



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
APRIL 18, 2022  
6:30 P.M.**

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

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

786.303.3661 Telephone  
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**AGENDA**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
Las Ramblas Clubhouse Conference Room  
9960 NW 10<sup>th</sup> Terrace  
Miami, Florida 33172  
**REGULAR BOARD MEETING**  
April 18, 2022  
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 21, 2021 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Update Regarding Restrictive Covenant – Greenspace Area in Southwest Quadrant of CDD
- H. New Business
  - 1. Discussion Items Requested by Fontainebleau Lakes Courtyards West Condo (Las Sevilas)
    - Grant of Easement – Fontainebleau West – Tract S – Roadway Ownership
    - FPL Open Space Lighting Project
    - Bench Installation
    - Bike Racks Installation
    - Gate Maintenance Agreement
    - Virtual Guard Gate System
    - Exercise Stations in Open-Space Tracts
    - Playground Project Status – KaBOOM!
  - 2. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 6
- I. Administrative & Operational Matter
  - 1. Discussion Regarding General Election Qualifying Period
- 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

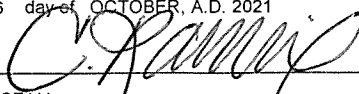
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT  
DISTRICT - FISCAL YEAR 2021/2022 REGULAR MEETING  
SCHEDULE

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

10/06/2021

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  
6 day of OCTOBER, A.D. 2021

  
(SEAL)

GUILLERMO GARCIA personally known to me



### FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 18, 2021  
November 15, 2021  
February 21, 2022  
March 21, 2022  
April 18, 2022  
May 16, 2022  
June 20, 2022  
September 19, 2022

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 786-313-3661 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 786-313-3661 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  
10/6

21-04/0000554828M

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
FEBRUARY 21, 2022**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the February 21, 2022, Regular Board Meeting of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:30 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**

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 6, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

Ms. Nguyen determined that the attendance of Chairman Luis Gonzalez, Vice Chairman Timothy Toy and Supervisors Humberto Jovanovic, Edward Aparicio, and Mayra De Torres constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Managers Nancy Nguyen and Armando Silva (via speaker phone) of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance were: Javier Tome, Miami, FL; Oscar Galves, Miami, FL; Tati Robertson, Miami, FL.

**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. October 18, 2021, Regular Board Meeting**

Ms. Nguyen presented the minutes of the October 18, 2021, Regular Board Meeting. There being no changes or corrections, a **motion** was made by Mr. Toy, seconded by Ms. De Torres and passed unanimously approving the minutes of the October 18, 2021 Regular Board Meeting, as presented.

**G. OLD BUSINESS**

**1. Restrictive Covenant – Greenspace Area in Southwest Quadrant of CDD**

Mr. Silva stated that he still has not received a response from the Developers (Shoma Homes) attorney. Ms. De Torres suggested that Miami-Dade County Division of Environmental Resources Management (DERM) be contacted so they may provide clarification on which area of the open tract

have been cleaned. It was also suggested that mass e-mails be sent to Shoma Homes. The Board of Supervisors expressed their desire to fill in the testing holes that are still present in the open tracts. Mr. Silva acknowledged the Board's recommendation and stated that he will provide additional information regarding this item at a future meeting.

### **3. Discussion Regarding Solar Lighting – Open-Space Tract Pathways**

Mr. Silva reminded the Board that during the last meeting, the Board requested that he seek areas in within Las Sevillas and Las Ramblas that would be adequate for a Pilot Project. Mr. Silva explained that he has been in communication with Ms. Tati Robertson, the Las Sevillas Manager, regarding the possibility of having Florida Power and Light (FPL) provide the District with a the light poles and electrical services for a fee. Mr. Silva stated that Ms. Nguyen has this process at one of her District's and requested that she provide the Board with an explanation of her experience. Ms. Nguyen stated that her District's Board of Supervisors elected to enter into an LED Lighting Agreement with FPL for fifty-eight light poles. She stated that the annual cost for the use of the light poles and electrical costs are approximately \$206 per year per light pole (approximately \$17.25 per month per light pole). Ms. Nguyen added that this fee also covers the maintenance of the light poles. Mr. Silva explained that he tried to contact the representative of FPL who worked with Ms. Nguyen, but he was unavailable. A discussion ensued, after which, the Board requested that Mr. Silva try to contact the FPL representative again and attain more information regarding this process. Mr. Silva acknowledged the Board's request.

## **H. NEW BUSINESS**

### **1. Budget Workshop**

This discussion item was *tabled*.

### **2. Discussion Items Requested by Fontainebleau Lakes Courtyards West Condo (Las Sevillas)**

Ms. Nguyen presented the Board with a list of agenda items from Ms. Robertson.

- **Security Company Payment:** Mr. Silva informed the Board that the Las Sevillas HOA has requested to have the security services contract transferred to the District so that the community could save on the taxes since the District is tax-exempt. A discussion ensued, after which the Board consensus was to have the District pay for the security roving services for Las Sevillas and Las Ramblas. Each community can engage different companies and the District will reimburse the management companies for the respective security services contractor.
- **Benches and Lighting Poles for Las Sevillas Roundabout:** Ms. Robertson request that the Board consider adding benches and light poles for the public park areas in Las Sevillas. Mr. Silva stated he would include light poles for the Las Sevillas roundabout as part of the FPL additional light pole inquiry. More information on this item will be provided at a future meeting.
- **Bike Racks for Each Tower:** Mr. Silva explained that the District does not own the tracts where the buildings are located. Ms. Robertson stated that instead, the bike racks would be located next to the benches that were installed by the District. Mr. Silva stated that he would look into the cost of the bike racks and he would inform the Board during the next Board meeting.

- **Trees:** Ms. Robertson requested to have trees installed in the open-space tracts of the District. Ms. De Torres informed Mr. Robertson that Miami-Dade County has an Adopt-a-Tree Program where Miami-Dade County donates a native tree to Miami-Dade County residents, as requested. The program usually takes place in August and the HOA can request multiple trees by composing a letter to Miami-Dade County on behalf of the residents.
- **Las Sevilas Entrance Upgrades:** Ms. Robertson has requested that the District look into possible ways of enhancing the security in the main entrance as the community. Mr. Silva stated that the roadways are public so access to the public cannot be denied and that is the reason that there is a gate system that allows access to all members of the public. Ms. Robertson requested that the District look into possibly installing a virtual security guard system to assist with monitoring/documenting who enters/exits the community. Mr. Silva stated that he would obtain more information regarding this virtual security gate system and he would provide the information at an upcoming meeting.
- **Manhole Cover Replacements:** Mr. Aparicio clarified that the concern in question is not the manholes in the street but the electrical valve boxes located in the open-space tracts near the pedestrian pathways. An inspection by the Field Operations team will be performed and this concern will be addressed.
- **Playground Project:** Mr. Silva stated that the KaBoom! grant program is currently searching for sponsors and that the District is at the top of their list for when financial assistance is obtained.
- **Signpost Painting:** An inspection by the Field Operations team will be performed and the signpost will be painted, as requested.
- **Greenspace Areas:** this item was previously addressed.
- **Plants/Beautification:** Ms. Robertson requested that the District look into installing flowering plants throughout some of the District owned medians to assist with the beautification of the area. Mr. Silva stated that he will make the Field Operations team aware of this so that they could work with the landscaper on this.
- **Sinkholes:** Mr. Silva clarified that this item pertain to the test-hole sites in the open-space tracts throughout the District. Mr. Silva stated that he will reach out to the County for clarification on this.
- **Green Area Huts/Parties:** Ms. Robertson stated that the HOA Board is requesting to have a sheltered area installed in the open-space tracts so that the residents can gather and have parties/events. The District can charge a rental fee to assist with the expenses associated with the maintenance of the structure. Mr. Silva stated that this is an item that the District Board looked into in the past and it's something that will be looked into further in the future as there more pressing projects for the District to address.
- **Electricity Pull Box:** this item was previously addressed.
- **Security Gate:** this item was previously addressed.

### 3. Consider Agreement for Aquatics Maintenance Services – Deangelo Contracting Services

Mr. Silva explained that Aquagenix was purchased by Deangelo Contracting Services. He further explained that there has been no change to the monthly services costs and it would be in order to update the Aquatics Maintenance Agreement (the "Agreement") to reflect the contractor name. Mr. Silva added that the Agreement was prepared by District Counsel. Mr. Cochran explained that he has made some minor changes to the Agreement and recommends its adoption.

A **motion** was made by Mr. Toy, seconded by Mr. Aparicio and unanimously passed approving the Agreement for Aquatic Maintenance Services between Fontainebleau Lakes Community Development District and Deangelo Contracting Services, LLC.

#### **4. Discussion Regarding EV Charging Stations**

The Board discussed the prospect of installing EV charging stations throughout the District. The Board consensus was that this would be a costly expense for the District to incur and only a few residents will be able to take advantage of the benefit. Additionally, the Board was reminded that all members of the public would be able to use these EV charging stations. The Board concluded that they would not like to proceed with this idea at the moment.

#### **5. Staff Report, as Required**

There was not staff report at this time.

#### **I. ADMINISTRATIVE & OPERATIONAL MATTERS**

##### **1. Staff Report, as Required**

There was not staff report at this time.

#### **J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There was no Board Member or Staff closing comments.

#### **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. De Torres, seconded by Mr. Toy and passed unanimously to adjourn the Regular Board Meeting at 8:26 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**RESOLUTION NO. 2022-01**

**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 2022/2023; 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 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 20, 2022 at 6:30 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10<sup>th</sup> Terrace, Miami, Florida 33172, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 18<sup>th</sup> day of April, 2022.

**ATTEST:**

**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice-Chairperson



# Fontainebleau Lakes Community Development District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

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- IV    DETAILED PROPOSED MAINTENANCE & SECURITY BUDGET**
- V     DETAILED PROPOSED DEBT SERVICE FUND BUDGET**
- VI    ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	<b>FISCAL YEAR 2022/2023 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	90,194
Maintenance Assessments	402,925
Security Assessments	597,872
Debt Assessments	463,915
Other Revenues	0
Interest Income	180
<b>TOTAL REVENUES</b>	<b>\$ 1,555,086</b>
<b>EXPENDITURES</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	30,012
Secretarial & Field Operations	6,300
Legal	12,500
Assessment Roll	10,000
Audit Fees	3,200
Arbitrage Rebate Fee	650
Insurance	9,145
Legal Advertisements	800
Miscellaneous	2,200
Postage	600
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	3,250
Continuing Disclosure Fee	350
Website Management	1,750
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 84,962</b>
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 378,750</b>
<b>TOTAL SECURITY EXPENDITURES</b>	<b>\$ 562,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,025,712</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 529,374</b>
Bond Payments	(436,080)
<b>BALANCE</b>	<b>\$ 93,294</b>
County Appraiser & Tax Collector Fee	(31,098)
Discounts For Early Payments	(62,196)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**PROPOSED MAINTENANCE & SECURITY BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR
	2022/2023
EXPENDITURES	BUDGET
<b>MAINTENANCE EXPENDITURES</b>	
Engineering/Annual Report/Inspections	8,000
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000
Landscaping Service/Pest Control/Fertilizer	95,000
Mulch (Tree Rings & Shrubbery Beds)	10,000
Irrigation Systems Maintenance (North & South)	10,000
Tree & Shrubbery Replacement (North & South)	25,000
Community Lighting Upkeep (North & South)	15,000
FP&L - Power - Street Lighting (North & South)	27,000
FP&L - Power - Irrigation Pump Stations (N & S)	3,000
FP&L - Power - Lift Stations (North & South)	5,000
Park Maintenance - Upkeep	0
Roadways & Street Maintenance (North & South)	35,000
Fountain Maintenance (Tract A)	3,000
Misc. Electrical Improvements (North & South)	0
Entrance/Exit Gate Maintenance/Repairs (N & S)	10,000
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	0
Hurricane Preparedness/Miscellaneous	25,000
Lift Station Maintenance (North & South)	25,000
Miscellaneous Improvements (North & South)	67,750
Dumpster Rental	1,000
Maintenance Contingency	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 378,750</b>
<b>SECURITY EXPENDITURES</b>	
Security - Las Ramblas	480,000
Security - Las Sevillas	82,000
<b>TOTAL SECURITY EXPENDITURES</b>	<b>\$ 562,000</b>

**DETAILED PROPOSED BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	89,329	87,455	90,194	Expenditures Less Interest & 25% Of Carryover/.94
Maintenance Assessments	352,925	352,925	402,925	Expenditures Less 75% Of Carryover/.94
Security Assessments	0	0	597,872	Expenditures/.94
Debt Assessments	463,915	463,915	463,915	Bond Payments/.94
Other Revenues	2,900	0	0	
Interest Income	1,028	720	180	Interest Estimated At \$10 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 910,097</b>	<b>\$ 905,015</b>	<b>\$ 1,555,086</b>	
<b>EXPENDITURES</b>				
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	1,800	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	138	230	230	Supervisor Fees * 7.65%
Management	28,752	29,148	30,012	CPI Adjustment (Capped At 3%)
Secretarial & Field Operations	6,300	6,300	6,300	No Change From 2021/2022 Budget
Legal	11,439	12,500	12,500	No Change From 2021/2022 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,000	3,100	3,200	Accepted Amount For 2021/2022 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2021/2022 Budget
Insurance	7,363	8,100	9,145	Insurance Estimate
Legal Advertisements	434	800	800	No Change From 2021/2022 Budget
Miscellaneous	1,555	2,200	2,200	No Change From 2021/2022 Budget
Postage	185	600	600	No Change From 2021/2022 Budget
Office Supplies	233	825	800	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	No Change From 2021/2022 Budget
Trustee Fee	3,250	3,200	3,250	\$50 Increase From 2021/2022 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2021/2022 Budget
Website Management	1,750	1,750	1,750	No Change From 2021/2022 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 77,374</b>	<b>\$ 82,928</b>	<b>\$ 84,962</b>	
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 276,053</b>	<b>\$ 331,750</b>	<b>\$ 378,750</b>	
<b>TOTAL SECURITY EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 562,000</b>	Las Ramblas: \$480,000 - Las Villas: \$82,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 353,427</b>	<b>\$ 414,678</b>	<b>\$ 1,025,712</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 556,670</b>	<b>\$ 490,337</b>	<b>\$ 529,374</b>	
Bond Payments	(444,056)	(436,080)	(436,080)	2023 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 112,614</b>	<b>\$ 54,257</b>	<b>\$ 93,294</b>	
County Appraiser & Tax Collector Fee	(8,761)	(18,085)	(31,098)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,970)	(36,172)	(62,196)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 73,883</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 73,883</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED MAINTENANCE & SECURITY BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2020/2021	2021/2022	2022/2023	
EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
<b>MAINTENANCE EXPENDITURES</b>				
Engineering/Annual Report/Inspections	5,768	4,000	8,000	\$4,000 Increase From 2021/2022 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	10,320	14,000	14,000	No Change From 2021/2022 Budget
Landscaping Service/Pest Control/Fertilizer	91,227	90,000	95,000	\$5,000 Increase From 2021/2022 Budget
Mulch (Tree Rings & Shrubbery Beds)	8,398	9,000	10,000	\$1,000 Increase From 2021/2022 Budget
Irrigation Systems Maintenance (North & South)	7,235	10,000	10,000	No Change From 2021/2022 Budget
Tree & Shrubbery Replacement (North & South)	30,495	12,000	25,000	FY 21/22 Expenditure Through February 2022 Was \$17,725
Community Lighting Upkeep (North & South)	2,981	24,000	15,000	\$9,000 Decrease From 2021/2022 Budget
FP&L - Power - Street Lighting (North & South)	15,850	31,000	27,000	\$4,000 Decrease From 2021/2022 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	1,826	3,000	3,000	No Change From 2021/2022 Budget
FP&L - Power - Lift Stations (North & South)	3,577	5,000	5,000	No Change From 2021/2022 Budget
Park Maintenance - Upkeep	0	6,000	0	Line Item Eliminated - Included In Miscellaneous Improvements
Roadways & Street Maintenance (North & South)	29,288	9,000	35,000	FY 21/22 Expenditure Through February 2022 Was \$24,112
Fountain Maintenance (Tract A)	1,198	3,000	3,000	No Change From 2021/2022 Budget
Misc. Electrical Improvements (North & South)	1,004	1,500	0	Line Item Eliminated - Included In Miscellaneous Improvements
Entrance/Exit Gate Maintenance/Repairs (N & S)	1,262	4,000	10,000	\$6,000 Increase From 2021/2022 Budget
Open Space Misc MTE - Tracts P,Q,W,X,Y,Z	5,077	4,000	0	Line Item Eliminated - Included In Miscellaneous Improvements
Hurricane Preparedness/Miscellaneous	0	20,000	25,000	\$5,000 Increase From 2021/2022 Budget
Lift Station Maintenance (North & South)	26,053	25,000	25,000	No Change From 2021/2022 Budget
Miscellaneous Improvements (North & South)	9,104	32,000	67,750	No Change From 2021/2022 Budget
Dumpster Rental	552	1,000	1,000	No Change From 2021/2022 Budget
Maintenance Contingency	24,838	24,250	0	Line Item Eliminated - Included In Miscellaneous Improvements
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 276,053</b>	<b>\$ 331,750</b>	<b>\$ 378,750</b>	
<b>SECURITY EXPENDITURES</b>				
Security - Las Ramblas	0	0	480,000	Security - Las Ramblas (Single Family & Townhomes)
Security - Las Sevillas	0	0	82,000	Security - Las Sevillas (Courtyards)
<b>TOTAL SECURITY EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 562,000</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	54	25	25	Projected Interest For 2022/2023
NAV Tax Collection	444,056	436,080	436,080	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 444,110</b>	<b>\$ 436,105</b>	<b>\$ 436,105</b>	
<b>EXPENDITURES</b>				
Principal Payments	230,000	235,000	245,000	Principal Payment Due In 2023
Interest Payments	204,619	197,081	191,080	Interest Payments Due In 2023
Bond Redemption	0	4,024	25	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 434,619</b>	<b>\$ 436,105</b>	<b>\$ 436,105</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 9,491</b>	<b>\$ -</b>	<b>\$ -</b>	

**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 1/1/22 =	\$5,335,000		

## Fontainebleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 182.64	\$ 215.95	\$ 215.94	\$ 222.71
Maintenance Assessment For Single Family	\$ 804.74	\$ 871.43	\$ 871.43	\$ 994.88
Security Assessment For Single Family				\$ 1,663.32
<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>
<b>Total</b>	<b>\$ 2,211.43</b>	<b>\$ 2,311.43</b>	<b>\$ 2,311.42</b>	<b>\$ 4,104.96</b>
Administrative Assessment For Townhomes	\$ 182.64	\$ 215.95	\$ 215.94	\$ 222.71
Maintenance Assessment For Townhomes	\$ 804.74	\$ 871.43	\$ 871.43	\$ 994.88
Security Assessment For Townhomes	\$ -	\$ -	\$ -	\$ 1,663.32
<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>
<b>Total</b>	<b>\$ 2,051.77</b>	<b>\$ 2,151.77</b>	<b>\$ 2,151.76</b>	<b>\$ 3,945.30</b>
Administrative Assessment For Courtyards	\$ 182.64	\$ 215.95	\$ 215.94	\$ 222.71
Maintenance Assessment For Courtyards	\$ 804.74	\$ 871.43	\$ 871.43	\$ 994.88
Security Assessment For Courtyards	\$ -	\$ -	\$ -	\$ 890.15
<u>Debt Assessment For Courtyards</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>	<u>\$ 957.95</u>
<b>Total</b>	<b>\$ 1,945.33</b>	<b>\$ 2,045.33</b>	<b>\$ 2,045.32</b>	<b>\$ 3,065.69</b>

\* 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 Sevilas)</u>	<u>98</u>
Total Units	405