



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MAY 17, 2021
6:30 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

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AGENDA
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
Las Ramblas Clubhouse Conference Room
9960 NW 10th Terrace
Miami, Florida 33172
REGULAR BOARD MEETING
May 17, 2021
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. April 19, 2021 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Update Regarding Ingress/Egress Modification – NW 99th Court (Las Ramblas)
 - 2. Discussion Regarding Solar Lighting – Open-Space Tract Pathways
- H. New Business
 - 1. Consider Resolution No. 2021-08 – Amending Resolution No. 2021-07 – Approving a Proposed Budget and Setting a Public Hearing Date.....Page 6
 - 2. Staff Report as Required
- I. Administrative & Operational Matter
- 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 2020/2021 REGULAR MEETING SCHEDULE

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

10/09/2020

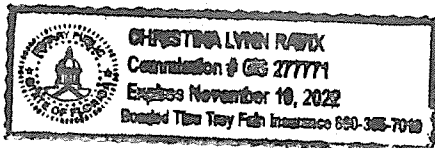
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has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

Guillermo Garcia

Sworn to and subscribed before me this
9 day of OCTOBER, A.D. 2020

C. Ramirez

(SEAL)
GUILLERMO GARCIA personally known to me



**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2020/2021 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 Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172 at 6:30 p.m. on the following dates:

- October 19, 2020
- November 16, 2020
- January 18, 2021
- February 15, 2021
- March 15, 2021
- April 19, 2021
- May 17, 2021
- June 21, 2021
- September 20, 2021

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 Agendas 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.fontainebleaulakesccd.org
10/9

20-40/0000492155M

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 19, 2021**

A. CALL TO ORDER

District Manager Armando Silva called the April 19, 2021, Regular Board Meeting of the Fontainbleau Lakes Community Development District (the “District”) to order at 6:36 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 12, 2020, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairman Luis Gonzalez, Vice-Chairman Timothy Toy and Supervisors Edward Aparicio and Mayra De Torres 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.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva requested to have the following items added to the agenda:

- New Business: Resident Request –Relocation of Street Light Post Located on her Driveway (9732 NW 9th Street)
- New Business: HOA Request – Installation of Additional Speed Humps

The Board acknowledged Mr. Silva’s request.

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. March 15, 2021, Regular Board Meeting

Mr. Silva presented the minutes of the March 15, 2021, Regular Board Meeting.

There being no changes or corrections, a **motion** was made by Mr. Toy, seconded by Mr. Gonzalez and passed unanimously approving the minutes of the March 15, 2021, Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Update Regarding Ingress/Egress Modification – NW 99th Court (Las Ramblas)

Mr. Silva advised that Caltran Engineering had submitted the Landscape Plans to Miami-Dade County and the County has advised that they will provide the District with a response within the next 20 days. More information regarding this topic will be provided at an upcoming meeting.

2. Update Regarding Solar Lighting – Open-Space Tract Pathways

Mr. Silva presented the Board with the following proposals regarding the installation of 100 solar and electrical bollards along the pathways in the open-space tracts.

- E-Lighting (Solar): \$52,900
- E-Lighting (Electrical): \$74,700.00
- Red Cliff Builder (Solar): \$57,700
- Red Cliff Builders (Electrical): \$80,676
- Napoli Electric (Solar): \$59,400
- Napoli Electric (Electrical); \$81,704
- Miami Power Electric (Electrical): \$52,9797

A discussion ensued after which the Board requested that Mr. Silva inquire regarding the following:

- Why is the proposal from Miami Power Electric so much lower than the other proposals for the same scope of services?
- Is there a more economical source of lighting for the open-space tracts?
- Can an inspection be conducted of the darkest areas in the open-space tracts?

Mr. Silva stated that he will provide an answer to the Boards inquiries and will provide the responses during the next meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2021-05 – Election of Officers

Mr. Silva presented Resolution No. 2021-05, entitled:

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
("DISTRICT") ELECTING THE OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

Mr. Silva stated that as a result of the recent changes to the District Board it would be in order to re-elect officers. The following slate of names was provided for election:

- Chairperson – Luis Gonzalez
- Vice Chairperson – Timothy Toy
- Secretary/Treasurer – Armando Silva
- Assistant Secretaries – Mayra De Torres, Humberto Jovanovic, Edward Aparicio, Nancy Nguyen and Gloria Perez

A discussion ensued after which:

A **motion** was made by Ms. De Torres, seconded by Mr. Toy and unanimously passed to approve and adopt Resolution No. 2021-05, *electing* the officers as listed and stated above.

2. Consider Resolution No. 2021-07 – Adopting a Fiscal Year 2021/2022 Proposed Annual Budget

Mr. Silva presented Resolution No. 2021-07, entitled:

RESOLUTION NO. 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR THE FISCAL YEAR 2021/2022; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided a brief explanation for the resolution and stated that the proposed fiscal year 2021/2022 budget included a new line item called “Security-Las Sevillas” which pertains to the addition of security services to the courtyards section of the District (Las Sevillas). In addition, Mr. Silva advised that since the overall proposed assessments were increasing in the fiscal year 2020/2021, letters to the affected residents would be required. Mr. Silva also stated that as part of Resolution No. 2021-07, the Board must set a date for the public hearing to adopt the 2021/2022 final fiscal year budget and assessments. A discussion ensued after which:

A **motion** was made by Mr. Toy, seconded by Ms. De Torres and unanimously passed approving and adopting Resolution No. 2021-07, as *presented*, setting the public hearing to adopt the 2020/2021 Fiscal Year budget and assessments for July 19, 2021, at 7:00 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th Terrace, Miami, Florida 33172.

3. ADD-ON: Resident Request –Relocation of Street Light Post Located on Driveway of Home (9732 NW 9th Street)

Mr. Silva informed the Board that he had received an email from the property owner located at 9732 NW 9th Street stating that there is a District owned street light post that is located in the driveway of the home and visitors are constantly damaging their vehicles due to the location. The property owner is requesting that the District relocate the light post to an area where the light post will no longer be an obstruction to vehicles in her driveway. A discussion ensued after which the Board consensus was to allow the property owner to relocate the light post to a District-Approved area at the property owner’s expense. Future similar scenarios will be handled on a case-by-case basis.

4. ADD-ON: HOA Request – Installation of Additional Speed Humps

Mr. Silva provided the Board with a map that showed the Board the area where the Las Ramblas Homeowners’ Association is requesting that the District add speed humps. Mr. Silva stated that a couple of years ago, the Board had agreed that no more speed humps would be installed in the District. A discussion ensued after which:

A motion was made by Ms. De Torres, seconded by Mr. Toy and unanimously passed approving the installation of two (2) speed humps near the townhomes sections of the Las Ramblas community for an amount not to exceed \$2,000; and subject to obtaining the opinion of affected residents prior to the installation.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

There were no Administrative and Operational Matters.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Toy, seconded by Mr. Gonzalez and passed unanimously to adjourn the Regular Board Meeting at 8:05 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT REGARDING THE PROPOSED BUDGET FOR FISCAL YEAR 2018/2019; PROVIDING FOR AMENDING RESOLUTION NO. 2021-07 WHICH APPROVED THE PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS; AND AUTHORIZED THE SETTING OF THE PUBLIC HEARING DATE FOR PUBLIC COMMENT AND FINAL BUDGET ADOPTION; 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 2021/2022 was prepared and considered by the Board; and was approved by the Board on April 19, 2021; and,

WHEREAS, the original Proposed Budget has to be changed to remove a maintenance line item that would have caused an increase in the Assessments for the Fiscal Year 2021/2022; and would have prompted the District to notify all affected property owners of the potential increase in Assessments for the Fiscal Year 2021/2022.

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

Section 1. Resolution No. 2021-07 is hereby amended.

Section 2. A Public Hearing is hereby scheduled for June 21, 2021 at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 N.W. 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 19th day of June, 2021.

ATTEST:

**FONTAINBLEAU LAKES COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Fontainebleau Lakes
Community Development District

**Proposed Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
Administrative Assessments	87,455
Maintenance Assessments	352,925
Las Sevilas Security Assessments	0
Debt Assessments	463,915
Other Revenues	0
Interest Income	720
TOTAL REVENUES	\$ 905,015
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
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)	24,000
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)	1,500
Entrance/Exit Gate Maintenance/Repairs (N & S)	4,000
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
Dumpster Rental	1,000
Security - Las Sevilas	0
Maintenance Contingency	24,250
TOTAL MAINTENANCE EXPENDITURES	\$ 331,750
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	29,148
Secretarial & Field Operations	6,300
Legal	12,500
Assessment Roll	10,000
Audit Fees	3,100
Arbitrage Rebate Fee	650
Insurance	8,100
Legal Advertisements	800
Miscellaneous	2,200
Postage	600
Office Supplies	825
Dues & Subscriptions	175
Trustee Fee	3,200
Continuing Disclosure Fee	350
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 82,928
TOTAL EXPENDITURES	\$ 414,678
REVENUES LESS EXPENDITURES	\$ 490,337
Bond Payments	(436,080)
BALANCE	\$ 54,257
County Appraiser & Tax Collector Fee	(18,085)
Discounts For Early Payments	(36,172)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	77,030	87,460	87,455	Expenditures Less Interest & 25% Of Carryover/.94
Maintenance Assessments	325,918	352,925	352,925	Expenditures Less 75% Of Carryover/.94
Las Sevillas Security Assessments	0	0	0	Expenditures/.94
Debt Assessments	463,915	463,915	463,915	Bond Payments/.94
Other Revenues	4,865	0	0	
Interest Income	1,345	720	720	Interest Estimated At \$60 Per Month
TOTAL REVENUES	\$ 873,073	\$ 905,020	\$ 905,015	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Engineering/Annual Report/Inspections	1,255	4,000	4,000	No Change From 2020/2021 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	12,330	14,000	14,000	No Change From 2020/2021 Budget
Landscaping Service/Pest Control/Fertilizer	74,321	90,000	90,000	No Change From 2020/2021 Budget
Mulch (Tree Rings & Shrubbery Beds)	8,880	9,000	9,000	No Change From 2020/2021 Budget
Irrigation Systems Maintenance (North & South)	4,572	10,000	10,000	No Change From 2020/2021 Budget
Tree & Shrubbery Replacement (North & South)	23,792	12,000	12,000	No Change From 2020/2021 Budget
Community Lighting Upkeep (North & South)	69,060	24,000	24,000	No Change From 2020/2021 Budget
FP&L - Power - Street Lighting (North & South)	23,237	31,000	31,000	No Change From 2020/2021 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	3,010	3,000	3,000	No Change From 2020/2021 Budget
FP&L - Power - Lift Stations (North & South)	0	5,000	5,000	No Change From 2020/2021 Budget
Park Maintenance - Upkeep	2,613	6,000	6,000	No Change From 2020/2021 Budget
Roadways & Street Maintenance (North & South)	120	9,000	9,000	No Change From 2020/2021 Budget
Fountain Maintenance (Tract A)	1,331	3,000	3,000	No Change From 2020/2021 Budget
Misc. Electrical Improvements (North & South)	1,348	0	1,500	Misc. Electrical Improvements (North & South)
Entrance/Exit Gate Maintenance/Repairs (N & S)	7,950	4,000	4,000	No Change From 2020/2021 Budget
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	3,119	4,000	4,000	No Change From 2020/2021 Budget
Hurricane Preparedness/Miscellaneous	0	20,000	20,000	No Change From 2020/2021 Budget
Lift Station Maintenance (North & South)	61,845	25,000	25,000	No Change From 2020/2021 Budget
Miscellaneous Improvements (North & South)	2,100	32,000	32,000	No Change From 2020/2021 Budget
Dumpster Rental	2,207	0	1,000	Dumpster Rental
Security - Las Sevillas	0	0	0	
Maintenance Contingency	29,478	26,750	24,250	\$2,500 Decrease From 2020/2021 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 332,568	\$ 331,750	\$ 331,750	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,200	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	92	230	230	Supervisor Fees * 7.65%
Management	28,116	28,752	29,148	CPI Adjustment
Secretarial & Field Operations	6,300	6,300	6,300	No Change From 2020/2021 Budget
Legal	9,308	13,000	12,500	\$500 Decrease From 2020/2021 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,200	3,300	3,100	Accepted Amount For 2020/2021 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2020/2021 Budget
Insurance	6,305	7,500	8,100	Insurance Estimate
Legal Advertisements	905	800	800	No Change From 2020/2021 Budget
Miscellaneous	1,691	2,500	2,200	\$300 Decrease From 2020/2021 Budget
Postage	627	600	600	No Change From 2020/2021 Budget
Office Supplies	837	825	825	No Change From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fee	3,250	3,200	3,200	No Change From 2020/2021 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2020/2021 Budget
Website Management	1,750	1,750	1,750	No Change From 2020/2021 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,756	\$ 82,932	\$ 82,928	
TOTAL EXPENDITURES	\$ 407,324	\$ 414,682	\$ 414,678	
REVENUES LESS EXPENDITURES	\$ 465,749	\$ 490,338	\$ 490,337	
Bond Payments	(444,109)	(436,080)	(436,080)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 21,640	\$ 54,258	\$ 54,257	
County Appraiser & Tax Collector Fee	(8,378)	(18,086)	(18,085)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(28,524)	(36,172)	(36,172)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (15,262)	\$ -	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (15,262)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	4,930	200	25	Projected Interest For 2021/2022
NAV Tax Collection	444,109	436,080	436,080	Maximum Debt Service Collection
Total Revenues	\$ 449,039	\$ 436,280	\$ 436,105	
EXPENDITURES				
Principal Payments	225,000	230,000	235,000	Principal Payment Due In 2022
Interest Payments	209,119	202,319	197,081	Interest Payments Due In 2022
Bond Redemption	0	3,961	4,024	Estimated Excess Debt Collections
Total Expenditures	\$ 434,119	\$ 436,280	\$ 436,105	
Excess/ (Shortfall)	\$ 14,920	\$ -	\$ -	

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 1/1/21 =	\$5,565,000		

Fontainebleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 176.96	\$ 182.64	\$ 215.95	\$ 215.94
Maintenance Assessment For Single Family	\$ 810.44	\$ 804.74	\$ 871.43	\$ 871.43
<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	\$ 2,211.45	\$ 2,211.43	\$ 2,311.43	\$ 2,311.42
Administrative Assessment For Townhomes	\$ 176.96	\$ 182.64	\$ 215.95	\$ 215.94
Maintenance Assessment For Townhomes	\$ 810.44	\$ 804.74	\$ 871.43	\$ 871.43
<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	\$ 2,051.79	\$ 2,051.77	\$ 2,151.77	\$ 2,151.76
Administrative Assessment For Courtyards	\$ 176.96	\$ 182.64	\$ 215.95	\$ 215.94
Maintenance Assessment For Courtyards	\$ 810.44	\$ 804.74	\$ 871.43	\$ 871.43
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	\$ 1,945.35	\$ 1,945.33	\$ 2,045.33	\$ 2,045.32

* 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