



**FONTAINBLEAU LAKES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
FEBRUARY 20, 2023  
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)

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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**  
February 20, 2023  
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. November 21, 2022 Regular Board Meeting Minutes.....Page 2
- G. Old Business
  - 1. Update Greenspace Area in Southwest Quadrant of CDD – Open Soil Testing Holes
  - 2. Update Regarding KaBOOM! Playground Project
- H. New Business
  - 1. Discussion Regarding District Projects Master Plan.....Page 6
  - 2. Consider Approval of Adjustment to District Counsel Fee Structure.....Page 8
  - 3. Budget Workshop – FY 2023/2024.....Page 10
  - 4. Discussion Regarding Holiday Celebrations
- I. Administrative & Operational Matter
- J. Board Members & Staff Closing Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

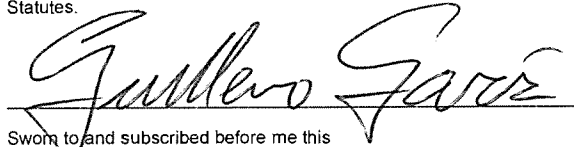
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT - FISCAL YEAR 2022/2023 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in said newspaper by print in the issues of  
and/or by publication on the newspaper's website, if  
authorized, on

10/07/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

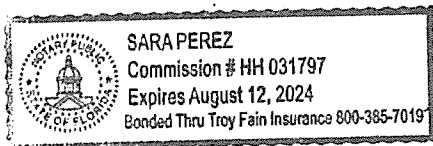


Sworn to and subscribed before me this  
7 day of OCTOBER, A.D. 2022



(SEAL)

GUILLERMO GARCIA personally known to me



FONTAINBLEAU LAKES COMMUNITY  
DEVELOPMENT DISTRICT  
FISCAL YEAR 2022/2023 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 17, 2022  
November 21, 2022  
February 20, 2023  
March 20, 2023  
April 17, 2023  
May 15, 2023  
June 19, 2023  
September 18, 2023

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](http://www.fontainebleaulakescdd.org)  
10/7

22-73/0000623301M

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

**A. CALL TO ORDER**

District Manager Armando Silva called the November 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**

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 7, 2022, as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

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

Others in attendance were: Lisett Fernandez, Miami, FL; J. Leonardo Bobadilla, Miami, FL

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

The Board requested to have the following items added to the agenda:

- Old Business – Update Regarding Additional Parking Survey Results
- New Business – Request for Miami-Dade County Police Patrols
- New Business – Request for Duck Removals
- New Business – Discussion Regarding Holiday Parking Schedule

**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 17, 2022, Regular Board Meeting**

Mr. Silva presented the minutes of the October 17, 2022, Regular Board Meeting. There being no changes or corrections, a **motion** was made by Mr. Aparicio, seconded by Mr. Toy and passed unanimously approving the minutes of the October 17, 2022 Regular Board Meeting, as presented.

**H. OLD BUSINESS**

**1. Update Regarding Greenspace Area in Southwest Quadrant of CDD – Open Soil Testing Holes**

Mr. Silva stated that he has received proposals from four (4) contractors for the closing of the eleven (11) soil testing holes within the southwest quadrant of the District (Las Sevillas – Open Space Tracts).

1. GenCon Partners - \$26,502.59
2. Concrete Pro - \$29,586.00
3. Building Unlimited - \$31,100.00
4. All Dade General - \$35,550.00

A discussion ensued after which the Board requested that the District Manager reach out to Shoma Homes and request that they close the soil testing holes since they are the entity under the remediation permit with Miami-Dade County. Mr. Silva will contact Shoma Homes to make the request and will contact Miami-Dade County for assistance with requiring that Shoma Homes address the concern to comply with the requirements set by the Declaration of Restrictive Covenants.

## **2. Update Regarding Potential Addition of Gate Door – Las Sevillas (SE Corner – Ruben Dario Park)**

Mr. Silva stated that he will be following up with Miami-Dade County Parks, Recreation and Open Spaces ("PROS") to discuss a connection with Las Sevillas and the Ruben Dario Park. He hopes to have more information available at the next meeting.

## **3. Discussion Regarding Bollard Installation – Las Sevillas**

Mr. Silva stated that he had obtained estimates for the installation of eighteen (18) removable bollards to border the northern portion of the Las Sevillas open-space tracts between the Spring Lake Village Condominium Community.

1. Headley Construction Group - \$19,200.00
2. Building Unlimited - \$18,036.00

A discussion ensued after which the Board requested that Mr. Silva inquire regarding the costs of permanent bollards with the removal bollards in one (1) section in case a maintenance vehicle needs to get through.

## **4. Update Regarding KaBoom! Playground Project – Letter of Intent**

Mr. Silva provided the District Board with a Letter of Intent provided by KaBOOM! which highlighted the key tasks that the District would agree to take care of in order to proceed with the playground installation project. A discussion ensued after which;

A **motion** was made by Mr. Aparicio, seconded by Ms. De Torres and unanimously passed approving the Letter of Intent between KaBOOM! and the District.

## **5. ADD-ON - Update Regarding Additional Parking Survey Results**

Mr. Silva stated that there has been an increase in illegally parked vehicles in the tract located near the intersection of NW 97<sup>th</sup> Court and NW 8<sup>th</sup> Street with the Las Ramblas community. As a result, Mr. Silva was tasked with creating a survey for all of the residents of Las Ramblas asking if they are

for/against the installation of an overflow parking lot near the aforementioned area. The results yielded that the majority were not in favor as the additional overflow parking would only benefit the majority of the community residents and would only benefit those located near the aforementioned area.

Ms. De Torres provided the Board with a map showing the proposed locations for other additional overflow parking spots that would be spread out throughout the Las Ramblas community. The locations would benefit all the residents within the Las Ramblas community. A discussion ensued after which the Board consensus was to start enforcing the parking rules again and also for Mr. Silva to inquire regarding the cost of adding parking in the specified locations.

## **H. NEW BUSINESS**

### **1. Discussion Regarding District Project Master Plan**

Mr. Silva informed the Board that as of late, the District Board has been requesting multiple projects that they would like to have completed in the District. As a result, Mr. Silva will be making a Projects Master Plan which will list all the projects that have been requested along with an estimate of how much it could cost. The Board can then determine which projects they would like to prioritize and analyze the financial impact they will have on the budget.

### **2. ADD-ON - Request for Miami-Dade County Police Patrols**

Mr. Aparicio stated that the Las Sevilleas community is requesting that Miami-Dade County Police patrol the community more often to deter any criminal activities from happening in the community. Mr. Silva stated that he will investigate on how to make the request and will provide a response at the upcoming meeting.

### **3. ADD-ON - Request for Removal of Ducks**

Mr. Aparicio stated that the Las Sevilleas community is having a lot of issue with ducks defecating on the sidewalks and the increased population is due to neighbors feeding the ducks. Mr. Silva stated that there are services that humanely removed the Muscovy ducks and take them to a farm. The only issue is that it can be costly and Muscovy ducks end up migrating back after several months. A discussion ensued after which Mr. Silva was requested to place more "Do Not Feed the Ducks" signs throughout the community and to advise the community of possible Avian Botulism outbreaks due to the Muscovy duck population.

### **4. ADD-ON - Discussion Regarding Holiday Parking Schedule**

For informational purposes, Mr. Silva provided the following Holiday Parking Schedule:

Thanksgiving Nov 24-25  
Thursday 5pm-Friday 12pm  
(Overnight)

Christmas Dec 24-25  
Saturday 5pm-Sunday 12pm  
(Overnight)

New Year's Dec 31- Jan 1  
Saturday 5pm-Sunday 12pm  
(Overnight)

**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 8:14 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

Fontainebleau Lakes CDD - Las Villas		
Project Name	Description of Project	Cost Estimate
Entrance Gate Project	Redevelop the main entrance space with a new motorized gate, fencing from water edge to property edge, with unlocked pedestrian gates.	\$35,000 +/-
Bollards near Spring Lakes	Install unlockable bollards that will prevent personal vehicles from driving into the Greenspace. Limiting access to only Miami-Dade County, and Spring Lakes Association maintenance contract vehicles. (18 Bollards)	\$15,000 +/-
No trash Littering/No Dogs off Leash Signs	Install signs in open space tracks outlining specific law prohibiting Dogs off leashes and Littering. In English and Spanish. Install signs together on a single post to minimize number of new sign posts showing up in Greenspace. Possibly Install on the same posts as the "This space is governed and maintained by..." installed posts.	\$150 +/- each sign (installed)
Fill Open Soil Testing Holes	Fill open soil testing holes used for contamination testing by Miami-Dade and remediate each site	\$26,000 +/-
Ruben Dario Gate and Pathway	Install a lit asphalt path and Gate to the Ruben Dario Park.	\$20,000 +/-
KaBoom! Playground Shading Project	Replant, treat, and/or fertilize Bougainvilleas near Fontainebleau Blvd	\$25,000 +/-
Bougainvillea Hedge Row Rehabilitation	Widening the main entrance of the community.	\$5,000 +/-
Resurface Pedestrian Pathway	Resurface Existing roadway, pavement markings and repair cracks/deterioration	\$50,000 +/-
Resurface Roadways	Resurface Existing pedestrian pathway and repair cracks/deterioration. Roads have about 20 years of remaining life.	\$759,000 +/- (Estimate include Las Ramblas)



Large Round-A-Bout North/South Raised Crosswalks	Redistribute on-street parking and catch basin infrastructure to provide raised crosswalks, connecting the existing sidewalks with the public space at the large round-a-bout.	\$7,000 +/- per crosswalk
Lake Edge Reinforcement	Erosion and Beautification project that applies rocks along the lakes edges.	\$1,200 +/- per lineal foot of bulkhead rock. Smallest lake is about 700 lineal ft which would cost about \$840,000

LAW OFFICES

**BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.**

ESTABLISHED 1977

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PLEASE REPLY TO: FORT LAUDERDALE

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STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

February 7, 2023

VIA E-MAIL ONLY--asilva@sdsinc.org

Mr. Armando Silva  
District Manager  
Special District Services, LLC  
2501 A Burns Road  
Palm Beach Gardens, FL 33410

**Re: Adjustment to District Counsel Fee Structure  
Fontainebleau Lakes Community Development District  
Our File: 770.05537**

Dear Armando:

This firm's current fee structure has been in place since 2006. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective May 1, 2023, as follows:

- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 47.5% increase since the year 2006 and we have not raised our fees during that time.

Mr. Armando Silva  
February 7, 2023  
Page 2

Naturally, should you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Scott C. Cochran  
For the Firm

SCC/jmp

# Fontainebleau Lakes Community Development District

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

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- V     DETAILED FINAL DEBT SERVICE FUND BUDGET**
- VI    ASSESSMENT COMPARISON**

**FINAL 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	350,000
Security Assessments	0
Debt Assessments	463,915
Other Revenues	0
Interest Income	180
<b>TOTAL REVENUES</b>	<b>\$ 904,289</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>\$ 358,000</b>
<b>TOTAL SECURITY EXPENDITURES</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 442,962</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 461,327</b>
Bond Payments	(436,080)
<b>BALANCE</b>	<b>\$ 25,247</b>
County Appraiser & Tax Collector Fee	(18,082)
Discounts For Early Payments	(36,165)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (29,000)</b>
Carryover From Prior Year	29,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

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

	FISCAL YEAR 2022/2023 BUDGET
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Engineering/Annual Report/Inspections	8,000
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000
Landscaping Service/Pest Control/Fertilizer	110,000
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)	32,000
Dumpster Rental	1,000
Maintenance Contingency	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 358,000</b>
<b>SECURITY EXPENDITURES</b>	
Security - Las Ramblas	0
Security - Las Sevillas	0
<b>TOTAL SECURITY EXPENDITURES</b>	<b>\$ -</b>

**DETAILED FINAL 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/.94
Maintenance Assessments	352,925	352,925	350,000	Expenditures Less Carryover/.94
Security Assessments	0	0	0	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>\$ 904,289</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>\$ 358,000</b>	
<b>TOTAL SECURITY EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	Las Ramblas: \$0 - Las Villas: \$0
<b>TOTAL EXPENDITURES</b>	<b>\$ 353,427</b>	<b>\$ 414,678</b>	<b>\$ 442,962</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 556,670</b>	<b>\$ 490,337</b>	<b>\$ 461,327</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>\$ 25,247</b>	
County Appraiser & Tax Collector Fee	(8,761)	(18,085)	(18,082)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,970)	(36,172)	(36,165)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 73,883</b>	<b>\$ -</b>	<b>\$ (29,000)</b>	
Carryover From Prior Year	0	0	29,000	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 73,883</b>	<b>\$ -</b>	<b>\$ -</b>	



**DETAILED FINAL MAINTENANCE 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	110,000	\$20,000 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	32,000	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>\$ 358,000</b>	
<b>SECURITY EXPENDITURES</b>				
Security - Las Ramblas	0	0	0	Security - Las Ramblas (Single Family & Townhomes)
Security - Las Sevillas	0	0	0	Security - Las Sevillas (Courtyards)
<b>TOTAL SECURITY EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL 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	\$ 864.20
Security Assessment For Single Family				\$ -
<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>\$ 2,310.96</b>
Administrative Assessment For Townhomes	\$ 182.64	\$ 215.95	\$ 215.94	\$ 222.71
Maintenance Assessment For Townhomes	\$ 804.74	\$ 871.43	\$ 871.43	\$ 864.20
Security Assessment For Townhomes	\$ -	\$ -	\$ -	\$ -
<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>\$ 2,151.30</b>
Administrative Assessment For Courtyards	\$ 182.64	\$ 215.95	\$ 215.94	\$ 222.71
Maintenance Assessment For Courtyards	\$ 804.74	\$ 871.43	\$ 871.43	\$ 864.20
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>
<b>Total</b>	<b>\$ 1,945.33</b>	<b>\$ 2,045.33</b>	<b>\$ 2,045.32</b>	<b>\$ 2,044.86</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