



Rizzetta & Company

CFM Community Development District

**Board of Supervisors' Meeting
October 19, 2023**

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

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

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

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

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October 11, 2023

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, October 19, 2023 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 August 17, 2023,..... Tab 1
 - B. Ratification of the Operations and Maintenance Expenditures for the Months of July and August 2023 Tab 2
 - C. Ratification of Special Assessment Bonds, Series 2021 Requisition for Payment #48 Tab 3
- 4. BUSINESS ITEMS**
 - A. Discussion Regarding Conservation Areas and Dead Tree Removal
 - B. Consideration of Resolution 2024-01, Amending the Budget for Fiscal Year 2022/2023 Tab 4
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager Tab 5
- 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 special meeting of the Board of Supervisors of the CFM Community Development District was held on **Thursday, August 17, 2023, at 11:30 a.m.** at the office of Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912.

Present and constituting a quorum:

Paul Mayotte	Board Supervisor, Chairman
Sue Streeter	Board Supervisor, Vice Chairman
Brian McGibbon	Board Supervisor, Assistant Secretary
Rodney Allen	Board Supervisor, Assistant Secretary
Terry Jo Gile	Board Supervisor, Assistant Secretary
	(via Teams)

Also present were:

Belinda Blandon	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Kutak Rock, LLP
Brent Burford	District Engineer, Johnson Engineering
Sonny Backes	Mettauer Environmental

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 announced there were no members of the public present. As there were no public comments, Ms. Blandon moved forward with the agenda.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisors' Meeting held on June 22, 2023

Ms. Blandon presented the Minutes of the Board of Supervisors' meeting held on June 22, 2023. She asked if there were any questions related to the minutes. There were none.

46 On a Motion by Mr. Mayotte, seconded by Mr. McGibbon, with all in favor, the Board
47 Approved the Minutes of the Board of Supervisors' Meeting held on June 22, 2023, for the
48 CFM Community Development District.

49 **FOURTH ORDER OF BUSINESS**

**Ratification of the Operations and
Maintenance Expenditures for the
Months of May and June 2023**

50
51
52
53
54 Ms. Bandon advised that the operations and maintenance expenditures for the
55 period of May 1-31, 2023, totaled \$122,068.36, and the expenditures for the period for
56 June 1-30, 2023, totaled \$54,657.17. She asked if there were any questions. Ms. Bandon
57 responded to questions from the Board.
58

59 On a Motion by Ms. Streeter, seconded by Mr. Allen, with all in favor, the Board Ratified
60 the Operations and Maintenance Expenditures for the Month of May 2023, (\$122,068.36)
61 and June 2023 (\$54,657.17), for the CFM Community Development District.

62 **FIFTH ORDER OF BUSINESS**

**Ratification of Special Assessment
Bonds, Series 2021 Requisitions for
Payment #46 through #47**

63
64
65
66
67 Ms. Bandon advised that the Special Assessment Bonds, Series 2021 requisitions
68 for payment #46 and #47 total \$452,780.90. She asked if there were any questions. There
69 were none.
70

71 On a Motion by Ms. Gile, seconded by Mr. McGibbon, with all in favor, the Board Ratified
72 Payment of Special Assessment Bonds, Series 2021 Requisitions for Payments #46 and
73 #47, for the CFM Community Development District.

74 **SIXTH ORDER OF BUSINESS**

**Public Hearing to Consider the
Adoption of the Fiscal Year 2023/2024
Budget(s) and Imposition of
Operations and Maintenance Special
Assessments**

75
76
77
78
79
80
81 Ms. Bandon provided an overview of the public hearing process and asked for a
82 motion to open the public hearing to consider to the Adoption of the Fiscal Year 2023/2024
83 Budget(s) and Imposition of Operations and Maintenance Special Assessments be held
84 together.
85

86 On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board Opened
87 the Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget and
88 Imposition of Operations and Maintenance Special Assessment, for the CFM Community
89 Development District.

90
91 There were no public comments.
92

93 On a Motion by Mr. Allen, seconded by Ms. Streeter, with all in favor, the Board Closed
94 the Public Hearing to consider Adoption of the Fiscal Year 2023/2024 Budget and
95 Imposition of Operations and Maintenance Special Assessment, for the CFM Community
96 Development District.

97
98 **SEVENTH ORDER OF BUSINESS**

**Presentation of the Proposed Budget
for Fiscal Year 2023/2024**

99
100 Ms. Bandon provided an overview of the proposed final budget for fiscal year
101 2023/2024 advising that the total general fund budget is \$909,719.00, reflecting an
102 increase of \$186,814. She advised the increase is primarily due to fountain maintenance,
103 lake maintenance and landscaping maintenance. She asked if there were any questions.
104 There were none.
105

106
107 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02,
Annual Appropriations and Adopting
the Budget for Fiscal Year 2023/2024**

108
109 Ms. Bandon presented Resolution 2023-03, Annual Appropriations and Adopting
110 the Budget for Fiscal Year 2023/2024 and asked if there were any questions. There were
111 none.
112
113
114

115 On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board Adopted
116 Resolution 2023-02, Annual Appropriations and Adopting the Budget for Fiscal Year
117 2023/2024, for the CFM Community Development District.

118
119 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-04,
Making a Determination of Benefit and
Imposing Special Assessments for
Fiscal Year 2023/2024**

120
121 Ms. Bandon presented Resolution 2023-04, Making a Determination of Benefit
122 and Imposing Special Assessments for Fiscal Year 2023/2024. She asked if there were
123 any questions. There were none by the Board.
124
125
126
127

128 On a Motion by Ms. Streeter, seconded by Ms. Gile, with all in favor, the Board Adopted
129 Resolution 2023-04, Making a Determination of Benefit and Imposing Special
130 Assessments for Fiscal Year 2023/2024, for the CFM Community Development District.

131
132 **TENTH ORDER OF BUSINESS**

**Consideration of First Addendum to
the Contract for Professional
Technology Services**

133
134

135
136 Ms. Blandon provided an overview of the addendum and asked if there were any
137 questions. There were none.
138

139 On a Motion by Mr. Allen, seconded by Mr. McGibbon, with all in favor, the Board Approved
140 the First Addendum to the Contract for Professional Technology Services, for the CFM
141 Community Development District.

142
143 **ELEVENTH ORDER OF BUSINESS** **Consideration of Fourth Addendum to**
144 **Contract for Professional District**
145 **Services**
146

147 Ms. Blandon provided an overview of the fourth addendum and asked if there
148 were any questions. There were none.
149

150 On a Motion by Mr. Mayotte, seconded by Mr. Allen, with all in favor, the Board Approved
151 the Fourth Addendum to the Contract for Professional District Services, for the CFM
152 Community Development District.

153
154 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-05,**
155 **Redesignating the Secretary of the**
156 **District**
157

158 Ms. Blandon provided an overview of the resolution and asked if there were any
159 questions. There were none.
160

161 On a Motion by Ms. Streeter, seconded by Mr. Mayotte, with all in favor, the Board Adopted
162 Resolution 2023-05, Redesignating Scott Brizendine as Secretary of the District, for the
163 CFM Community Development District.

164
165 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Resolution 2023-06,**
166 **Adopting a Meeting Schedule for**
167 **Fiscal Year 2023/2024**
168

169 Ms. Blandon provided an overview of the resolution advising that the schedule
170 being presented is consistent with the current year schedule. She asked if there were
171 any questions. There were none.
172

173 On a Motion by Mr. Mayotte, seconded by Ms. Streeter, with all in favor, the Board Adopted
174 Resolution 2023-06, Adopting a Meeting Schedule for Fiscal Year 2023/2024, for the CFM
175 Community Development District.

176
177

178 **FOURTEENTH ORDER OF BUSINESS** **Ratification of Acceptance of Audit for**
179 **Fiscal Year End September 30, 2022, as**
180 **Prepared by Berger, Toombs Elam,**
181 **Gaines & Frank**
182

183 Ms. Bandon provided an overview of the Audit for Fiscal Year End September 30,
184 2022, as prepared by Berger, Toombs Elam, Gaines & Frank. Ms. Bandon stated the
185 audit was clean. She inquired if there are any questions and there were no questions.
186

187 On a Motion by Ms. Streeter, seconded by Mr. Allen, with all in favor, the Board Ratified
188 the Audit for Fiscal Year End September 30, 2022, as Prepared by Berger, Toombs Elam,
189 Gaines & Frank, for the CFM Community Development District.

190 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Arbitrage Rebate**
191 **Report, Series 2004A, as Prepared by**
192 **LLS Tax Solutions**
193
194

195 Ms. Bandon provided an overview of the Arbitrage Rebate Report, Series 2004A,
196 as Prepared by LLS Tax Solutions. She advised there is no tax liability due at this time.
197

198 On a Motion by Ms. Gile, seconded by Mr. McGibbon, with all in favor, the Board Accepted
199 the Arbitrage Rebate Report, Series 2004A, as Prepared by LLS Tax Solutions, for the
200 CFM Community Development District.

201 **SIXTEENTH ORDER OF BUSINESS** **Consideration of LLS Tax Solutions**
202 **Arbitrage Engagement Letter for**
203 **Series 2021 Refunding Bonds**
204
205

206 Ms. Bandon provided an overview of the Arbitrage Engagement Letter for Series
207 2021, as provided by LLS Tax Solutions.
208

209 On a Motion by Ms. Streeter, seconded by Mr. Mayotte, with all in favor, the Board
210 Approved the LLS Tax Solutions Arbitrage Engagement Letter for Series 2021 Refunding
211 Bonds, for the CFM Community Development District.

212 **SEVENTEENTH ORDER OF BUSINESS** **Staff Reports**
213

214 District Counsel
215 Ms. Mackie reminded the Board, that this year they are not required but that next
216 year the Board will be required to do ethics training. She advised that they could
217 do it online.
218

219 District Engineer
220 Mr. Burford advised he did not have a report.
221

267 Ms. Blandon opened the floor for Supervisor requests and audience comments.
268
269

270 Ms. Streeter requested an update on the repair, replacement and maintenance of
271 the American flag out front. Ms. Blandon stated the CDD would take care of the
272 repair and maintenance of the flag and flagpole. A Board discussion ensued about
273 the flagpole maintenance.
274

275 Mr. Mayotte raised a question about a parcel at the end of the Avenida Del Vera.
276 A Board discussion ensued about the amenities in the area. The Board would like
277 to see a clarification of who owns the property. Ms. Mackie advised that she has
278 sent an email to Mr. Ratz to clarify who has the deed. The Board spoke about the
279 property being conservation property.
280

281 Ms. Gile left the teams meeting.
282

283 Ms. Streeter asked about the new stop signs that need to be replaced. Ms. Blandon
284 advised they have not come in at this time. Ms. Streeter also requested an update
285 on the FEMA. Ms. Blandon stated that CFM has a new program manager.
286

287 A Board member asked about the mailboxes and whose responsibility it is to
288 replace them. Ms. Streeter stated that it is the homeowner's responsibility to
289 replace the mailbox.
290

291 **NINETEETH ORDER OF BUSINESS** **Adjournment**
292

293 Ms. Blandon advised there is no further business to come before the Board and
294 asked for a motion to adjourn.
295

296 On a Motion by Ms. Streeter, seconded by Mr. McGibbon, with all in favor, the Board
297 Adjourned the meeting at 12:26 p.m., for the CFM Community Development District.

298

299

300

301

302

303

Secretary/Assistant Secretary

Chairman/Vice Chairman

Tab 2

CFM COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200 · Tampa, Florida 33614
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Operation and Maintenance Expenditures July 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,457.23**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Berger, Toombs, Elam, Gaines & Frank CPA	100175	363290	Auditing Services FYE 09/30/2022	\$ 4,120.00
Florida Fountains & Equipment, LLC	100176	2023-268	Fountain Repair Service 06/23	\$ 240.50
Florida Fountains & Equipment, LLC	100176	2023-269	Fountain Repair Service 06/23	\$ 240.50
Florida Fountains & Equipment, LLC	100176	F2023-2123	Fountain Repair Service 06/23	\$ 3,324.00
Johnson Engineering, Inc.	100177	20044888-001-186	General Engineering 05/23	\$ 3,005.00
Johnson Engineering, Inc.	100177	20236011-000-5	Magnolia Landing Water Use Permit Compliance Assistance 05/23	\$ 1,000.00
Kutak Rock, LLP	100181	3240240	Legal Services 05/23	\$ 1,657.74
LLS Tax Solutions, Inc.	100182	3070	Arbitrage Series 2004A 06/26/23	\$ 500.00
Lykins Signtek, Inc.	100179	DI-204609	Driveway Signs for Magnolia Landing 06/23	\$ 990.00
Magnolia Landing Master Association, Inc.	100184	MLM07182023	Monthly Landscaping 07/23	\$ 6,357.52
News-Press Media Group	100183	5724145	Legal Advertising 06/23	\$ 289.82
Rizzetta & Company, Inc.	100174	INV0000081381	District Management Fees 07/23	\$ 4,263.41

CFM Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta & Company, Inc.	100180	INV0000081547	Mass Mailing - Budget Notice 07/23	\$ 979.11
Solitude Lake Management, LLC	100185	PSI-92265	Lake & Pond Management Services 07/23	\$ 2,449.00
U.S. Bank	100178	6963928	Trustee Fees S2021 - 06/01/23- 05/31/24	<u>\$ 4,040.63</u>
Report Total				<u>\$ 33,457.23</u>

CFM COMMUNITY DEVELOPMENT DISTRICT

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Operation and Maintenance Expenditures August 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2023 through August 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$155,156.83**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

CFM Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADA Site Compliance, LLC	100195	2863	ADA Website Maintenance 08/23	\$ 1,299.00
Brian McGibbon	100199	BM081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
DR Horton, Inc.	100196	082423	LCEC Utility Bills Reimbursement	\$ 1,678.73
Egis Insurance Advisors, LLC	100208	19188	Policy 100122606 FY22-23 Additional Aerator Coverage	\$ 72.00
Exclusive Affair Party Rentals	100205	I-001458	Event Setup 08/23	\$ 135.32
Florida Fountains & Equipment, LLC	100194	2023-530	Fountain Repair Service 07/23	\$ 568.50
Johnson Engineering, Inc.	100189	20044888-001 187	General Engineering 07/23	\$ 5,812.50
Johnson Engineering, Inc.	100197	20214225-002-9	Magnolia Landing Surface Water Quality Monitoring Trough 06/16/23	\$ 430.00
Johnson Engineering, Inc.	100197	20236011-000-6	Magnolia Landing Water Use Permit Compliance Assistance 06/23	\$ 1,000.00
Johnson Engineering, Inc.	100211	20044888-001-188	General Engineering 08/23	\$ 3,687.50
Kutak Rock, LLP	100190	3252860	Monthly Legal Services 06/23	\$ 584.71
Kutak Rock, LLP	100200	3266029	Monthly Legal Services 07/23	\$ 539.00
LCEC	100191	6571809552 07/23	Electric Summary 07/23	\$ 8,516.79

CFM Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
LCEC	100212	6571809552 08/23	Electric Summary 08/23	\$ 9,148.50
Mettauer Environmental Inc.	100209	2949	Conservation Area Maintenance - Nov 22 thru Oct 23	\$ 10,250.75
Mettauer Environmental Inc.	100209	2956	Install Plants - Wetland J 08/23	\$ 1,680.00
Mettauer Environmental Inc.	100209	2967	Plant Sawgrass 08/23	\$ 2,125.00
Mettauer Environmental Inc.	100209	2968	Plant Cordgrass 08/23	\$ 1,450.00
News-Press Media Group	100198	0005793327	Legal Advertising 07/23	\$ 2,677.84
Paul Baldwin	100206	082223 Baldwin	Reimbursement - American Flag 08/23	\$ 110.00
Paul Mayotte	100201	PM081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
Rizzetta & Company, Inc.	100186	INV0000082244	District Management Fees 08/23	\$ 4,263.41
Rodney J Allen	100202	RA081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
Solitude Lake Management, LLC	100192	PSI-96421	Midge Control 07/23	\$ 308.00
Solitude Lake Management, LLC	100193	PSI-87364	50% Balance Aerator Installation 06/23	\$ 55,992.00
Solitude Lake Management, LLC	100210	PSI004433	Midge Control 08/23	\$ 308.00

CFM Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2023 Through August 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Solitude Lake Management, LLC	100210	PSI004796	Midge Control 08/23	\$ 308.00
Solitude Lake Management, LLC	100210	PSI-97003	Lake & Pond Management Services 08/23	\$ 2,449.00
Spectrum Nightscapes, LLC	100207	22	Lights for Trees, Architecture 08/23	\$ 38,762.28
Sue Streeter	100203	SS081723	Board of Supervisors Meeting 08/17/23	\$ 200.00
Terry Jo Gile	100204	TJ081723	Board of Supervisors Meeting 08/17/23	<u>\$ 200.00</u>
Report Total				<u>\$ 155,156.83</u>

Tab 3

CFM CDD
Special Assessment Bonds, Series 2021
Requisitions for Payment

Requisition No.	Vendor	Amount
48	Johnson Engineering, Inc.	\$792.50
	Total	\$792.50

Tab 4

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CFM COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2022/2023, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 18, 2022, the Board of Supervisors of CFM Community Development District ("**Board**"), adopted Resolution 2022-05 providing for the adoption of the District's Fiscal Year 2022/2023 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual and anticipated appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2022-05 authorize the Board to amend the Budget at any time within Fiscal Year 2022/2023 or within sixty (60) days following the end of the Fiscal Year 2022/2023; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

- a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2022/2023.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget

for CFM Community Development District for the fiscal year ending September 30, 2023, as amended and adopted by the Board of Supervisors effective October 19, 2023.”

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of CFM Community Development District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sums set forth below, to be raised by special assessments, which sums are deemed by the Board of Supervisors 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	\$ _____

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2022-05, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2022-05 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect as of October 19, 2023.

Introduced, considered favorably, and adopted this 19th day of October 2023.

ATTEST:

CFM COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A
Amended Fiscal Year 2022/2023 Budget

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

Chart of Accounts Classification	Budget for 2022-2023
REVENUES	
Special Assessments	
Tax Roll*	\$ 707,968
TOTAL REVENUES	\$ 707,968
Balance Forward from Prior Year	\$ 155,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 862,968
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 10,000
Financial & Administrative	
Administrative Services	\$ 5,784
District Management	\$ 18,639
District Engineer	\$ 40,000
Disclosure Report	\$ 6,000
Trustees Fees	\$ 8,082
Assessment Roll	\$ 5,356
Financial & Revenue Collections	\$ 5,356
Accounting Services	\$ 19,282
Auditing Services	\$ 4,120
Arbitrage Rebate Calculation	\$ 1,000
Miscellaneous Mailings	\$ 400
Public Officials Liability Insurance	\$ 3,730
Legal Advertising	\$ 1,000
Dues, Licenses & Fees	\$ 735
Property Taxes	\$ 21
Tax Collector /Property Appraiser Fees	\$ 1,101
Website Hosting, Maintenance, Backup (and Email)	\$ 3,300
Legal Counsel	
District Counsel	\$ 30,000
Administrative Subtotal	\$ 163,906
EXPENDITURES - FIELD OPERATIONS	

Electric Utility Services	
Utility Services	\$ 45,400
Street Lights	\$ 50,652
Stormwater Control	
Aquatic Maintenance	\$ 33,997
Fountain Service Repairs & Maintenance	\$ 16,000
Water Use Monitoring	\$ 11,400
Lake/Pond Bank Maintenance	\$ 75,000
Wetland Monitoring & Maintenance	\$ 57,813
Other Physical Environment	
General Liability Insurance	\$ 4,408
Property Insurance	\$ 3,042
Flood Insurance	\$ 450
Landscape Maintenance	\$ 140,400
Irrigation Repairs	\$ 5,000
Landscape Miscellaneous	\$ 30,000
Landscape Replacement Plants, Shrubs, Trees	\$ 20,000
Road & Street Facilities	
Street/ Parking Lot Sweeping	\$ 6,500
Sidewalk Repair & Maintenance	\$ 15,000
Street Sign Repair & Replacement	\$ 4,000
Roadway Repair & Maintenance	\$ 5,000
Contingency	
Miscellaneous Contingency	\$ 175,000
Field Operations Subtotal	\$ 699,062
TOTAL EXPENDITURES	\$ 862,968

Tab 5



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 16, 2023
- **FY 2022-2023 Audit Completion Deadline:** June 2023
- **Next Election (Seats 1,2 & 5):** November 5, 2024

**District
Manager's
Report**

October 10

2023

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<u>FINANCIAL SUMMARY</u>		<u>8/31/2023</u>
General Fund Cash & Investment Balance		\$640,417
Debt Service Fund Investment Balance		\$586,894
Capital Projects Fund Investment Balance		\$71,780
Total Cash and Investment Balances		\$1,299,091
General Fund Expense Variance:	\$165,053	Over Budget



Rizzetta & Company

Entry Monument Lighting Project: Work has been completed. Adjustments will need to be made. DM will meet with the vendor along with the Chairman.

Streetsign posts – The new sign-posts have been installed. Signs are being installed as well. Work should be completed mid-week.





Rizzetta & Company

Fiscal Year 2022-2023 Amended Budget – District Management is presenting an amended budget for board consideration during the next meeting.

