



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 20, 2017  
6:30 P.M.**

Special District Services, Inc.  
6625 Miami Lakes Drive, Suite 374  
Miami Lakes, FL 33014

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

305.777.0761 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
Las Ramblas Clubhouse Conference Room  
9960 N.W. 10<sup>th</sup> Terrace,  
Miami, Florida 33172  
**REGULAR BOARD MEETING**  
March 20, 2017  
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Appointment to Fill Board Vacancy – Seat No. 4
- E. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- F. Re-Election of Officers (as required)
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. January 23, 2017 Regular Board Meeting and Public Hearing.....Page 2
- J. Old Business
  - 1. Update Regarding Security Facilities License Agreement (District & Single Family HOA)
  - 2. Update Regarding Street Lighting Project (single light pole) – Arking Solutions/Las Ramblas
  - 3. Update on Security Cameras – Las Ramblas and Las Sevillas
  - 4. Update/Discussion Regarding Gate System Las Sevillas
  - 5. Update Regarding Las Sevillas Sanitary Sewer Lift Station
- K. New Business
  - 1. Discussion Regarding Fiscal Year 2017/2018 Draft Proposed Budget and Assessments.....Page 7
  - 2. Staff Report as Required
- L. Administrative & Operational Matters
  - 1. Discussion Regarding Board Member Contact Information
  - 2. Discussion Regarding Statement of Financial Disclosure 2016 Form 1
  - 3. Reminder Regarding Landowners’ Meeting and Election in November 2017
  - 4. Staff Report as Required
- M. Board Member & Staff Closing Comments
- N. Adjourn

**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared OCTELMA V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

in the XXXX Court,  
was published in said newspaper in the issues of

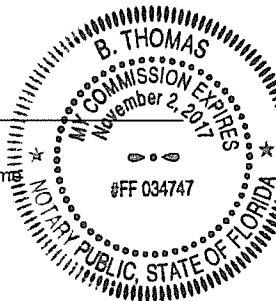
10/03/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
3 day of OCTOBER A.D. 2016

(SEAL)

OCTELMA V. FERBEYRE personally known to me



**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2016/2017 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Fontainbleau Lakes Community Development District will hold Regular Meetings in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172 at 6:30 p.m. on the following dates:

- October 17, 2016
- October 31, 2016
- November 21, 2016
- December 19, 2016
- January 23, 2017
- February 20, 2017
- March 20, 2017
- April 17, 2017
- May 15, 2017
- June 19, 2017
- July 17, 2017
- September 18, 2017

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**

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

10/3

16-31/0000156961M

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JANUARY 23, 2017

**A. CALL TO ORDER**

District Manager Neil Kalin called the January 23, 2017, Regular Board Meeting of the Fontainebleau Lakes Community Development District to order at 6:33 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10<sup>th</sup> Terrace, Miami, Florida 33172.

**B. PROOF OF PUBLICATION**

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 3, 2016, as part of the District's Fiscal Year 2016/2017 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Mr. Kalin determined that the attendance of Chairman Timothy Toy, Vice Chairperson Yvette Sanchez Bergamo and Supervisors Andres Panesso and Jacinto Rodriguez constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Managers Neil Kalin and Armando Silva of Special District Services, Inc.; and General Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were: Ernesto Cuesta; Yadira Ruiz; Maycol Vindell of KW Management Inc., Miami, Florida; Carmelo Gonzalez of Whitts Towaway, Inc., Miami, Florida; Ana Quero, Miami, Florida; Claudia Diaz, Miami, Florida; and Andres Rodriguez, Miami, Florida.

**D. CONSIDER APPOINTMENT TO FILL BOARD VACANCY**

No action was required on this item.

**E. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES & RESPONSIBILITIES**

No action was required on this item.

**F. RE-ELECTION OF OFFICERS (AS REQUIRED)**

No action was required on this item.

**G. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
PUBLIC HEARING & REGULAR BOARD MEETING  
JANUARY 23, 2017

There were no comments from the public for items not on the agenda.

**I. APPROVAL OF MINUTES**

**1. November 21, 2016, Regular Board Meeting**

Mr. Kalin presented the minutes of the November 21, 2016, Regular Board Meeting and asked if there were any changes/corrections. There being no changes, a **motion** was made by Ms. Hernandez, seconded by Ms. Olson and passed unanimously approving the minutes of the November 21, 2016, Regular Board Meeting, as presented.

*Note: At approximately 6:39 p.m., Mr. Kalin recessed the Regular Board Meeting and simultaneously opened the Public Hearing on the proposed District Parking Rules.*

**J. PUBLIC HEARING – ADOPTION OF PARKING RULES**

**1. Proof of Publication**

Mr. Kalin presented proof of publication that notice of the Public Hearing had been published in the *Miami Daily Business Review* on December 22, 2016, and December 23, 2016, as legally required.

**2. Receive Public Comment on Rulemaking Procedures for District Parking Rules**

Mr. Kalin provided those in attendance with a copy of the proposed parking rules and gave a brief overview for rule development and the proposed adoption of parking rules for the District. Subsequently, he asked if there were any comments regarding the proposed parking rules. Ms. Ana Quero, a resident of the Las Sevillas subdivision, suggested that if the parking rules are to be adopted, that the District's Parking Rules and the Fontainbleau Lakes Courtyards West Condominium Association's (the "Condo Association") Parking Rules be mailed together to the residents of Las Sevillas, along with a copy of the District boundary map, depicting the areas where the parking rules will be enforced. Mr. Kalin acknowledged Ms. Quero's suggestion and stated that he would obtain the current Condo Association's Parking Rules from Mr. Vindell in order to circulate them along with the District's Parking Rules.

It was noted that the proposed rule adoption is the first step in a process; and if adopted, the District would need to enter into an agreement with a parking enforcement agency and a towing company that would assist in towing illegally parked vehicles that are in violation of the adopted parking rules within the District's boundaries. Mr. Kalin indicated that he would reach out to Mr. Quiza of PSI Security & Investigations, Inc. ("PSI") to discuss the possibility of having PSI become the parking enforcement agency for the District. Mr. Maycol Vindell, Property Manager for Las Sevillas, presented Mr. Carmelo Gonzalez of Whitt's Tow-away, Inc., who currently provides towing services to the Condo Association for the parking areas owned by the Condo Association. Mr. Gonzalez provided a brief

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PUBLIC HEARING & REGULAR BOARD MEETING  
JANUARY 23, 2017

overview of the company and towing regulations in Miami-Dade County. Mr. Kalin stated that the District would consider the services provided by Whitt's Tow-away, Inc.

There being no additional comments from the public on the District's Parking Rules, Mr. Kalin closed the public comment portion of the Public Hearing.

**3. Consider Adoption of Parking Rules/Policy**

Mr. Kalin presented the Board with the latest version of the District's proposed Parking Rules that included the comments from Mr. Rodriguez and had also been reviewed and approved by District Counsel (Ginger Wald). Mr. Michael Pawelczyk, who was filling in for Ms. Wald, recommended that the established Parking Rules be formally approved by resolution at a future meeting. In the meantime, Mr. Pawelczyk suggested that the Board adopt the Parking Rules. A discussion ensued after which;

A **motion** was made by Ms. Sanchez-Bergamo, seconded by Mr. Toy and unanimously passed to adopt the Parking Rules, as presented, and authorizes District Counsel to compose a resolution that would memorialize the adoption of the District Parking Rules; and further authorizes District officials to execute the resolution, as approved by District Counsel.

*Note: At approximately 7:05 p.m., Mr. Kalin closed the Public Hearing and simultaneously reconvened the Regular Board Meeting.*

**K. OLD BUSINESS**

**1. Update Regarding Security Facilities' License Agreement (District & Single Family HOA)**

Mr. Silva stated that District Counsel and Counsel for the Fontainebleau Lakes Single Family Homes West Homeowners' Association, Inc. ("Single Family Association") have exchanged comments regarding the Security Facilities License Agreement (the "Agreement"). The Agreement is currently in the possession of the Single Family Association's Counsel and an update will be provided at a future meeting.

**2. Update Regarding Street Lighting Project (Single Light Pole) – Arking Solutions/Las Ramblas**

Mr. Silva noted that Arking Solutions, Inc. was in the process of scheduling a survey for the area adjacent to 863 NW 97<sup>th</sup> Court. Once the survey has been completed, the contractor will perform a lighting analysis and make recommendations according to the results of said analysis. Mr. Silva stated that he expects to have the aforementioned information, including the lighting design plans, in time for the next scheduled meeting.

**3. Update on Security Cameras – Las Ramblas and Las Sevillas**

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PUBLIC HEARING & REGULAR BOARD MEETING  
JANUARY 23, 2017

Mr. Silva advised that the installation of the security cameras in Las Ramblas and Las Sevillas is currently on standby until the License Agreement has been executed by the parties.

**4. Discussion Regarding Gate System – Las Ramblas and Las Sevillas**

Mr. Silva advised that Automatic Gate Contractors, Inc. (the “Contractor”) ha scheduled to commence the installation of the barrier arm gate system in Las Ramblas by the end of next week and that installation and programming of the barrier arm gate system is expected to take approximately two (2) days. The Contractor also provided Mr. Silva with a proposal for the cost of repairing the gate system in Las Sevillas, as requested by Mr. Vindell and on behalf of the Condo Association. According to the proposal provided by the Contractor, the cost to repair the gate system in Las Sevillas will be approximately \$3,000, which would include the replacement of four (4) electronic boards that are non-functional and the installation of a vehicle sensor that would allow the gate to open once a vehicle approaches. A discussion ensued after which the Board consensus was to proceed with the repair of the gate system in Las Sevillas, contingent upon the District and the Condo Association entering into a Maintenance Agreement that would make the Condo Association responsible for the monthly maintenance of the gate system in addition to the responsibility of responding to any gate system malfunctions.

**L. NEW BUSINESS**

**1. Staff Report, as Required**

There was no Staff Report at this time.

**M. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Discussion Regarding Sanitary Sewer Lines/Las Ramblas & Lift Stations**

Mr. Kalin stated that during the second week of February there had been a sanitary sewer line break (which is owned by the District and is located in an easement) behind the residence located at 10301 NW 10<sup>th</sup> Street. As a result, PELCO (Sanitary Sewer Lift Station Management Company) was notified and they immediately responded by using sewage tank trucks to remove wastewater, while the broken sewer line repairs were attended to by J & M Underground Engineering. At the time PELCO informed District Field Staff that the lift station in Las Sevillas was running on a provisional submersible sewage pump and would need to be replaced as soon as possible. In addition to the aforementioned, the lift station requires another submersible sewage pump that will act as a backup pump. Mr. Kalin indicated that the cost for two (2) pumps will be approximately \$57,000. A discussion ensued after which;

A **motion** was made by Mr. Rodriguez, seconded by Ms. Bergamo and unanimously passed authorizing the purchase and installation of two (2) submersible sewage pumps for the Las Sevillas lift station in an amount not to exceed \$65,000.

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PUBLIC HEARING & REGULAR BOARD MEETING  
JANUARY 23, 2017

**2. Staff Report, as Required**

Mr. Kalin announced that Special District Services, Inc. was reassigning District Managers due to the addition of new accounts. He indicated, as a result, that Armando Silva would be transitioning into the role of primary District Manager for the Fontainbleau Lakes Community Development District.

**N. BOARD MEMBER & STAFF CLOSING COMMENTS**

Ms. Claudia Diaz, a resident of Las Sevillas, brought to the attention of the Board that there were several raised pavement markings (“RPM”) throughout Las Sevillas (Tracts R/S) that are missing. Mr. Kalin stated that he would inform District Field Staff so that the District could have a preferred contractor replace the missing RPM’s.

Mr. Kalin informed the Board that he would present a draft fiscal year 2017/2018 proposed budget at the meeting scheduled for March.

**O. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Toy, seconded by Mr. Rodriguez and passed unanimously to adjourn the Regular Board Meeting at 7:50 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



FOR DISCUSSION PURPOSES ONLY

Fontainebleau Lakes  
Community Development District

**Proposed Budget For  
Fiscal Year 2017/2018  
October 1, 2017 - September 30, 2018**

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- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2017/2018 BUDGET
<b>REVENUES</b>	
Administrative Assessments	82,159
Maintenance Assessments	317,744
Debt Assessments	463,915
Other Revenues	0
Interest Income	420
<b>TOTAL REVENUES</b>	<b>\$ 864,238</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Engineering/Annual Report/Inspections	6,600
Lake Tract Aquatic Maintenance (Includes Parcel 1)	12,600
Landscaping Service/Pest Control/Fertilizer	85,280
Mulch (Tree Rings & Shrubbery Beds)	8,400
Irrigation Systems Maintenance (North & South)	12,600
Tree & Shrubbery Replacement (North & South)	9,000
Community Lighting Upkeep (North & South)	15,600
FP&L - Power - Street Lighting (North & South)	36,000
FP&L - Power - Irrigation Pump Stations (N & S)	3,600
Park Maintenance - Upkeep	7,200
Roadways & Street Maintenance (North & South)	7,200
Fountain Maintenance (Tract A)	3,000
Misc. Electrical Improvements (North & South)	4,200
Entrance/Exit Gate Maintenance/Repairs (N & S)	9,000
Electrical Outlets Maintenance (North & South)	1,800
Traffic Calming Devices Maintenance	3,600
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	4,800
Hurricane Preparedness/Miscellaneous	9,000
Lift Station Maintenance (North & South)	36,000
Lift Stations Power - FPL (North & South)	7,800
Miscellaneous Improvements (North & South)	4,000
Maintenance Contingency	15,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 302,280</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	25,644
Secretarial & Field Operations	5,600
Legal	14,000
Assessment Roll	10,000
Audit Fees	3,200
Arbitrage Rebate Fee	650
Insurance	7,200
Legal Advertisements	750
Miscellaneous	2,000
Postage	550
Office Supplies	850
Dues & Subscriptions	175
Trustee Fee	3,000
Continuing Disclosure Fee	500
Website Management	1,500
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 78,849</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 381,129</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 483,109</b>
Bond Payments	(436,080)
<b>BALANCE</b>	<b>\$ 47,029</b>
County Appraiser & Tax Collector Fee	(17,276)
Discounts For Early Payments	(34,553)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (4,800)</b>
Carryover From Prior Year	4,800
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	60,365	62,950	82,159	Expenditures Less Interest & 25% Of Carryover/.94
Maintenance Assessments	253,700	246,962	317,744	Expenditures Less & 75% Of Carryover/.94
Debt Assessments	575,085	574,043	463,915	Bond Payments/.94
Other Revenues	3,672	0	0	
Interest Income	683	360	420	Interest Estimated At \$35 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 893,505</b>	<b>\$ 884,315</b>	<b>\$ 864,238</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Engineering/Annual Report/Inspections	3,015	3,000	6,600	\$3,600 Increase From 2016/2017 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	10,120	11,000	12,600	\$1,600 Increase From 2016/2017 Budget
Landscaping Service/Pest Control/Fertilizer	78,056	82,000	85,280	\$3,280 Increase From 2016/2017 Budget
Mulch (Tree Rings & Shrubbery Beds)	0	8,750	8,400	\$350 Decrease From 2016/2017 Budget
Irrigation Systems Maintenance (North & South)	6,571	14,000	12,600	\$1,400 Decrease From 2016/2017 Budget
Tree & Shrubbery Replacement (North & South)	9,397	7,200	9,000	\$1,800 Increase From 2016/2017 Budget
Community Lighting Upkeep (North & South)	7,187	15,000	15,600	\$600 Increase From 2016/2017 Budget
FP&L - Power - Street Lighting (North & South)	30,104	36,000	36,000	No Change From 2016/2017 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	922	4,800	3,600	\$1,200 Decrease From 2016/2017 Budget
Park Maintenance - Upkeep	0	7,800	7,200	\$600 Decrease From 2016/2017 Budget
Roadways & Street Maintenance (North & South)	6,575	7,800	7,200	\$600 Decrease From 2016/2017 Budget
Fountain Maintenance (Tract A)	2,895	1,500	3,000	\$1,500 Increase From 2016/2017 Budget
Misc. Electrical Improvements (North & South)	0	7,500	4,200	\$3,300 Decrease From 2016/2017 Budget
Entrance/Exit Gate Maintenance/Repairs (N & S)	765	10,000	9,000	\$1,000 Decrease From 2016/2017 Budget
Engineering Traffic Study - Las Ramblas	6,495	0	0	Fiscal Year 2015/2016 Expenditure
Electrical Outlets Maintenance (North & South)	7,385	1,800	1,800	No Change From 2016/2017 Budget
Traffic Calming Devices Maintenance	5,085	3,000	3,600	\$600 Increase From 2016/2017 Budget
Miscellaneous Engineering Special Projects	0	6,000	0	Line Item Eliminated
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	0	4,800	4,800	No Change From 2016/2017 Budget
Hurricane Preparedness/Miscellaneous	13,350	7,200	9,000	\$1,800 Increase From 2016/2017 Budget
Lift Station Maintenance (North & South)	20,605	20,000	36,000	\$16,000 Increase From 2016/2017 Budget
Lift Stations Power - FPL (North & South)	0	0	7,800	Lift Stations Power - FPL (North & South)
Miscellaneous Improvements (North & South)	0	3,400	4,000	\$600 Increase From 2016/2017 Budget
Maintenance Contingency	3,788	22,095	15,000	\$7,095 Decrease From 2016/2017 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 212,315</b>	<b>\$ 284,645</b>	<b>\$ 302,280</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,100	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	161	230	230	Supervisor Fees * 7.65%
Management	24,960	25,128	25,644	CPI Adjustment
Secretarial & Field Operations	5,200	5,200	5,600	\$400 Increase From 2016/2017 Budget
Legal	10,970	14,000	14,000	No Change From 2016/2017 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,000	3,100	3,200	Accepted Amount For 2016/2017 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2016/2017 Budget
Insurance	5,923	7,200	7,200	No Change From 2016/2017 Budget
Legal Advertisements	616	750	750	No Change From 2016/2017 Budget
Miscellaneous	1,926	1,200	2,000	\$800 Increase From 2016/2017 Budget
Postage	212	550	550	No Change From 2016/2017 Budget
Office Supplies	650	850	850	No Change From 2016/2017 Budget
Dues & Subscriptions	175	175	175	No Change From 2016/2017 Budget
Trustee Fee	3,000	3,000	3,000	No Change From 2016/2017 Budget
Continuing Disclosure Fee	500	500	500	No Change From 2016/2017 Budget
Website Management	1,500	1,500	1,500	No Change From 2016/2017 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 71,543</b>	<b>\$ 77,033</b>	<b>\$ 78,849</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 283,858</b>	<b>\$ 361,678</b>	<b>\$ 381,129</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 609,647</b>	<b>\$ 522,637</b>	<b>\$ 483,109</b>	
Bond Payments	(550,672)	(539,600)	(436,080)	2018 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 58,975</b>	<b>\$ (16,963)</b>	<b>\$ 47,029</b>	
County Appraiser & Tax Collector Fee	(8,601)	(17,679)	(17,276)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,018)	(35,358)	(34,553)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 21,356</b>	<b>\$ (70,000)</b>	<b>\$ (4,800)</b>	
Carryover From Prior Year	0	70,000	4,800	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 21,356</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	84	100	0	Projected Interest For 2017/2018
NAV Tax Collection	550,672	149,900	436,080	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 550,756</b>	<b>\$ 150,000</b>	<b>\$ 436,080</b>	
<b>EXPENDITURES</b>				
Principal Payments	140,000	150,000	215,000	Principal Payment Due In 2018
Interest Payments	402,600	389,700	215,669	Interest Payments Due In 2018
Bond Redemption	0	0	5,411	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 542,600</b>	<b>\$ 539,700</b>	<b>\$ 436,080</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 8,156</b>	<b>\$ (389,700)</b>	<b>\$ -</b>	

Series 2016 Bond Refunding Information

Original Par Amount =  
Interest Rate =  
Issue Date =  
Maturity Date =

\$6,430,000  
2.00% - 4.125%  
October 2016  
May 2038

Annual Principal Payments Due =  
Annual Interest Payments Due =

May 1st  
May 1st & November 1st

# Fontainbleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2014/2015 Assessment Before Discount*	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 160.97	\$ 142.01	\$ 155.43	\$ 202.86
Maintenance Assessment For Single Family	\$ 491.07	\$ 624.25	\$ 610.60	\$ 784.55
Debt Assessment For Single Family	\$ 1,518.08	\$ 1,518.08	\$ 1,518.08	\$ 1,224.05
<b>Total</b>	\$ 2,170.12	\$ 2,284.34	\$ 2,284.11	\$ 2,211.46
Administrative Assessment For Townhomes	\$ 160.97	\$ 142.01	\$ 155.43	\$ 202.86
Maintenance Assessment For Townhomes	\$ 491.07	\$ 624.25	\$ 610.60	\$ 784.55
Debt Assessment For Townhomes	\$ 1,319.14	\$ 1,319.14	\$ 1,319.14	\$ 1,064.39
<b>Total</b>	\$ 1,971.18	\$ 2,085.40	\$ 2,085.17	\$ 2,051.80
Administrative Assessment For Courtyards	\$ 160.97	\$ 142.01	\$ 155.43	\$ 202.86
Maintenance Assessment For Courtyards	\$ 491.07	\$ 632.90	\$ 607.22	\$ 784.55
Debt Assessment For Courtyards	\$ 1,187.23	\$ 1,187.23	\$ 1,187.23	\$ 957.95
<b>Total</b>	\$ 1,839.27	\$ 1,962.14	\$ 1,949.88	\$ 1,945.36

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Single Family Units (Las Ramblas)	271
Townhomes (Las Ramblas)	36
Courtyards (Las Sevilas)	<u>98</u>
Total Units	405