



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 16, 2018
6:30 P.M.**

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

www.fontainbleaulakescdd.org

305.777.0761 Telephone

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AGENDA
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
Las Ramblas Clubhouse Conference Room
9960 N.W. 10th Terrace,
Miami, Florida 33172
REGULAR BOARD MEETING
April 16, 2018
6:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. January 22, 2018 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Discussion Regarding Pedestrian Pathway Lighting Improvements for Open Space Areas – Las Ramblas & Las Sevillas
 - 2. Update Regarding First Amendment to Security Facilities License Agreement
 - 3. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2018-01 – Adopting a Fiscal Year 2018/2019 Proposed Budget.....Page 6
 - 2. Discussion Regarding Unleashed Dogs in Open-Space Areas
- I. Administrative & Operational Matter
 - 1. Discussion Regarding Sanitary Sewer Line Repairs and Potential Legal Action
 - 2. Discussion Regarding District Election: Seats #3 and #4
- J. Board Members & Staff Closing Comments
- K. 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 MARIA MESA, who on oath says that he or she is the LEGAL CLERK, 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 2017/2018 REGULAR MEETING SCHEDULE

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

09/28/2017

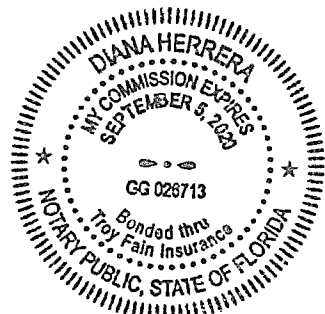
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has 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
28 day of SEPTEMBER, A.D. 2017

Diana Herrera

(SEAL)

MARIA MESA personally known to me



FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE

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

- October 16, 2017
- November 20, 2017
- January 22, 2018
- February 13, 2018
- March 19, 2018
- April 16, 2018
- May 21, 2018
- June 18, 2018
- September 17, 2018

The purpose of the meetings is to conduct any District business which may lawfully and properly come 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 Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that the Board members 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.fontainebleaulakescdd.org
9/28

17-35-0000261347M

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 22, 2018

A. CALL TO ORDER

District Manager Armando Silva called the January 22, 2018, Regular Board Meeting of the Fontainebleau Lakes Community Development District to order at 6:34 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 28, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Vice Chairperson Yvette Sanchez Bergamo and Supervisors Ivonne Quintero, and Jacinto Rodriguez constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Armando Silva of Special District Services, Inc.; and General Counsel Vanessa Steinerts of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were: Domingo Uzcatogui of Miami, Florida; Maribeida Hernandez of Miami, Florida; Nelida Otero of Miami, Florida; Amaya Arenillas of Miami, Florida, and Emilio Desmoineaux of Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

F. APPROVAL OF MINUTES

1. November 20, 2017, Regular Board Meeting

Mr. Silva presented the minutes of the November 20, 2017, Regular Board Meeting and announced the following scrivener's errors in the minutes presented:

- **Agenda Item A. Call To Order - First Sentence** – Corrected to District Manager Armando Silva instead of District Manager Neil Kalin.
- **Agenda Item E. Establish A Quorum – First Paragraph** –Chairperson Timothy Toy was added to the quorum and Supervisor Andres Panesso was removed.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 22, 2018

- **Agenda Item E. Establish A Quorum – Second Paragraph** – Corrected to District Manager Armando Silva instead of District Managers Armando Silva and Neil Kalin. In addition, General Counsel Ginger Wald was corrected to General Counsel Vanessa Steinerts.

There being no additional changes or corrections, a **motion** was made by Mr. Rodriguez, seconded by Mr. Aparicio and passed unanimously approving the minutes of the November 20, 2017, Regular Board Meeting, as amended.

G. OLD BUSINESS

1. Discussion Regarding Pedestrian Pathway Lighting Improvements for Open Space Areas – Las Ramblas & Las Sevillas

Mr. Silva informed the Board that he had contacted two (2) electrical contractors (Hypower Electrical Services Group & Cable Wizard Corp) to discuss the potential for installing lighting improvements to the open space areas within the Fontainebleau Lakes Community Development District. Both electrical contractors advised that the only way to produce an accurate proposal for the installation of an electrical lighting system within the open space areas was to check the condition of the existing electrical boxes along the pathways. The proposal for a solar lighting system will not require an assessment of the condition of the existing electrical boxes.

Mr. Silva then presented a proposal from Hypower Electrical Services Group in the amount of \$4,295 for the inspection of the underground electrical conduits and underground electrical boxes along the open space area pathways within the District. A discussion ensued after which;

A **motion** was made by Mr. Rodriguez, seconded by Mr. Aparicio and unanimously passed, to engage Hypower Electrical Services Group for inspection of the underground electrical conduits and underground electrical boxes along the open space area pathways within the District for the amount of \$4,295.

2. Discussion Regarding Potential Landscaping Improvements – Las Ramblas & Las Sevillas

Mr. Silva advised that landscaping improvements had recently been performed in the oval island located in the Las Sevillas subdivision of the District. Mr. Silva then presented a proposal from SprayPro (current landscape maintenance contractor for the District) in the amount of \$4,813.70 for landscaping upgrades to five median islands in the Las Ramblas subdivision of the District. A discussion ensued after which;

A **motion** was made by Mr. Rodriguez, seconded by Mr. Aparicio and unanimously passed to engage SprayPro for the extraction of old landscaping material and the installation of new landscaping material within five (5) median islands in the Las Ramblas subdivision for the amount of \$4,813.70.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 22, 2018

3. Staff Report as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Discussion Regarding Gate Facilities Rules and Procedures to Adopt

Mr. Silva advised that he had previously spoken to the Property Manager for the Las Ramblas subdivision regarding the enforcement of the proposed Gate Facilities Rules and was informed that the Property Management Company does not have a record of all of the vehicles for every tenant in the Las Ramblas subdivision. It was noted that this becomes an issue for the District because even if the Gate Facilities Rules are established, there is no way of identifying the owner of the vehicle that ran into the gate without obtaining a police report. The other concern that arises is that in the event an invoice for gate damages is sent to a property owner and the property owner decides that they do not want to pay the invoice, the District cannot place a lien on the property.

District Counsel Ginger Wald stated that the Fontainebleau Lakes Single Family Homes West Homeowners' Association (the "Association") has more stringent enforcement powers compared to the District because the Association bylaws allow the Association to add unpaid damage invoices to Association dues. In addition, if the Association dues go unpaid, then the Association has the right to commence foreclosure proceedings on the property. With that said, Ms. Wald suggested that an amendment to the current Security Facilities License Agreement between the District and the Association be drafted to allow the Association to maintain the gate system within Las Ramblas so that the enforcement of gate facilities rules could be enforced by the Association. A discussion ensued after which the Board consensus was to allow District Counsel to draft a First Amendment to the Security Facilities License Agreement (the "Amendment") so that the Amendment could be sent to the Association for their review and approval.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Towing Agreement – Regulated Towing, Inc.

Mr. Silva advised that Security Watch Group (the "Parking Enforcement Contractor") had begun enforcing District parking rules throughout the District as of January 15, 2018. The Parking Enforcement Contractor cannot authorize the towing of vehicles yet because a Towing Agreement has not been signed between the District and Regulated Towing, Inc. As a result, Mr. Silva presented the Towing Agreement and provided the Board with a brief overview. A discussion ensued after which;

A **motion** was made by Mr. Rodriguez, seconded by Ms. Quintero and unanimously passed to approve and accept the Towing Agreement between the District and Regulated Towing, Inc. and authorizes District officials to execute same with an effective date of February 1, 2018.

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JANUARY 22, 2018

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member of Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Sanchez-Bergamo, seconded by Ms. Quintero and passed unanimously to adjourn the Regular Board Meeting at 7:53 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Fontainbleau Lakes Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 18, 2018 at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

PASSED, ADOPTED and EFFECTIVE this 16th day of April, 2018.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Fontainebleau Lakes
Community Development District

**Proposed Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
Administrative Assessments	84,166
Maintenance Assessments	315,727
Debt Assessments	463,915
Other Revenues	0
Interest Income	420
TOTAL REVENUES	\$ 864,228
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering/Annual Report/Inspections	6,600
Lake Tract Aquatic Maintenance (Includes Parcel 1)	12,600
Landscaping Service/Pest Control/Fertilizer	87,840
Mulch (Tree Rings & Shrubbery Beds)	8,750
Irrigation Systems Maintenance (North & South)	12,600
Tree & Shrubbery Replacement (North & South)	10,000
Community Lighting Upkeep (North & South)	15,000
FP&L - Power - Street Lighting (North & South)	36,000
FP&L - Power - Irrigation Pump Stations (N & S)	3,000
Park Maintenance - Upkeep	6,200
Roadways & Street Maintenance (North & South)	7,200
Fountain Maintenance (Tract A)	3,000
Misc. Electrical Improvements (North & South)	0
Entrance/Exit Gate Maintenance/Repairs (N & S)	7,000
Electrical Outlets Maintenance (North & South)	1,800
Traffic Calming Devices Maintenance	3,600
Miscellaneous Engineering Special Projects	0
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	3,800
Hurricane Preparedness/Miscellaneous	12,000
Lift Station Maintenance (North & South)	36,000
Lift Stations Power - FPL (North & South)	7,800
Miscellaneous Improvements (North & South)	9,000
Maintenance Contingency	15,000
TOTAL MAINTENANCE EXPENDITURES	\$ 304,790
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	27,600
Secretarial & Field Operations	6,000
Legal	13,500
Assessment Roll	10,000
Audit Fees	3,200
Arbitrage Rebate Fee	650
Insurance	7,800
Legal Advertisements	800
Miscellaneous	2,500
Postage	600
Office Supplies	900
Dues & Subscriptions	175
Trustee Fee	3,250
Continuing Disclosure Fee	500
Website Management	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,205
TOTAL EXPENDITURES	\$ 386,995
REVENUES LESS EXPENDITURES	\$ 477,233
Bond Payments	(436,080)
BALANCE	\$ 41,153
County Appraiser & Tax Collector Fee	(17,276)
Discounts For Early Payments	(34,552)
EXCESS/ (SHORTFALL)	\$ (10,675)
Carryover From Prior Year	10,675
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	65,797	82,159	84,166	Expenditures Less Interest & 25% Of Carryover/.94
Maintenance Assessments	247,017	317,744	315,727	Expenditures Less & 75% Of Carryover/.94
Debt Assessments	575,168	463,915	463,915	Bond Payments/.94
Other Revenues	6,846	0	0	
Interest Income	632	420	420	Interest Estimated At \$35 Per Month
TOTAL REVENUES	\$ 895,460	\$ 864,238	\$ 864,228	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering/Annual Report/Inspections	3,053	6,600	6,600	No Change From 2017/2018 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	11,992	12,600	12,600	No Change From 2017/2018 Budget
Landscaping Service/Pest Control/Fertilizer	71,826	85,280	87,840	\$2,200 Increase From 2017/2018 Budget
Mulch (Tree Rings & Shrubbery Beds)	4,641	8,400	8,750	\$350 Increase From 2017/2018 Budget
Irrigation Systems Maintenance (North & South)	7,516	12,600	12,600	No Change From 2017/2018 Budget
Tree & Shrubbery Replacement (North & South)	14,145	9,000	10,000	\$1,000 Increase From 2017/2018 Budget
Community Lighting Upkeep (North & South)	14,967	15,600	15,000	\$600 Decrease From 2017/2018 Budget
FP&L - Power - Street Lighting (North & South)	31,739	36,000	36,000	No Change From 2017/2018 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	384	3,600	3,000	\$600 Decrease From 2017/2018 Budget
Park Maintenance - Upkeep	0	7,200	6,200	\$1,000 Decrease From 2017/2018 Budget
Roadways & Street Maintenance (North & South)	5,768	7,200	7,200	No Change From 2017/2018 Budget
Fountain Maintenance (Tract A)	1,375	3,000	3,000	No Change From 2017/2018 Budget
Misc. Electrical Improvements (North & South)	8,250	4,200	0	Line Item Eliminated
Entrance/Exit Gate Maintenance/Repairs (N & S)	9,345	9,000	7,000	\$2,000 Decrease From 2017/2018 Budget
Electrical Outlets Maintenance (North & South)	7,610	1,800	1,800	No Change From 2017/2018 Budget
Traffic Calming Devices Maintenance	0	3,600	3,600	No Change From 2017/2018 Budget
Miscellaneous Engineering Special Projects	5,200	0	0	Line Item Eliminated
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	115	4,800	3,800	\$1,000 Decrease From 2017/2018 Budget
Hurricane Preparedness/Miscellaneous	2,534	9,000	12,000	\$3,000 Increase From 2017/2018 Budget
Lift Station Maintenance (North & South)	94,147	36,000	36,000	No Change From 2017/2018 Budget
Lift Stations Power - FPL (North & South)	0	7,800	7,800	No Change From 2017/2018 Budget
Miscellaneous Improvements (North & South)	3,730	4,000	9,000	\$5,000 Increase From 2017/2018 Budget
Maintenance Contingency	15,582	15,000	15,000	No Change From 2017/2018 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 313,919	\$ 302,280	\$ 304,790	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,400	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	107	230	230	Supervisor Fees * 7.65%
Management	25,128	25,644	27,600	CPI Adjustments
Secretarial & Field Operations	5,200	5,600	6,000	\$400 Increase From 2017/2018 Budget
Legal	9,179	14,000	13,500	\$500 Decrease From 2017/2018 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,100	3,200	3,200	Accepted Amount For 2017/2018 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2017/2018 Budget
Insurance	6,042	7,200	7,800	Insurance Estimate
Legal Advertisements	792	750	800	\$50 Increase From 2017/2018 Budget
Miscellaneous	1,959	2,000	2,500	\$500 Increase From 2017/2018 Budget
Postage	569	550	600	\$50 Increase From 2017/2018 Budget
Office Supplies	993	850	900	\$50 Increase From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Trustee Fee	3,250	3,000	3,250	\$250 Increase From 2017/2018 Budget
Continuing Disclosure Fee	500	500	500	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,544	\$ 78,849	\$ 82,205	
TOTAL EXPENDITURES	\$ 384,463	\$ 381,129	\$ 386,995	
REVENUES LESS EXPENDITURES	\$ 510,997	\$ 483,109	\$ 477,233	
Bond Payments	(551,173)	(436,080)	(436,080)	2019 P & I Payments Less Earned Interest
BALANCE	\$ (40,176)	\$ 47,029	\$ 41,153	
County Appraiser & Tax Collector Fee	(8,595)	(17,276)	(17,276)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(28,326)	(34,553)	(34,552)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (77,097)	\$ (4,800)	\$ (10,675)	
Carryover From Prior Year	0	4,800	10,675	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (77,097)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income	16,304	0	0	Projected Interest For 2018/2019
NAV Tax Collection	551,173	436,080	436,080	Maximum Debt Service Collection
Total Revenues	\$ 567,477	\$ 436,080	\$ 436,080	
EXPENDITURES				
Principal Payments	205,000	215,000	220,000	Principal Payment Due In 2019
Interest Payments	315,457	215,669	211,319	Interest Payments Due In 2019
Bond Redemption	0	5,411	4,761	Estimated Excess Debt Collections
Total Expenditures	\$ 520,457	\$ 436,080	\$ 436,080	
Excess/ (Shortfall)	\$ 47,020	\$ -	\$ -	

Series 2016 Bond Refunding Information

Original Par Amount =	\$6,430,000	Annual Principal Payments Due =	May 1st
Interest Rate =	2.00% - 4.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2016		
Maturity Date =	May 2038		
Par Amount As Of 1/1/18 =	\$6,225,000		

Fontainebleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2015/2016 Assessment Before Discount*	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Projected Assessment Before Discount*	Fiscal Year 2018/2019 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 142.01	\$ 155.43	\$ 202.86	\$ 207.82
Maintenance Assessment For Single Family	\$ 624.25	\$ 610.60	\$ 784.55	\$ 779.58
<u>Debt Assessment For Single Family</u>	<u>\$ 1,518.08</u>	<u>\$ 1,518.08</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>
Total	\$ 2,284.34	\$ 2,284.11	\$ 2,211.46	\$ 2,211.45
Administrative Assessment For Townhomes	\$ 142.01	\$ 155.43	\$ 202.86	\$ 207.82
Maintenance Assessment For Townhomes	\$ 624.25	\$ 610.60	\$ 784.55	\$ 779.58
<u>Debt Assessment For Townhomes</u>	<u>\$ 1,319.14</u>	<u>\$ 1,319.14</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>
Total	\$ 2,085.40	\$ 2,085.17	\$ 2,051.80	\$ 2,051.79
Administrative Assessment For Courtyards	\$ 142.01	\$ 155.43	\$ 202.86	\$ 207.82
Maintenance Assessment For Courtyards	\$ 632.90	\$ 607.22	\$ 784.55	\$ 779.58
<u>Debt Assessment For Courtyards</u>	<u>\$ 1,187.23</u>	<u>\$ 1,187.23</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>
Total	\$ 1,962.14	\$ 1,949.88	\$ 1,945.36	\$ 1,945.35

* 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
<u>Courtyards (Las Sevillas)</u>	<u>98</u>
Total Units	405