johnson Engineering Inc	1089	20044888-017-5	Engineering Services 05/22	\$ 603.00
Johnson Engineering Inc	1096	20044888-017-6	Engineering Services 06/22	\$ 1,139.00
Johnson Engineering Inc	1089	20044888-018-4	Engineering Services 05/22	\$ 630.00
Johnson Engineering Inc	1096	20044888-018-5	Engineering Services 06/22	\$ 6,930.00
Johnson Engineering Inc	1096	20044888-019-3	Engineering Services 06/22	\$ 115.00
Johnson Engineering Inc	1089	20214225-001 1	Pumpage Monitoring 05/22	\$ 400.00
Kutak Rock, LLP	1090	3053706	Monthly Legal Services 04/22	\$ 2,489.00
LLS Tax Solutions, Inc	1097	2708	Arbitrage Rebate Calculation S2021	\$ 500.00
Magnolia Landing Golf, LLC	1091	1963	Aerator Utility Cost 04/22	\$ 1,400.00



# CFM Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Magnolia Landing Golf, LLC	1091	1964	Aerator Agreement & Water 04/22	\$ 625.00
Magnolia Landing Golf, LLC	1091	1975	Plant Replacement 06/22	\$ 350.00
Magnolia Landing Golf, LLC	1091	1976	Irrigation Repairs 06/22	\$ 1,000.00
Magnolia Landing Golf, LLC	1091	1977	Remove Plants/Pickup 06/22	\$ 240.00
Magnolia Landing Golf, LLC	1091	1978	Irrigation Repairs 06/22	\$ 420.00
Magnolia Landing Golf, LLC	1091	1979	Paint Sign 06/22	\$ 45.00
Magnolia Landing Golf, LLC	1091	1980	Debris Clean Up 06/22	\$ 30.00
Magnolia Landing Golf, LLC	1091	1981	Tree Replacement 06/22	\$ 400.00
Magnolia Landing Golf, LLC	1091	1982	Irrigation Repairs 06/22	\$ 40.00
Magnolia Landing Golf, LLC	1091	1983	Irrigation Repairs 06/22	\$ 700.00
Magnolia Landing Golf, LLC	1091	1984	Aerator Utility Cost 05/22	\$ 1,400.00
Magnolia Landing Golf, LLC	1091	1985	Aerator Agreement & Water 05/22	\$ 625.00

# CFM Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Magnolia Landing Master Association, Inc.	1098	MLM 06012022	Monthly Landscaping 04/22-06/22	\$ 19,072.56
Magnolia Landing Master Association, Inc.	1098	MLM 06032022	Monthly Landscaping Additional 01/22-03/22	\$ 8,588.82
Paul Mayotte	1094	PM061622	Board of Supervisors Meeting 06/16/22	\$ 200.00
Rizzetta & Company, Inc.	1092	INV0000068713	District Management Fees 06/22	\$ 4,106.17
Solitude Lake Management LLC	1099	PI-A00828315	Lake & Pond Management Services 06/22	\$ 2,346.00
Terry Jo Gile	1093	TJG061622	Board of Supervisors Meeting 06/16/22	\$ 200.00
The News-Press	1100	4669778	Legal Ads 05/22	\$ 450.49
<b>Report Total</b>				<b><u>\$ 61,131.29</u></b>

# Tab 3

CFM CDD  
Special Assessment Bonds, Series 2021  
Requisitions for Payment

<b>Requisition No.</b>	<b>Vendor</b>	<b>Amount</b>
20	Johnson Engineering, Inc.	\$1,553.75
21	Kutak Rock LLP	\$2,584.97
22	Johnson Engineering, Inc.	\$700.00
23	Kutak Rock LLP	\$405.00
24	Forestar USA Real Estate Group	\$2,494,977.53
25	Johnson Engineering, Inc.	\$3,362.50
26	Kutak Rock LLP	\$1,744.20
	Total	\$2,505,327.95

# Tab 4



Rizzetta & Company

# CFM Community Development District

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**Approved Proposed Budget  
for  
Fiscal Year 2022/2023**

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Rizzetta & Company

**Proposed Budget  
CFM Community Development District  
General Fund  
Fiscal Year 2022-2023**

	Chart of Accounts Classification	Actual YTD through 06/30/22	Projected Annual Totals 2021-2022	Annual Budget for 2021-2022	Projected Budget variance for 2021-2022	Budget for 2022-2023	Budget Increase (Decrease) vs. 2021-2022	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 309	\$ 412	\$ -	\$ 412	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 304,098	\$ 304,098	\$ 304,288	\$ (190)	\$ 707,968	\$ 403,680	
8	Off Roll*	\$ 277,043	\$ 277,043	\$ 276,709	\$ 334		\$ (276,709)	
9								
10	<b>TOTAL REVENUES</b>	<b>\$ 581,450</b>	<b>\$ 581,141</b>	<b>\$ 580,997</b>	<b>\$ 556</b>	<b>\$ 707,968</b>	<b>\$ 126,970</b>	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 581,450</b>	<b>\$ 581,141</b>	<b>\$ 580,997</b>	<b>\$ 556</b>	<b>\$ 707,968</b>	<b>\$ 126,970</b>	
15								
16	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
17								
18	<b>EXPENDITURES - ADMINISTRATIVE</b>							
19								
20	Legislative							
21	Supervisor Fees	\$ 5,400	\$ 7,200	\$ 10,000	\$ 2,800	\$ 10,000	\$ -	Est. 10 meetings per year, \$ 200.00 per Supervisor
22	Financial & Administrative							
23	Administrative Services	\$ 4,172	\$ 5,563	\$ 5,562	\$ (1)	\$ 5,784	\$ 222	
24	District Management	\$ 13,442	\$ 17,923	\$ 17,922	\$ (1)	\$ 18,639	\$ 717	
25	District Engineer	\$ 47,628	\$ 63,504	\$ 40,000	\$ (23,504)	\$ 40,000	\$ -	
26	Disclosure Report	\$ 6,500	\$ 6,500	\$ 5,600	\$ (900)	\$ 6,000	\$ 400	Lerner agreement for disclosure
27	Trustees Fees	\$ -	\$ -	\$ 7,004	\$ 7,004	\$ 8,082	\$ 1,078	Trustee fees with incidentals
28	Assessment Roll	\$ 5,150	\$ 5,150	\$ 5,150	\$ -	\$ 5,356	\$ 206	
29	Financial & Revenue Collections	\$ 3,863	\$ 5,151	\$ 5,150	\$ (1)	\$ 5,356	\$ 206	
30	Accounting Services	\$ 13,905	\$ 18,540	\$ 18,540	\$ -	\$ 19,282	\$ 742	
31	Auditing Services	\$ 4,120	\$ 4,120	\$ 4,120	\$ -	\$ 4,120	\$ -	As per new agreement with BTEGF
32	Arbitrage Rebate Calculation	\$ 2,250	\$ 2,250	\$ 500	\$ (1,750)	\$ 1,000	\$ 500	Series 2021 and Series 2021 Refunding
33	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 400	\$ (100)	
34	Public Officials Liability Insurance	\$ 3,108	\$ 3,108	\$ 3,256	\$ 148	\$ 3,730	\$ 474	As per Estimate provided by Egis
35	Legal Advertising	\$ 920	\$ 1,227	\$ 2,000	\$ 773	\$ 1,000	\$ (1,000)	
36	Dues, Licenses & Fees	\$ 900	\$ 735	\$ 735	\$ -	\$ 735	\$ -	Department of Economic Opportunity \$ 175.00 Filing Fee plus NPDES Permit Fees \$ 560.00.
37	Property Taxes							
	Tax Collector /Property Appraiser Fees	\$ 21	\$ 21	\$ 21	\$ -	\$ 21	\$ -	Lee County Solid Waste Assessment
38								
	Website Hosting, Maintenance, Backup (and Email)	\$ 559	\$ 559	\$ 576	\$ 17	\$ 1,101	\$ 525	Lee County Tax Collector Fees \$ 1.00 per parcel hosting. This includes ADA remediation of the website.
39	Legal Counsel	\$ 1,750	\$ 2,333	\$ 3,300	\$ 967	\$ 3,300	\$ -	
40	District Counsel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
41		\$ 13,118	\$ 17,491	\$ 30,000	\$ 12,509	\$ 30,000	\$ -	
42								
43	<b>Administrative Subtotal</b>	<b>\$ 126,806</b>	<b>\$ 161,374</b>	<b>\$ 159,936</b>	<b>\$ (1,438)</b>	<b>\$ 163,906</b>	<b>\$ 3,970</b>	
44								
45	<b>EXPENDITURES - FIELD OPERATIONS</b>							
46								
47	Electric Utility Services							
48	Utility Services							Aerator Utility Cost Estimate with new installation \$ 1,200 per month plus additional fountain utility costs (6.50 per day 12 hour run x365 days x 13 fountains \$ 31 Monthly Average Plus 12 new lights in parcel B est. \$ 37 per month. Includes 6 Streetlights in Parcel L as well.
49	Street Lights	\$ 11,200	\$ 14,933	\$ 24,300	\$ 9,367	\$ 45,400	\$ 21,100	
50	Stormwater Control	\$ -	\$ -	\$ 40,320	\$ (4,216)	\$ 50,652	\$ 10,332	
51	Aquatic Maintenance	\$ 21,114	\$ 28,152	\$ 28,152	\$ -	\$ 33,997	\$ 5,845	acquisition
52	Fountain Service Repairs & Maintenance	\$ 16,115	\$ 21,487	\$ 7,000	\$ (14,487)	\$ 16,000	\$ 9,000	Fountain maintenance \$ 2000 per quarter plus allowance for parts
53	Water Use Monitoring	\$ 7,350	\$ 9,800	\$ 9,000	\$ (800)	\$ 11,400	\$ 2,400	Water use permit monitoring \$ 200 per month and Chloride monitoring \$ 750 per month.
54	Lake/Pond Bank Maintenance	\$ -	\$ -	\$ 75,000	\$ 75,000	\$ 75,000	\$ -	
55	Wetland Monitoring & Maintenance	\$ 54,363	\$ 72,484	\$ 57,813	\$ (14,671)	\$ 57,813	\$ -	Mettauer Environmental Agreement
56	Other Physical Environment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
57	General Liability Insurance	\$ 3,673	\$ 3,673	\$ 3,848	\$ 175	\$ 4,408	\$ 560	As per Egis estimate.
58	Property Insurance	\$ 2,535	\$ 2,535	\$ 2,657	\$ 122	\$ 3,042	\$ 385	As per Egis estimate.
59	Flood Insurance	\$ 654	\$ 654	\$ 1,300	\$ 646	\$ 450	\$ (850)	As per recommendation of provider. Includes additional parcels
60	Landscape Maintenance	\$ 49,599	\$ 66,132	\$ 78,870	\$ 12,738	\$ 140,400	\$ 61,530	
61	Irrigation Repairs	\$ 2,525	\$ 3,367	\$ 5,000	\$ 1,633	\$ 5,000	\$ -	
62	Landscape Miscellaneous	\$ 24,845	\$ 33,127	\$ 21,801	\$ (11,326)	\$ 30,000	\$ 8,199	Misc. landscaping expenses including mulch and
63	Landscape Replacement Plants, Shrubs, Trees	\$ 1,100	\$ 1,467	\$ 20,000	\$ 18,533	\$ 20,000	\$ -	
64	Road & Street Facilities							
65	Street/ Parking Lot Sweeping	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,500	\$ 500	Sidewalk and curb pressure washing
66	Sidewalk Repair & Maintenance	\$ 6,467	\$ 8,623	\$ 15,000	\$ 6,377	\$ 15,000	\$ -	
67	Street Sign Repair & Replacement	\$ 1,992	\$ 2,656	\$ 5,000	\$ 2,344	\$ 4,000	\$ (1,000)	
68	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
69	Contingency							
70	Miscellaneous Contingency	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 20,000	\$ 5,000	
71								
72	<b>Field Operations Subtotal</b>	<b>\$ 236,934</b>	<b>\$ 313,625</b>	<b>\$ 421,061</b>	<b>\$ 107,437</b>	<b>\$ 544,062</b>	<b>\$ 123,000</b>	
73								
74	<b>Contingency for County TRIM Notice</b>							
75								
76	<b>TOTAL EXPENDITURES</b>	<b>\$ 363,740</b>	<b>\$ 474,998</b>	<b>\$ 580,997</b>	<b>\$ 105,999</b>	<b>\$ 707,968</b>	<b>\$ 126,970</b>	
77								
78	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 217,710</b>	<b>\$ 106,143</b>	<b>\$ -</b>	<b>\$ 106,555</b>	<b>\$ -</b>	<b>\$ -</b>	



**CFM (Magnolia Landing) Community Development District**  
**Debt Service**  
**Fiscal Year 2022-2023**

Chart of Accounts Classification	Series 2021	Series 2021 (Refunding)	Budget for 2022-2023
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments <sup>(1)</sup>	\$584,160.00	\$585,372.79	\$1,169,532.79
<b>TOTAL REVENUES</b>	<b>\$584,160.00</b>	<b>\$585,372.79</b>	<b>\$1,169,532.79</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$584,160.00	\$585,372.79	\$1,169,532.79
<b>Administrative Subtotal</b>	<b>\$584,160.00</b>	<b>\$585,372.79</b>	<b>\$1,169,532.79</b>
<b>TOTAL EXPENDITURES</b>	<b>\$584,160.00</b>	<b>\$585,372.79</b>	<b>\$1,169,532.79</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

<sup>(2)</sup> Early Payment Discounts:

4.0%

**Gross assessments**

**\$1,218,263.32**

**Notes:**

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

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

**CFM COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2022-2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

2022-2023 O&M Budget	\$707,967.56
Lee County 4.0% Early Payment Discount	\$29,498.65
Tax Collector Fee (\$1.45 PER PARCEL / LINE)	\$1,596.45
2022-2023 Total	<u><u>\$739,062.66</u></u>

2021-2022 O&M Budget	\$580,997.00
2022-2023 O&M Budget	\$707,967.56
Total Difference	<u><u>\$126,970.56</u></u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2021-2022</u>	<u>2022-2023</u>	<u>\$</u>	<u>%</u>
Series 2021(refunding) Debt Service - Residential	\$1,110.68	\$1,110.68	\$0.00	0.00%
Operations/Maintenance - Residential	\$551.14	\$671.26	\$120.12	21.79%
<b>Total</b>	<b>\$1,661.82</b>	<b>\$1,781.94</b>	<b>\$120.12</b>	<b>7.23%</b>
<hr/>				
Series 2021(refunding) Debt Service - Golf Course	\$1,110.68	\$1,110.68	\$0.00	0.00%
Operations/Maintenance - Golf Course	\$551.14	\$671.26	\$120.12	21.79%
<b>Total</b>	<b>\$1,661.82</b>	<b>\$1,781.94</b>	<b>\$120.12</b>	<b>7.23%</b>
<hr/>				
Series 2021 Debt Service - 35' Twin Villa	\$875.00	\$875.00	\$0.00	0.00%
Operations/Maintenance -35' Twin Villa	\$551.14	\$671.26	\$120.12	21.79%
<b>Total</b>	<b>\$1,426.14</b>	<b>\$1,546.26</b>	<b>\$120.12</b>	<b>8.42%</b>
<hr/>				
Series 2021 Debt Service - Single Family 50'	\$1,250.00	\$1,250.00	\$0.00	0.00%
Operations/Maintenance - Single Family 50'	\$551.14	\$671.26	\$120.12	21.79%
<b>Total</b>	<b>\$1,801.14</b>	<b>\$1,921.26</b>	<b>\$120.12</b>	<b>6.67%</b>
<hr/>				
Series 2021 Debt Service - Single Family 60'	\$1,500.00	\$1,500.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$551.14	\$671.26	\$120.12	21.79%
<b>Total</b>	<b>\$2,051.14</b>	<b>\$2,171.26</b>	<b>\$120.12</b>	<b>5.86%</b>

**CFM COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2022-2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$707,967.56
EARLY PAYMENT DISCOUNT @	4.0%	\$29,498.65
<sup>(7)</sup> TAX COLLECTOR FEE (\$1.45 PER PARCEL / LINE)		<u>\$1,696.45</u>
TOTAL O&M ASSESSMENT		<u>\$739,062.66</u>

LOT SIZE Platted Parcels	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2021 DEBT SERVICE <sup>(2)</sup>	Series 2021 (refunding) DEBT SERVICE <sup>(1)(3)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET <sup>(6)</sup>	O&M	2021 DEBT SERVICE <sup>(4)</sup>	2021 (refunding) DEBT SERVICE <sup>(5)</sup>	TOTAL <sup>(6)</sup>
35' Twin Villa	152	152	0	1.00	152.00	13.81%	\$102,032.27	\$671.26	\$875.00	\$0.00	\$1,546.26
Single Family 50'	336	336	0	1.00	336.00	30.52%	\$225,545.01	\$671.26	\$1,250.00	\$0.00	\$1,921.26
Single Family 60'	37	37	0	1.00	37.00	3.36%	\$24,836.80	\$671.26	\$1,500.00	\$0.00	\$2,171.26
Residential	558	0	531	1.00	558.00	50.68%	\$374,565.82	\$671.26	\$0.00	\$1,110.68	\$1,781.94
Golf Course	18	0	18	1.00	18.00	1.63%	\$12,082.77	\$671.26	\$0.00	\$1,110.68	\$1,781.94
<b>Total Platted</b>	<b>1101</b>	<b>525</b>	<b>549</b>		<b>1101.00</b>	<b>100.00%</b>	<b>\$739,062.66</b>				

LESS: Lee County Collection Costs (\$1.45 per parcel / line) and Early Payment Discounts (4%): (\$31,095.10)

**Net Revenue to be Collected:** \$707,967.56

- (1) Reflects twenty-six (26) Series 2021 (refunding) prepayments.
- (2) Reflects the number of total lots with Series 2021 debt outstanding.
- (3) Reflects the number of total lots with Series 2021 (refunding) debt outstanding.
- (4) Annual debt service assessment per lot adopted in connection with the Series 2021 bond issue. Annual assessment includes principal, interest, Lee County collection costs (\$1.45 per parcel) and early payment discount costs (4%). Assessment levels are preliminary.
- (5) Annual debt service assessment per lot adopted in connection with the Series 2021 (refunding of Series 2004A-2) bond issue. Annual assessment includes principal, interest, Lee County collection costs (\$1.45 per parcel) and early payment discount costs (4%).
- (6) Annual assessment that will appear on November 2022 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.
- (7) Lee County collection costs changed from \$1.42 per parcel/line to \$1.45 per parcel/line.

## 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:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**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.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

### 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.



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

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

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

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

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

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



**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

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

**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.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**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:

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**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.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.



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**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**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.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required 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

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**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 Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**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.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.



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**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**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.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.





**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

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

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

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve 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.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.



## 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.

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### 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.



# Tab 5

## RESOLUTION 2022-05

### THE ANNUAL APPROPRIATION RESOLUTION OF THE CFM COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the CFM Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records

Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the CFM Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund

if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

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

**PASSED AND ADOPTED THIS 18TH DAY OF AUGUST 2022.**

ATTEST:

**CFM COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Fiscal Year 2022/2023 Budget

**Exhibit A**  
Fiscal Year 2022/2023 Budget



# Tab 6

## RESOLUTION 2022-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the CFM Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

**PASSED AND ADOPTED** this 18th day of August 2022.

ATTEST:

**CFM COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

**Exhibit A**  
**Budget**

**Exhibit B**  
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

# Tab 7

**THIRD ADDENDUM TO THE CONTRACT FOR  
PROFESSIONAL DISTRICT SERVICES**

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This Third Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2022 (the “**Effective Date**”), by and between **CFM Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Lee County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

**RECITALS**

**WHEREAS**, the District and the Consultant entered into the Contract for Professional District Services dated October 1, 2018 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees of the Fees and Expenses, section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

*(Remainder of this page is left blank intentionally)*



Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

**CFM COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit B – Schedule of Fees**

**EXHIBIT B**  
Schedule of Fees

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	<b>MONTHLY</b>	<b>ANNUALLY</b>
Management:	\$1,553.25	\$18,639
Administrative:	\$482.00	\$5,784
Accounting:	\$1,606.83	\$19,282
Financial & Revenue Collections:	\$446.33	\$5,356
Assessment Roll <sup>(1)</sup>	_____	\$5,356
<b>Total Standard On-Going Services:</b>	<b>\$4,088.42</b>	<b>\$54,417</b>

(1) Assessment Roll is paid in one lump-sum after the roll is completed (October).

<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 180.25
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 180.25
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

### **PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

# Tab 8

**RESOLUTION 2022-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CFM COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2022/2023, AND PROVIDING FOR AN EFFECTIVE DATE**

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

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

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

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

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

Section 1. The Fiscal Year 2022/2023 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.

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

**PASSED AND ADOPTED THIS 9<sup>TH</sup> DAY OF AUGUST, 2022.**

**ATTEST:**

**CFM COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY / ASST. SECRETARY**

\_\_\_\_\_  
**CHAIRMAN / VICE CHAIRMAN**

**EXHIBIT "A"**  
**BOARD OF SUPERVISORS MEETING DATES**  
**CFM COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**

October 20, 2022  
November 17, 2022  
December 15, 2022  
January 19, 2023  
February 16, 2023  
March 16, 2023  
April 20, 2023  
May 18, 2023  
June 15, 2023  
July 20, 2023  
August 17, 2023  
September 21, 2023

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

# Tab 9



TO: Belinda Blandon, District Manager  
CFM CDD

DATE: June 17, 2022

FROM: Jordan L. Varble, P.E.

RE: 20-Year Stormwater Management  
Needs Analysis

House Bill 53 passed by the Florida Legislature and signed into law in 2021 included language that requires counties, municipalities, and special districts with stormwater management systems to develop a 20-year needs analysis. CFM Community Development District (CDD) is one of the special districts required by law to perform the analysis every five years, the first of which is due June 30, 2022.

The Office of Economic and Demographic Research (EDR) developed a workbook template in Microsoft Excel for use in completing the report. Johnson Engineering, Inc. (JEI), collected information from own records, CDD records, and/or publicly available sources to complete the report, attached separately for review by the CDD board and eventual submittal to Lee County. Also attached separately is a shapefile of the approximate CDD boundary (based on the parcel linework from the County property appraiser).

A tabular listing of the stormwater conveyance culverts owned and operated by the CDD is provided in **Table I**. Reinforced concrete pipes (RCP) have an anticipated lifespan of 50 years to 100 years. The anticipated replacement date for the culverts within the district is year 2080, based on a 75-year lifespan for RCP and an installation date of 2005. This is beyond the 20-year replacement budget projection requirement by EDR and a replacement estimate has not been prepared. Sometimes there are issues during construction that result in the lifespan being much less than anticipated. The cost to repair, replace and/or rehabilitate the pipe should be in the budget process in the form of a reserve. It is recommended that the CDD have reserves to cover at least two percent of the total cost of pipe replacement throughout the community, which would be approximately \$82,400.



20-YEAR STORMWATER MANAGEMENT NEEDS ANALYSIS

June 17, 2022

Page 2

**Table 1. Listing of CDD Stormwater Management Culverts.**

<b>Diameter (inch)</b>	<b>Total Length (foot)</b>	<b>Material</b>	<b>Date Installed</b>	<b>Approx. Remaining Lifespan</b>	<b>Anticipated Replacement Date</b>
29"x45"	102	Concrete	2005	58	2080
15"	304	Concrete	2005	58	2080
18"	76	Concrete	2005	58	2080
24"	317	Concrete	2005	58	2080
36"	899	Concrete	2005	58	2080
19"x30"	318	Concrete	2006	59	2081
15"	759	Concrete	2006	59	2081
18"	3,487	Concrete	2006	59	2081
24"	1,288	Concrete	2006	59	2081
30"	1,482	Concrete	2006	59	2081
36"	3,667	Concrete	2006	59	2081
42"	802	Concrete	2006	59	2081
48"	2,247	Concrete	2006	59	2081
54"	1,087	Concrete	2006	59	2081
15"	74	Concrete	2007	60	2082
18"	327	Concrete	2007	60	2082
24	1,086	Concrete	2007	60	2082
30	169	Concrete	2007	60	2082
36	158	Concrete	2007	60	2082
42	274	Concrete	2007	60	2082
18	132	Plastic	2018	71	2093
24	267	Plastic	2018	71	2093
15	86	Concrete	2018	71	2093
18	762	Concrete	2018	71	2093
24	269	Concrete	2018	71	2093
30	559	Concrete	2018	71	2093
36	1,890	Concrete	2018	71	2093

Other stormwater management facilities within the district including swales, stormwater ponds, and wetland systems do not have anticipated lifespans if properly maintained, and as such do not have associated lifetime replacement costs. These items will continue to be maintained by the CDD on an annual basis. If maintenance is not provided to keep them functional as intended by one or more permits, then refurbishment, retrofit, and/or reconstruction will be necessary and that may be considered a major expense. These facilities are in adequate condition and do not need to be reconstructed. Therefore, no infrastructure components requiring a major expense (as defined by EDR as a single replacement project greater than 5% of the total operation and maintenance expenditures over the most recent five-year period) are targeted for replacement within the 20-year time horizon.

Expansion of the stormwater facilities is currently under construction within the boundary of the CDD. Once these facilities are completed and certified by SFWMD they will be turned over to CFM CDD for operation and maintenance and will be included in the next report that is currently

## 20-YEAR STORMWATER MANAGEMENT NEEDS ANALYSIS

June 17, 2022

Page 3

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due June 30, 2027. The CDD does not have anticipated stormwater resiliency projects related to climate change.

# Tab 10



**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** September 15, 2022
- **FY 2020-2021 Audit Completion Deadline:** Completed and accepted
- **Next Election (Seats 3 & 4):** November 9, 2022

District  
Manager's  
Report

August 10

**2022**

C  
F  
M  
  
C  
D  
D

**FINANCIAL SUMMARY**

**6/30/2022**

General Fund Cash & Investment Balance:	\$709,035
Debt Service Fund Investment Balance:	\$1,024,716
Capital Projects Fund Investment Balance:	\$3,387,885
<b>Total Cash and Investment Balances:</b>	<b>\$5,121,636</b>
<b>General Fund Expense Variance:</b>	<b>\$80,435 Under Budget</b>



Rizzetta & Company

**Aerator Installation:** The aerator installation agreement was completed. Solitude is working on obtaining the parts required. Once they have the parts, they will provide us with an installation timeline.

**LCEC Invoices:** As of July 1<sup>st</sup>. LCEC has started to increase their rates for electricity. For the months of July and August the Board will see higher invoices because of the streetlighting that has been transferred to the CDD for the parcels acquired.