CFM Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

CFM Community Development District

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
CFM Community Development District
Lee County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of CFM Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Summary of Opinions

Opinion Unit	Type of Opinion
Governmental Activities	Unmodified
Aggregate Discretely Presented Component Unit	Adverse
General Fund	Unmodified
Debt Service Fund	Unmodified
Capital Projects Fund	Unmodified

Basis of Adverse Opinion on the Discretely Presented Component Unit

The financial statements do not include financial data for the District's legally separate component unit. Accounting principles generally accepted in the United States of America require the financial data for the component unit to be reported with the financial data of the District's primary government unless the District also issues financial statements for the financial reporting entity that include the financial data for its component unit. The District has not issued such reporting entity financial statements. Because of this departure from accounting principles generally accepted in the United States of America, the assets, liabilities, net position, revenues, and expenses of the aggregate discretely presented component unit should have been presented.

Adverse Opinion

In our opinion, because of the significance of the matter discussed in the "Basis for Adverse Opinion on the Discretely Presented Component Unit", the financial statements referred to above do not present fairly, the financial position of the discretely presented component unit of the District as of September 30, 2023, or the changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

To the Board of Supervisors
CFM Community Development District

Qualified Opinion

In our opinion, except for the effects of the matter described in the "Basis for Adverse Opinion on the Discretely Presented Component Unit" paragraph, the financial statements referred to above present fairly, in all material respects, the financial position of the aggregate remaining fund information of the District as of September 30, 2023, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Unmodified Opinions

In our opinion, the financial statements referred to previously present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
CFM Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
CFM Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 6, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering CFM Community Development District's internal control over financial reporting and compliance.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 6, 2024

CFM Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023

Management's discussion and analysis of CFM Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function, and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements.*

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2023.

- The District's total assets and deferred outflows of resources exceeded total liabilities by $932,805 (net position). Unrestricted net position for Governmental Activities was $575,841. Governmental Activities restricted net position was $182,179 and net investment in capital assets was $174,785.

- Governmental activities revenues and debt cancellation totaled $4,209,103 while governmental activities expenses and conveyances totaled $2,246,719.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, deferred outflows of resources, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2023	2022
Current assets	$ 598,392	$ 742,981
Restricted assets	661,402	4,556,434
Capital assets, net	16,022,401	13,066,556
Total Assets	17,282,195	18,365,971
Deferred outflow of resources	183,648	199,503
Current liabilities	820,776	1,184,663
Non-current liabilities	15,712,262	18,410,390
Total Liabilities	16,533,038	19,595,053
Net investment in capital assets	174,785	(2,137,165)
Net position - restricted	182,179	394,520
Net position - unrestricted	575,841	713,066
Total Net Position	$ 932,805	$ (1,029,579)

The decrease in current assets is the result of expenditures exceeding revenues at the fund level in the current year.

The increase in capital assets and decrease in restricted assets was related to the capital project activity in the current year.

The decrease in non-current liabilities is the result of the principal payments on long-term debt and the debt cancellation in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change In Net Position

	Governmental Activities	
	2023	2022
Program Revenues		
Charges for services	$ 1,929,745	$ 2,118,673
Grants and contributions	192,036	-
General Revenues		
Investment earnings	100,149	16,690
Gain on sale of assets	-	70,700
Total Revenues	2,221,930	2,206,063
Expenses		
General government	191,979	163,401
Physical environment	945,534	652,390
Interest and other charges	843,841	630,993
Total Expenses	1,981,354	1,446,784
Conveyance of assets	(265,365)	-
Debt cancellation/forgiveness	1,987,173	-
Change in Net Position	1,962,384	759,279
Net Position - Beginning of Year	(1,029,579)	(1,788,858)
Net Position - End of Year	$ 932,805	$ (1,029,579)

The decrease in charges for services is related to a decrease in special assessments in the current year.

The increase in grants and contributions is related to SPE and developer contributions in the current year.

The increase in general government is related to the increase in engineer and legal expenses in the current year.

The increase in physical environment is primarily due to the increase in streetlights, contingency, and hurricane expenses in the current year.

The increase in conveyance of assets is related to the conveyance of capital assets to another governmental entity in the current year.

The increase in interest and other charges is related to the interest paid in conjunction with the debt cancellation in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

	Governmental Activities	
Description	2023	2022
Land	$ 2,664,365	$ 2,664,365
Construction in progress	6,600,448	6,573,811
Infrastructure	11,458,565	8,265,280
Equipment	172,253	-
Accumulated depreciation	(4,873,230)	(4,436,900)
Total Capital Assets (Net)	$ 16,022,401	$ 13,066,556

The activity for the year consisted of depreciation, $436,330, additions to construction in progress, $3,485,287 and equipment, $172,253, the transfer of construction in progress to infrastructure, $3,193,285, and the conveyance of assets, $264,365.

General Fund Budgetary Highlights

The budget exceeded actual governmental expenditures primarily due to less lake/pond bank maintenance and utility expenditures than were anticipated.

The September 30, 2023 budget was amended for contingency expenditures that were more than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In May 2004, the District issued $27,740,000 Series 2004A and $15,200,000 Series 2004B Capital Improvement Revenue Bonds. These bonds were issued to finance the costs of the 2004 Project. The Series 2004B were repaid in full in a prior year. The Series 2004A bonds were trifurcated in August 2019. The unexchanged portion of the bonds were fully cancelled during the current year.

- In September 2021, the District issued Series 2021 Capital Improvement Revenue Refunding Bonds for $7,096,000. The bonds were issued to fully redeem the Series 2004A-2 bond. The balance outstanding at September 30, 2023 was $6,121,000.

- In May 2021, the District issued $10,545,000 Series 2021 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the acquisition, construction and equipping of the expansion project. The balance outstanding at September 30, 2023 was $10,110,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

CFM Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

The financial report is designed to provide a general overview of CFM Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the CFM Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

CFM Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash	$ 94,914
Investments	486,012
Prepaid expenses	14,666
Deposits	2,800
Total Current Assets	598,392
Non-current Assets	
Restricted assets	
Investments	661,402
Capital assets not being depreciated	
Land	2,664,365
Construction in progress	6,600,448
Capital assets being depreciated	
Infrastructure	11,458,565
Equipment	172,253
Less: accumulated depreciation	(4,873,230)
Total Non-current Assets	16,683,803
Total Assets	17,282,195
DEFERRED OUTFLOW OF RESOURCES	
Deferred amount on refunding, net	183,648
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	22,551
Accrued interest	115,225
Bonds payable	683,000
Total Current Liabilities	820,776
Non-current liabilities	
Bonds payable, net	15,712,262
Total Liabilities	16,533,038
NET POSITION	
Net investment in capital assets	174,785
Restricted for debt service	182,179
Unrestricted	575,841
Total Net Position	$ 932,805

See accompanying notes to financial statements.

CFM Community Development District
STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2023

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenues and Changes in Net Position: Governmental Activities
Governmental Activities					
General government	$ (191,979)	$ 187,898	$ -	$ -	$ (4,081)
Physical environment	(945,534)	522,152	-	107,818	(315,564)
Interest and other charges	(843,841)	1,219,695	84,218	-	460,072
Total Governmental Activities	$ (1,981,354)	$ 1,929,745	$ 84,218	$ 107,818	140,427
			General revenues:		
			Investment earnings		100,149
			Conveyance of assets		(265,365)
			Cancellation of debt		1,987,173
			Change in Net Position		1,962,384
			Net Position - Beginning of year		(1,029,579)
			Net Position - End of year		$ 932,805

See accompanying notes to financial statements.

CFM Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2023

ASSETS	General	Debt Service	Capital Projects	Total Governmental Funds
Cash	$ 94,914	$ -	$ -	$ 94,914
Investments	486,012	-	-	486,012
Prepaid expenses	14,666	-	-	14,666
Deposits	2,800	-	-	2,800
Restricted assets:				
Investments, at fair value	-	589,320	72,082	661,402
Total Assets	$ 598,392	$ 589,320	$ 72,082	$ 1,259,794
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts payable and accrued expenses	$ 22,551	$ -	$ -	$ 22,551
FUND BALANCES				
Nonspendable:				
Prepaid expenses	14,666	-	-	14,666
Deposits	2,800	-	-	2,800
Restricted:				
Debt service	-	589,320	-	589,320
Capital projects	-	-	72,082	72,082
Unassigned:	558,375	-	-	558,375
Total Fund Balances	575,841	589,320	72,082	1,237,243
Total Liabilities and Fund Balances	$ 598,392	$ 589,320	$ 72,082	$ 1,259,794

See accompanying notes to financial statements.

CFM Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	$	1,237,243
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital assets, land, $2,664,365, construction in progress, $6,600,448, infrastructure, $11,458,565, and equipment, $172,253, net of accumulated depreciation, $(4,873,230), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.		16,022,401
Long-term liabilities, including bonds payable, $(16,231,000), net of bond premium, $(164,262), are not due and payable in the current period and therefore, are not reported at the governmental fund level.		(16,395,262)
Deferred outflow of resources, deferred amount on refunding are not current financial resources and therefore, are not reported at the governmental fund level.		183,648
Accrued interest for long-term debt is not a current financial use and therefore, is not reported at the governmental fund level.		(115,225)
Net Position of Governmental Activities	$	932,805

See accompanying notes to financial statements.

CFM Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For The Year Ended September 30, 2023

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	$ 710,050	$ 1,219,695	$ -	$ 1,929,745
Developer contributions	-	-	107,818	107,818
SPE contributions	-	84,218	-	84,218
Investment earnings	17,421	29,740	52,988	100,149
Total Revenues	727,471	1,333,653	160,806	2,221,930
Expenditures				
Current				
General government	183,239	8,740	-	191,979
Physical environment	509,204	-	-	509,204
Capital outlay	172,253	-	3,485,287	3,657,540
Debt service				
Principal	-	696,000	-	696,000
Interest	-	846,933	-	846,933
Other	-	42,036	-	42,036
Total Expenditures	864,696	1,593,709	3,485,287	5,943,692
Excess of revenues over/(under) expenditures	(137,225)	(260,056)	(3,324,481)	(3,721,762)
Other Financing Sources/(Uses)				
Transfers in	-	(7,313)	-	(7,313)
Transfers out	-	-	7,313	7,313
Total Other Financing Sources/(Uses)	-	(7,313)	7,313	-
Net change in fund balances	(137,225)	(267,369)	(3,317,168)	(3,721,762)
Fund Balances - Beginning of year	713,066	856,689	3,389,250	4,959,005
Fund Balances - End of year	$ 575,841	$ 589,320	$ 72,082	$ 1,237,243

See accompanying notes to financial statements.

CFM Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For The Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	$ (3,721,762)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays. However, in the Statement of Activities the costs of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, $(436,330), and conveyances, $(264,365), were exceeded by capital outlay, $3,657,540, in the current year.	2,955,845
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities at the government-wide level.	696,000
The deferred outflow of resources for refunding of debt is recognized as a component of interest expense in the Statement of Activities, but not in the governmental funds. This is the amount of current year interest.	(15,855)
Bond premium is recognized as an other financing source at the fund level in the year of issuance, however, at the government-wide level, they increase liabilities, and are amortized over the life of the debt. This is the current year interest.	5,955
The cancellation of long-term debt does not affect current resources, and therefore, it is recognized at the government-wide level.	1,987,173
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the net amount between the prior year and the current year accruals.	55,028
Change in Net Position of Governmental Activities	$ 1,962,384

See accompanying notes to financial statements.

CFM Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2023

	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
Revenues				
Special assessments	$ 707,968	$ 707,968	$ 710,050	$ 2,082
Investment earnings	-	-	17,421	17,421
Total Revenues	707,968	707,968	727,471	19,503
Expenditures				
Current				
General government	163,906	163,906	183,239	(19,333)
Physical environment	544,062	699,062	509,204	189,858
Capital outlay	-	-	172,253	(172,253)
Total Expenditures	707,968	862,968	864,696	(1,728)
Net change in fund balances	-	(155,000)	(137,225)	17,775
Fund Balances - Beginning of year	-	155,000	713,066	558,066
Fund Balnces - End of year	$ -	$ -	$575,841	$ 575,841

See accompanying notes to financial statements.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of CFM Community Development District (the “District”) have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on January 14, 2002 by Lee County Ordinance 02-01 and the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose of, among others, financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and waste water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or outside the boundaries of the CFM Community Development District. The District is governed by a five-member Board of Supervisors, who are elected for terms of four years. The District operates within the criteria established by Chapter 190, Florida Statutes.

The reporting entity for the District includes all functions of government in which the District’s Board exercises oversight responsibility. Oversight responsibility includes, but is not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. As required by GAAP, these financial statements present the CFM Community Development District (the primary government) as a stand-alone government.

Based upon the application of the above-mentioned criteria as set forth in principles established by the Governmental Accounting Standards Board, the District has identified one component unit. The component unit is Maxcy Development Group Holdings - CFM,Inc. The component unit did not provide the district with any financial activity for the current year, and therefore, the component unit is not reflected in the financial statements as a discretely presented component unit. The SPE was dissolved in December 2022.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities which normally are supported by special assessments, developer assessments and interest, are reported separately from business-type activities. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources." Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire certain special assessment bonds which were used to finance the construction of District infrastructure improvements and finance certain additional improvements. The bond series is secured by a pledge of debt service special assessment revenues in any fiscal year related to the improvements. A lien is placed on all benefited land in relationship to the debt outstanding.

Capital Projects Fund – The Capital Projects Fund accounts for the construction of infrastructure improvements within the boundaries of the District.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as special assessment bonds, be reported in the governmental activities column in the government-wide statement of net position.

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;

2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;

3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

b. Restricted Assets

Certain net position of the District is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land, construction in progress, infrastructure and equipment are reported in the applicable governmental activities column.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	30 years
Equipment	10-15 years

d. Deferred Outflow of Resources

Deferred outflow of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Unamortized Bond Premium

Bond premium is presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the straight line method of accounting. For financial reporting, the unamortized bond premium is netted against the applicable long-term debt.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Deferred Outflows of Resources, Liabilities and Net Position or Equity (Continued)

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget variance columns of the accompanying financial statements may occur.

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was $127,906 and the carrying value was $94,914. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2023, the District had the following investments and maturities:

Investment	Maturities	Fair Value
First American Treasury Obligation	15 days*	$ 661,402
FLCLASS	N/A	486,012
Total Investments		$ 1,147,414

*Weighted Average Maturity

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the District's investment in First American Treasury Obligation is a Level 1 asset.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in FLCLASS is measured at amortized cost. FLCLASS has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirements that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investments in First American Treasury Obligation and FLCASS were rated AAAm by Standard and Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in FLCLASS represents 42% of the District's total investments, while the investments in First American Treasury Obligation represents 58% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2022-2023 fiscal year were levied in August 2022. All taxes are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Taxes paid in March are without discount.

All unpaid taxes become delinquent as of April 1. Virtually all unpaid taxes are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material taxes receivable at fiscal year end.

NOTE E – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2023 was as follows:

	Beginning Balance October 1, 2022	Additions	Deletions	Ending Balance September 30, 2023
Governmental Activities:				
Capital assets, not being depreciated:				
Land	$ 2,664,365	$ -	$ -	$ 2,664,365
Construction in progress	6,573,811	3,485,287	3,458,650	6,600,448
Total Capital Assets, Not Depreciated	9,238,176	3,485,287	3,458,650	9,264,813
Capital assets, being depreciated:				
Infrastructure	8,265,280	3,193,285	-	11,458,565
Equipment	-	172,253	-	172,253
Less accumulated depreciation	(4,436,900)	(436,330)	-	(4,873,230)
Total Capital Assets Depreciated, Net	3,828,380	2,929,208	-	6,757,588
Total Capital Assets, Net	$ 13,066,556	$ 6,414,495	$ 3,458,650	$ 16,022,401

Depreciation of $436,330 was charged to physical environment.

NOTE F – LONG-TERM DEBT

The following is a summary of activity for long-term debt of the District for the year ended September 30, 2023:

Bonds payable at October 1, 2022	$ 18,914,173
Principal payments	(696,000)
Debt cancellation	(1,987,173)
Bonds payable at September 30, 2023	16,231,000
Bond premium, net	164,262
Bonds Payable, Net at September 30, 2023	$ 16,395,262

Long-term debt is comprised of the following:

$10,545,000 Capital Improvement Revenue Bonds, Series 2021 due in annual principal installments, beginning May 1, 2022. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2021, at various rates ranging from 2.4% to 4.0% with a maturity date of May 1, 2051. Current portion is $225,000.	$ 10,110,000
$7,096,000 Capital Improvement Revenue Refunding Bonds, Series 2021 due in annual principal installments, beginning May 1, 2022. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2021, at various rates ranging from 1.009% to 2.593% with a maturity date of May 1, 2035. Current portion is $458,000.	$ 6,121,000

$27,740,000 Series 2004A and $15,200,000 Series 2004B Capital Improvement Revenue Bonds. These bonds were issued to finance the costs of the 2004 Project. The Series 2004B were repaid in full in a prior year. In the absence of available funds, the scheduled debt service payments due beginning May 1, 2010, had not been paid. As a result of the non-payments, the Series 2004A bonds were trifurcated in August 2019. The remaining amount due on the Series 2004A-1 Bonds, originally $8,195,000, were cancelled in a prior year. The remaining amount due on the Series 2004A-2 bonds, originally $8,285,000, were refunded in a prior year. The unexchanged portion of the Series 2004A bonds still outstanding were cancelled following a final distribution during the current year.

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	$ 683,000	$ 486,010	$ 1,169,010
2025	700,000	474,393	1,174,393
2026	712,000	461,591	1,173,591
2027	726,000	447,813	1,173,813
2028	740,000	431,903	1,171,903
2029-2033	3,997,000	1,884,905	5,881,905
2034-2038	2,763,000	1,356,509	4,119,509
2039-2043	1,930,000	1,018,544	2,948,544
2044-2048	2,335,000	616,600	2,951,600
2049-2051	1,645,000	133,400	1,778,400
Totals	$ 16,231,000	$ 7,311,668	$ 23,542,668

Summary of Significant Bonds Resolution Terms and Covenants

The Trust Indenture established certain restrictions and requirements relating to the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service.

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purpose is as follows:

Reserve Funds

The Series 2021 Reserve Account was funded from the proceeds of the Series 2021 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2021 Capital Improvement Revenue Bonds. Monies held in the reserve accounts will be used for the purposes established in the Trust Indenture.

The following is a schedule of required reserve balances as of September 30, 2023:

	Reserve Balance	Reserve Requirement
Series 2021 Capital Improvement Revenue Bonds	$ 291,916	$ 291,916

NOTE G – RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. These risks are covered by commercial insurance from independent third parties. There were no claims or settled claims from these risks for each of the past three years.

NOTE H – RELATED PARTY TRANSACTIONS

During the year ended September 30, 2023, the District recorded $107,077 in Maintenance and Operations expenses with Magnolia Landing Golf, LLC, a subsidiary of the Previous Developer.

During the year ended September 30, 2023, the District recorded $69,933 in Maintenance and Operations expenses with Magnolia Landing Master Association, Inc. (“HOA”), the master homeowners association located in the District.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
CFM Community Development District
Lee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of CFM Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 6, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered CFM Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of CFM Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of CFM Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
CFM Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether CFM Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 6, 2024

Berger, Toombs, Elam,
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MANAGEMENT LETTER

To the Board of Supervisors
CFM Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the financial statements of the CFM Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated June 6, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 6, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and communicate the results of our determination as to whether or not CFM Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify of the specific conditions met. In connection with our audit, we determined that the CFM Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

To the Board of Supervisors
CFM Community Development District

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for CFM Community Development District. It is management's responsibility to monitor the CFM Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the CFM Community Development District reported:

1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
2) The total number of independent contractors to whom nonemployee compensation, defined as individuals or entities that receive 1099s, was paid in the last month of the District's fiscal year: 0
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: $0
4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: $22,653
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: The District recorded $3,485,287 in Series 2021 capital project expenditures.
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

As required by Section 218.39(3)(c) and Section 218.32(1)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the CFM Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund $671.26 and Debt Service $878 – $1,500.
2) The amount of special assessments collected by or on behalf of the District: $1,929,745.
3) The total amount of outstanding bonds issued by the District and the terms of such bonds: $6,121,000 and $10,110,000 bonds outstanding, maturing in May 2035 and May 2051.

To the Board of Supervisors
CFM Community Development District

	Original Budget	Actual	Variance With Original Budget Positive (Negative)
Revenues			
Special assessments	$ 707,968	$ 710,050	$ 2,082
Investment earnings	-	17,421	17,421
Total Revenues	707,968	727,471	19,503
Expenditures			
Current			
General government	163,906	183,239	(19,333)
Physical environment	544,062	509,204	34,858
Capital outlay	-	172,253	(172,253)
Total Expenditures	707,968	864,696	(156,728)
Net change in fund balances	-	(137,225)	(137,225)
Fund Balances - Beginning of year	-	713,066	713,066
Fund Balnces - End of year	$ -	$575,841	$ 575,841

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
CFM Community Development District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 6, 2024

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
CFM Community Development District
Lee County, Florida

We have examined CFM Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for CFM Community Development District's compliance with those requirements. Our responsibility is to express an opinion on CFM Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about CFM Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on CFM Community Development District's compliance with the specified requirements.

In our opinion, CFM Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

Berger Toombs Elam Gaines & Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 6, 2024