



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 16, 2020
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
877.SDS.4922 Toll Free
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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
March 16, 2020
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. February 17, 2019 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Playground Grant Application – Kaboom.org
 - 2. Update Regarding Ingress/Egress Modification – NW 99th Court (Las Ramblas)
 - 3. Update Regarding Park Bench Installation – Las Sevillas
 - 4. Update Regarding Recreational Amenity – Open-Space Tract.....Page 5
 - 5. Update Regarding Additional Surveillance Cameras
- H. New Business
 - 1. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget.....Page 6
- I. Administrative & Operational Matter
 - 1. Landscape Maintenance Review
 - 2. General Election Qualifying Period Announcement: June 8, 2020-June 12, 2020 – Seats 3 & 4
 - 3. Staff Report: As Required
- 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:

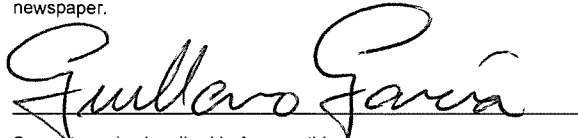
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT
DISTRICT - FISCAL YEAR 2019/2020 REGULAR MEETING
SCHEDULE

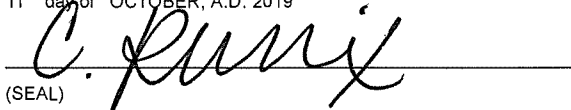
in the XXXX Court,
was published in said newspaper in the issues of

10/11/2019

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
11 day of OCTOBER, A.D. 2019



(SEAL)
GUILLERMO GARCIA personally known to me



FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 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 Rambles Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172 at 6:30 p.m. on the following dates:

October 21, 2019
November 18, 2019
January 20, 2020
February 17, 2020
March 16, 2020
April 20, 2020
May 18, 2020
June 15, 2020
September 21, 2020

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
10/11

19-57/0000430787M

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 17, 2020**

A. CALL TO ORDER

District Manager Armando Silva called the February 17, 2020, Regular Board Meeting of the Fontainbleau Lakes Community Development District to order at 6:33 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 October 11, 2019, as part of the District's Fiscal Year 2019/2020 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Supervisors Luis Gonzalez, Edward Aparicio and Humberto Jovanovic 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 Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were: David Graybill, Affinity Management Services, Doral, Florida; and Alfred Pena, Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Since Chairperson Tim Toy and Vice Chairperson Yvette Sanchez-Bergamo were not present at the meeting, Mr. Silva recommended that the Board elect a Chairperson for the purpose of executing District documents. A discussion ensued after which:

A **motion** was made by Mr. Gonzalez, seconded by Mr. Aparicio and unanimously passed appointing Humberto Jovanovic as Chairperson for today's meeting for the purpose of executing District documents required for recordkeeping purposes.

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

There were no comments from the public.

F. APPROVAL OF MINUTES

1. November 18, 2019, Regular Board Meeting Minutes

Mr. Silva presented the minutes of the November 18, 2019, Regular Board Meeting and asked if there were any changes/corrections. There being no changes or corrections, a **motion** was made by Mr. Gonzalez, seconded by Mr. Jovanovic and passed unanimously approving the minutes of the November 18, 2019, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Playground Grant Application – Kaboom.org

Mr. Silva advised that he had submitted all of the documents that were requested by KaBOOM.org and that the review panel would let him know of the decision sometime within the next few months. An update regarding this topic will be provided at an upcoming meeting.

2. Update Regarding Modification to the NW 99th Court Exit Gate and Surveillance Cameras (Las Ramblas)

Mr. Silva advised that the surveillance cameras located near the exit gate on NW 99th Court & Fontainebleau Boulevard and the loop detectors for the aforementioned exit gate, which allows the gates to open independently, had been installed. The Board shared positive comments regarding the installation of the aforementioned improvements.

3. Update Regarding Ingress/Egress Modification - NW 99th Court (Las Ramblas)

Mr. Silva advised that Caltran Engineering Group had finalized the surveys for the main entrance gate to Las Ramblas (the NW 900 block) as well as the exit gate on NW 99th Court. The next step is to submit the Entrance Feature Applications to Miami-Dade County for the previously mentioned areas. More information regarding this topic will be provided at an upcoming meeting.

4. Update Regarding Park Benches

Mr. Silva advised that four (4) benches had been installed at select locations in the open-space tracts of Las Ramblas. He also stated that 4 more benches would be installed in the open-space tracts of Las Sevillas. More information regarding this topic will be presented at an upcoming meeting.

H. NEW BUSINESS

1. Discussion Regarding Addition of Surveillance Cameras throughout the District

Mr. Jovanovic requested that the Board consider adding more surveillance cameras throughout the District to cover more of the District owned right-of-ways. He stated that this topic was brought up several years ago, but was denied by the Board due to budgetary restrictions. Mr. Silva stated that he would look into the cost and provide more information at the next meeting.

2. Discussion Regarding Addition of Recreational Amenity

The Board requested that the District look into the cost of installing a gazebo in the open-space tracts of Las Ramblas and Las Sevillas, where families can gather and celebrate events with their guests. The intent would be for the District to convey the maintenance responsibilities to the corresponding Homeowners' Association so that the coordination of the rental can go through one (1) entity. Mr. Silva stated that he would work with the Field Operations team to provide a cost estimate at the next meeting.

3. Fiscal Year 2020/2021 – Budget Workshop

Mr. Silva presented a copy of the current fiscal year 2019/2020 budget and asked the Board if there were any specific items that they would like to see added, which will be presented at the next board meeting. Mr. Gonzalez suggested that the cost of security services be added to the budget, as the Fontainebleau Lakes Single Family Homes West Homeowners' Association (the "Las Ramblas HOA") would like to transfer the services to the District. For clarification, Mr. Silva stated that the security services currently provided by the Las Ramblas HOA cover the District owned right-of-ways. He also stated that this would result in an increase in the annual non-ad valorem assessments for single family homes and townhomes. In return, the Las Ramblas HOA would remove the amount associated with security services from their budget and lower the resident association fees. In addition to security services, the Board asked District staff to look into the addition of lake fountains and/or lakes aerators. Mr. Silva indicated he would look into these requests and would make the necessary changes to the budget.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Landscape Maintenance Review

Mr. Silva stated, effective January 1, 2020, FRD Landscape Services had begun providing landscape maintenance services to the District. Since that time, there has not been any concerns received from the residents or Board Members. Mr. Gonzalez requested that the District look into trimming some of the Royal and Sabal Palms in the District to increase the visibility of light from the streetlights and for aesthetic purposes. Mr. Silva will contact the landscape contractor to request a quote.

2. Staff Report, as Required

There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Silva stated that the next meeting was scheduled for March 16, 2020.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Gonzalez, seconded by Mr. Aparicio and passed unanimously to adjourn the Regular Board Meeting at 7:35 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson



RESOLUTION NO. 2020-01

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 2020/2021; 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 2020/2021 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 2020/2021 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2020 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 2020/2021 Budget.

PASSED, ADOPTED and EFFECTIVE this 16th day of March, 2020.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice-Chairperson

Fontainebleau Lakes Community Development District

**Proposed Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET
REVENUES	
Administrative Assessments	87,460
Maintenance Assessments	345,744
Security Assessments	322,340
Debt Assessments	463,915
Other Revenues	0
Interest Income	720
TOTAL REVENUES	\$ 1,220,179
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering/Annual Report/Inspections	4,000
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000
Landscaping Service/Pest Control/Fertilizer	90,000
Storm Related Landscaping	0
Mulch (Tree Rings & Shrubbery Beds)	9,000
Irrigation Systems Maintenance (North & South)	10,000
Tree & Shrubbery Replacement (North & South)	12,000
Community Lighting Upkeep (North & South)	16,000
FP&L - Power - Street Lighting (North & South)	31,000
FP&L - Power - Irrigation Pump Stations (N & S)	3,000
FP&L - Power - Lift Stations (North & South)	5,000
Park Maintenance - Upkeep	6,000
Roadways & Street Maintenance (North & South)	9,000
Fountain Maintenance (Tract A)	3,000
Misc. Electrical Improvements (North & South)	0
Entrance/Exit Gate Maintenance/Repairs (N & S)	4,000
Electrical Outlets Maintenance (North & South)	0
Traffic Calming Devices Maintenance	0
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	4,000
Hurricane Preparedness/Miscellaneous	20,000
Lift Station Maintenance (North & South)	25,000
Miscellaneous Improvements (North & South)	32,000
Solar Lighting Maintenance	8,000
Maintenance Contingency	20,000
Security (Las Ramblas)	303,000
TOTAL MAINTENANCE EXPENDITURES	\$ 628,000
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	28,752
Secretarial & Field Operations	6,300
Legal	13,000
Assessment Roll	10,000
Audit Fees	3,300
Arbitrage Rebate Fee	650
Insurance	7,500
Legal Advertisements	800
Miscellaneous	2,500
Postage	600
Office Supplies	825
Dues & Subscriptions	175
Trustee Fee	3,200
Continuing Disclosure Fee	350
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,932
TOTAL EXPENDITURES	\$ 710,932
REVENUES LESS EXPENDITURES	\$ 509,247
Bond Payments	(436,080)
BALANCE	\$ 73,167
County Appraiser & Tax Collector Fee	(24,389)
Discounts For Early Payments	(48,778)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	74,220	73,966	87,460	Expenditures Less Interest & 25% Of Carryover/.94
Maintenance Assessments	328,227	325,918	345,744	Expenditures Less & 75% Of Carryover/.94
Security Assessments	0	0	322,340	Expenditures /.94
Debt Assessments	463,915	463,915	463,915	Bond Payments/.94
Other Revenues	40,837	0	0	
Interest Income	1,160	480	720	Interest Estimated At \$60 Per Month
TOTAL REVENUES	\$ 908,359	\$ 864,279	\$ 1,220,179	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering/Annual Report/Inspections	2,500	5,500	4,000	\$1,500 Decrease From 2019/2020 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	13,674	13,200	14,000	\$800 Increase From 2019/2020 Budget
Landscaping Service/Pest Control/Fertilizer	82,033	88,000	90,000	\$2,000 Increase From 2019/2020 Budget
Storm Related Landscaping	0	30,000	0	Line Item Eliminated
Mulch (Tree Rings & Shrubbery Beds)	1,495	9,800	9,000	\$800 Decrease From 2019/2020 Budget
Irrigation Systems Maintenance (North & South)	2,418	11,000	10,000	\$1,000 Decrease From 2019/2020 Budget
Tree & Shrubbery Replacement (North & South)	13,385	10,000	12,000	\$2,000 Increase From 2019/2020 Budget
Community Lighting Upkeep (North & South)	8,491	16,000	16,000	No Change From 2019/2020 Budget
FP&L - Power - Street Lighting (North & South)	30,751	36,000	31,000	\$5,000 Decrease From 2019/2020 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	1,096	3,000	3,000	No Change From 2019/2020 Budget
FP&L - Power - Lift Stations (North & South)	2,696	7,800	5,000	\$2,800 Decrease From 2019/2020 Budget
Park Maintenance - Upkeep	0	5,800	6,000	\$200 Increase From 2019/2020 Budget
Roadways & Street Maintenance (North & South)	9,132	7,500	9,000	\$1,500 Increase From 2019/2020 Budget
Fountain Maintenance (Tract A)	2,720	3,000	3,000	No Change From 2019/2020 Budget
Misc. Electrical Improvements (North & South)	850	0	0	Fiscal Year 2018/2019 Expenditure
Entrance/Exit Gate Maintenance/Repairs (N & S)	5,290	4,000	4,000	No Change From 2019/2020 Budget
Electrical Outlets Maintenance (North & South)	0	1,800	0	Line Item Eliminated
Traffic Calming Devices Maintenance	0	3,600	0	Line Item Eliminated
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	2,950	3,800	4,000	\$200 Increase From 2019/2020 Budget
Hurricane Preparedness/Miscellaneous	0	10,000	20,000	\$10,000 Increase From 2019/2020 Budget
Lift Station Maintenance (North & South)	18,854	34,000	25,000	\$9,000 Decrease From 2019/2020 Budget
Miscellaneous Improvements (North & South)	2,963	10,000	32,000	\$22,000 Increase From 2019/2020 Budget
Solar Lighting Maintenance	26,468	16,000	8,000	\$8,000 Decrease From 2019/2020 Budget
Maintenance Contingency	24,786	15,000	20,000	\$5,000 Increase From 2019/2020 Budget
Security (Las Ramblas)	0	0	303,000	Security (Las Ramblas)
TOTAL MAINTENANCE EXPENDITURES	\$ 252,552	\$ 344,800	\$ 628,000	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,200	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	92	230	230	Supervisor Fees * 7.65%
Management	27,600	28,116	28,752	CPI Adjustment
Secretarial & Field Operations	6,000	6,300	6,300	No Change From 2019/2020 Budget
Legal	10,179	13,000	13,000	No Change From 2019/2020 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,200	3,200	3,300	\$100 Increase From 2019/2020 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2019/2020 Budget
Insurance	5,848	7,800	7,500	Insurance Estimate
Legal Advertisements	694	800	800	No Change From 2019/2020 Budget
Miscellaneous	1,602	2,750	2,500	\$250 Decrease From 2019/2020 Budget
Postage	433	600	600	No Change From 2019/2020 Budget
Office Supplies	699	850	825	\$25 Decrease From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Trustee Fee	3,250	3,250	3,200	No Change From 2019/2020 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2019/2020 Budget
Website Management	1,500	1,750	1,750	No Change From 2019/2020 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,472	\$ 82,821	\$ 82,932	
TOTAL EXPENDITURES	\$ 326,024	\$ 427,621	\$ 710,932	
REVENUES LESS EXPENDITURES	\$ 582,335	\$ 436,658	\$ 509,247	
Bond Payments	(443,657)	(436,080)	(436,080)	2021 P & I Payments Less Earned Interest
BALANCE	\$ 138,678	\$ 578	\$ 73,167	
County Appraiser & Tax Collector Fee	(8,363)	(17,276)	(24,389)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,375)	(34,552)	(48,778)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 100,940	\$ (51,250)	\$ -	
Carryover From Prior Year	0	51,250	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 100,940	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2018/2019 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
REVENUES				
Interest Income	11,639	100	200	Projected Interest For 2020/2021
NAV Tax Collection	443,657	436,080	436,080	Maximum Debt Service Collection
Total Revenues	\$ 455,296	\$ 436,180	\$ 436,280	
EXPENDITURES				
Principal Payments	220,000	225,000	230,000	Principal Payment Due In 2021
Interest Payments	213,519	206,869	202,319	Interest Payments Due In 2021
Bond Redemption	0	4,311	3,961	Estimated Excess Debt Collections
Total Expenditures	\$ 433,519	\$ 436,180	\$ 436,280	
Excess/ (Shortfall)	\$ 21,777	\$ -	\$ -	

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 1/1/20 =	\$5,790,000		

Fontainbleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 202.86	\$ 176.96	\$ 182.64	\$ 215.95
Maintenance Assessment For Single Family	\$ 784.55	\$ 810.44	\$ 804.74	\$ 853.70
Security Assessment For Single Family	\$ -	\$ -	\$ -	\$ 1,049.97
<u>Debt Assessment For Single Family</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>	<u>\$ 1,224.05</u>
Total	\$ 2,211.46	\$ 2,211.45	\$ 2,211.43	\$ 3,343.67
Administrative Assessment For Townhomes	\$ 202.86	\$ 176.96	\$ 182.64	\$ 215.95
Maintenance Assessment For Townhomes	\$ 784.55	\$ 810.44	\$ 804.74	\$ 853.70
Security Assessment For Townhomes	\$ -	\$ -	\$ -	\$ 1,049.97
<u>Debt Assessment For Townhomes</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>	<u>\$ 1,064.39</u>
Total	\$ 2,051.80	\$ 2,051.79	\$ 2,051.77	\$ 3,184.01
Administrative Assessment For Courtyards	\$ 202.86	\$ 176.96	\$ 182.64	\$ 215.95
Maintenance Assessment For Courtyards	\$ 784.55	\$ 810.44	\$ 804.74	\$ 853.70
Security Assessment For Courtyards	\$ -	\$ -	\$ -	\$ -
<u>Debt Assessment For Courtyards</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>
Total	\$ 1,945.36	\$ 1,945.35	\$ 1,945.33	\$ 2,027.60

* 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