

CFM Community Development District

Final Approved Budget for Fiscal Year 2016/2017

Presented by: Rizzetta & Company, Inc.

9530 Marketplace Road # 206 Fort Myers, Florida 33912

rizzetta.com

Professionals in Community Management

Approved Budget CFM Community Development District General Fund Fiscal Year 2016/2017

	Chart of Accounts Classification	Budget for 2016/2017		
1 2 1	REVENUES			
3	XE VENUES			
	Special Assessments			
5	Tax Roll*	\$	334,038	
6	Off Roll*			
7 8 1	FOTAL REVENUES	\$	334,038	
9		Ψ	00 1,000	
	Balance Forward from Prior Year	\$	-	
11		^		
12 1 13	FOTAL REVENUES AND BALANCE FORWARD	\$	334,038	
	Allocation of assessments between the Tax Roll and O	ff Rol	ll are	
15				
	EXPENDITURES - ADMINISTRATIVE			
17 18 I	origlativa			
10 1	Legislative Supervisor Fees	\$	8,000	
	Financial & Administrative			
21	Administrative Services	\$	5,400	
22	Agenda Printing	\$	1,200	
23 24	District Management District Engineer	\$ \$	16,332 15,000	
24 25	District Engineer Disclosure Report	Դ Տ	5,000	
26	Trustees Fees	\$	12,500	
27	Tax Collector /Property Appraiser Fees	\$	321	
28	Financial Consulting Services	\$	10,000	
29 30	Accounting Services Auditing Services	\$ \$	14,000 4,100	
31	Arbitrage Rebate Calculation	\$	650	
32	Public Officials Liability Insurance	\$	3,094	
33	Legal Advertising	\$	2,000	
34	Dues, Licenses & Fees	\$	700	
35 36	Property Taxes Website Fees & Maintenance	\$ \$	50 1,200	
	Legal Counsel	Ψ	1,200	
38	District Counsel	\$	30,000	
39				
40 4 41	Administrative Subtotal	\$	129,547	
	EXPENDITURES - FIELD OPERATIONS			
43				
14 5	Security Operations			
	Security Services and Patrols	\$	1,800	
45	1 · · · · · · · · · · · · · · · · · · ·			
45 46 I	Electric Utility Services	\$	6.000	
45 46 I 47	Electric Utility Services Utility Services Street Lights	\$ \$		
15 16 17 18 19 5	Utility Services Street Lights Stormwater Control	\$	24,000	
45 46 47 48 49 50	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance	\$ \$	24,000	
45 46 47 48 49 50 51	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance	\$ \$ \$	24,000 10,000 21,363	
45 46 47 48 49 50 51 52	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance	\$ \$ \$ \$	24,000 10,000 21,363 60,000	
45 46 47 48 49 50 51 52 53	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance	\$ \$ \$	24,000 10,000 21,363 60,000	
45 46 47 48 49 50 51 52 53 54 55	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance	\$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656	
45 46 47 48 49 50 51 52 53 54 55 56	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Other Physical Environment General Liability Insurance Property Insurance	\$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021	
45 46 1 47 48 48 50 51 52 53 54 0 555 56 577 577	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Other Physical Environment General Liability Insurance Property Insurance Landscape Maintenance	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000	
45 46 1 47 48 49 5 50 51 52 53 55 55 56 57 558 58 58 58	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance Property Insurance Property Insurance Landscape Maintenance Irrigation Repairs	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 3,500	
45 46 1 47 48 48 50 51 52 53 53 55 56 57 58 59 59	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Other Physical Environment General Liability Insurance Property Insurance Landscape Maintenance	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 3,500 2,351	
45 46 1 446 1 47 48 47 48 50 51 560 51 52 53 555 566 57 555 560 555 566 555 560 555 566 555 560 555 566 555 560 551 1 1	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance Property Insurance Landscape Maintenance Irrigation Repairs Landscape Miscellaneous Landscape Replacement Plants, Shrubs, Trees Road & Street Facilities	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 3,500 2,351 4,500	
45 46 1 446 1 47 447 48 49 \$ 50 51 52 53 55 55 56 57 558 559 560 551 1 560 551 1 1 52 560 551 1 1 1 562 552 555	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance Property Insurance Landscape Maintenance Irrigation Repairs Landscape Miscellaneous Landscape Replacement Plants, Shrubs, Trees Road & Street Facilities Street/ Parking Lot Sweeping	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 3,500 2,351 4,500 5,700	
45 46 1 446 1 47 447 48 5 50 55 55 55 55 55 56 57 58 559 560 55 560 55 55 560 55 55 560 55 55 560 55 55 560 55 55 560 55 55 560 55 53 571 1 1 562 53 53	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Other Physical Environment General Liability Insurance Property Insurance Property Insurance Irrigation Repairs Landscape Maintenance Irrigation Repairs Landscape Replacement Plants, Shrubs, Trees Road & Street Facilities Street/ Parking Lot Sweeping Roadway Repair & Maintenance	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 3,500 2,351 4,500 5,700 2,100	
45 46 1 446 1 1 47 48 1 48 50 5 550 55 5 555 56 5 560 57 5 560 55 5 560 57 5 560 57 5 560 55 5 560 55 5 560 55 5 560 55 5 560 55 5 560 55 5 560 55 5 560 55 5 560 5 1 52 5 3 533 5 4	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance Property Insurance Landscape Maintenance Irrigation Repairs Landscape Miscellaneous Landscape Replacement Plants, Shrubs, Trees Road & Street Facilities Street/ Parking Lot Sweeping	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 2,351 4,500 5,700 2,100 1,000	
45 46 1 446 1 1 477 48 1 48 55 56 555 56 57 560 57 58 560 57 58 560 57 58 560 57 58 560 51 1 51 1 1 52 53 54 53 54 55	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance Property Insurance Landscape Maintenance Irrigation Repairs Landscape Miscellaneous Landscape Replacement Plants, Shrubs, Trees Road & Street Facilities Street/ Parking Lot Sweeping Roadway Repair & Maintenance Sidewalk Repair & Maintenance	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 2,351 4,500 5,700 2,100 1,000	
45 46 1 446 1 47 48 449 5 50 51 51 52 53 54 52 53 55 56 57 58 59 560 551 1 1 1 52 533 54 55 533 54 55 57 567 57 568 1	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance Property Insurance Landscape Maintenance Irrigation Repairs Landscape Miscellaneous Landscape Replacement Plants, Shrubs, Trees Road & Street Facilities Street/ Parking Lot Sweeping Roadway Repair & Maintenance Sidewalk Repair & Maintenance	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 2,351 4,500 5,700 2,100 1,000	
45 1 446 1 447 1 448 1 50 5 51 1 52 5 56 5 56 5 56 5 56 5 56 5 57 58 59 50 501 1 52 5 53 5 57 5 53 5 57 5 53 5 57 5 57 5 57 5 57 5 57 5 57 5 57 5 58 1 59 5 59 5 59 5	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Tountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance Property Insurance Landscape Maintenance Landscape Maintenance Landscape Miscellaneous Landscape Replacement Plants, Shrubs, Trees Road & Street Facilities Street/ Parking Lot Sweeping Roadway Repair & Maintenance Street Sign Repair & Replacement Field Operations Subtotal	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 3,500 2,351 4,500 5,700 2,100 1,000	
45 46 1 447 1 449 5 551 552 553 555 555 555 556 557 557 558 559 560 553 552 553 553 555 555 553 555 555 555 555 553 555 555 555 555 555 555 555 555 555 557 555 557 555 557 555 557 555 557 559	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance Property Insurance Landscape Maintenance Irrigation Repairs Landscape Miscellaneous Landscape Replacement Plants, Shrubs, Trees Road & Street Facilities Street/ Parking Lot Sweeping Roadway Repair & Maintenance Street Sign Repair & Replacement	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 3,500 2,351 4,500 5,700 2,100 1,000	
45 46 1 447 48 5 449 5 5 50 5 5 51 5 5 55 5 5 56 57 5 57 5 5 56 5 5 57 5 5 56 5 5 57 5 5 56 5 5 57 5 5 56 5 5 57 5 5 57 5 5 57 5 5 57 5 5 57 5 5 57 5 5 57 5 5 57 5 5 57 5 5 57 5 5 57 5 5 55	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Tountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance Property Insurance Landscape Maintenance Landscape Maintenance Landscape Miscellaneous Landscape Replacement Plants, Shrubs, Trees Road & Street Facilities Street/ Parking Lot Sweeping Roadway Repair & Maintenance Street Sign Repair & Replacement Field Operations Subtotal	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	24,000 10,000 21,363 60,000 7,500 3,656 2,021 48,000 3,500 2,351 4,500 5,700 2,100 1,000 1,000	
45 46 147 48 49 50 51 52 53 54 60 55 56 57 58 59 60 51 1 52 53 54 60 51 1 52 53 54 55 56 57 58 1 52 53 54 55 57 58 1 59 70 71 72 73	Utility Services Street Lights Stormwater Control Lake/Pond Bank Maintenance Aquatic Maintenance Wetland Monitoring & Maintenance Fountain Service Repairs & Maintenance Dther Physical Environment General Liability Insurance Property Insurance Irrigation Repairs Landscape Maintenance Irrigation Repairs Landscape Replacement Plants, Shrubs, Trees Road & Street Facilities Street/ Parking Lot Sweeping Roadway Repair & Maintenance Street Sign Repair & Replacement Field Operations Subtotal Contingency for County TRIM Notice	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	48,000 3,500 2,351 4,500 5,700 2,100 1,000 1,000	

Budget Template CFM (Magnolia Landing) Community Development District Debt Service Fiscal Year 2016/2017

	Series 2004A	Budget for 2016/2017		
\$	469,956.46	\$	469,956.46	
\$	469,956.46	\$	469,956.46	
			-	
		-	469,956.46	
\$	469,956.46	\$	469,956.46	
\$	469,956.46	\$	469,956.46	
	0		0	
/:			4.5%	
		\$	492,101.01	
x Roll. Budg	eted net of tax roll ass	sessments.	See Assessment	
	S S S S S S S S Y	\$ 469,956.46 \$ 469,956.46 \$ 469,956.46 \$ 469,956.46 \$ 469,956.46 \$ 469,956.46 \$ 0	\$ 469,956.46 \$ \$ 0	

CFM Community Development District

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2016/2017 O&M Budget Lee Co. 4.5% Collection Cost: 2016/2017 Total:		\$334,038.00 \$15,740.01 \$349,778.01			
2015/2016 O&M Budget 2016/2017 O&M Budget		\$283,038.00 \$334.038.00			
Total Difference:		\$51,000.00			
	PER UNIT ANNUAL ASSESSMENT 2015/2016 2016/2017		Proposed Increase / Decrease \$%		
Debt Service - Residential	\$1,486.71	\$1,486.71	\$0.00	0.00%	
Operations/Maintenance - Residential Total	\$209.01 \$1,695.72	\$246.67 \$1,733.38	\$37.66 \$37.66	18.02% 2.22%	
Debt Service - Golf Course	\$1,486.71	\$1,486.71	\$0.00	0.00%	
Operations/Maintenance - Golf Course	\$209.01	\$246.67	\$37.66	18.02%	
Total	\$209.01 \$1,695.72	\$240.07 \$1,733.38	\$37.66	2.22%	

<u>CFM</u>

FISCAL YEAR 2016/2017 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

COL	AL O&M BUDGET LECTION COSTS @ AL O&M ASSESSMENT	4.5% <u>-</u>	\$334,038.00 <u>\$15,740.01</u> \$349,778.01		
UNITS ASSESSED ⁽¹⁾				TOTAL	
SERIES 2004	ALLOCATION O	F O&M ASSESS	MENT	SERIES 2004	PER LOT ANNUAL ASSESSMENT
DEBT	TOTAL	% TOTAL	TOTAL	DEBT SERVICE	DEBT

		SERIES 2004	ALLC	ALLOCATION OF U&M ASSESSMENT			SERIES 2004	PER LUI ANNUAL ASSESSMENT			
LOT SIZE		DEBT		TOTAL	% TOTAL	TOTAL	DEBT SERVICE		DEBT		
Platted Parcels	O&M	SERVICE (2)	EAU FACTOR	EAU's	EAU's	O&M BUDGET	ASSESSMENT (5)	<u>0&M</u>	SERVICE (3)	TOTAL ⁽⁴⁾	
<u>Hatted Farbers</u>	<u>odin</u>	<u>OEIIIIOE</u>	LAGIAGION	LAU 3	LAU 3	Odin BODOLI	NOCECOMENT	<u>oum</u>		<u></u>	
Residential	320	313	1.00	320.00	22.57%	\$78,934.39	\$465,340.23	\$246.67	\$1,486.71	\$1,733.38	
Golf Course	18	18	1.00	18.00	1.27%	\$4,440.06	\$26,760.78	\$246.67	\$1,486.71	\$1,733.38	
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Total Platted	338	331	<u> </u>	338.00	23.84%	\$83,374.45	\$492,101.01				
Unplatted Lands		ned Units									
Residential	1080	1080	1.00	1080.00	76.16%	\$266,403.56	\$1,605,646.80	\$246.67	\$1,486.71	\$1,733.38	
Total Unplatted	1080	1080	_	1080.00	76.16%	\$266,403.56	\$1,605,646.80				
Total Community	1418	1411	<u> </u>	1418.00	100.00%	\$349,778.01	\$2,097,747.81				
LESS: Lee County Collection Costs and Early Payment Discount Costs (\$15,7						(\$15,740.01)	(\$94,398.65)				
Net Revenue to be Colle	cted					\$334,038.00	\$2,003,349.16				
								_	ASSESSMENTS	-	
							A	<u>0&M</u>	DEBT	TOTAL	
UNPLAT BY ACREAGE	136.73	136.73				\$266,403.56	\$1,605,646.80	\$1,948.39	\$11,743.19	\$13,691.58	

(1) Reflects seven (7) Series 2004 prepayments.

- (2) Reflects the number of total lots with Series 2004 debt outstanding.
- (3) Annual debt service assessment per lot adopted in connection with the Series 2004 bond issue. Annual assessment includes principal, interest, Lee County collection costs and early payment discount costs.
- (4) Annual assessment that will appear on November 2016 Lee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

(5) Debt Assessments on the unplatted lands are being held in abeyance.