

Fontainebleau Lakes
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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DETAILED PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
Administrative Assessments	92,775
Maintenance Assessments	478,723
Perimeter Fence Assessments	0
Debt Assessments	463,915
Other Revenues	0
Interest Income	600
TOTAL REVENUES	\$ 1,036,013
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	32,904
Secretarial & Field Operations	6,300
Legal	15,000
Assessment Roll	10,000
Audit Fees	3,400
Arbitrage Rebate Fee	650
Insurance	23,000
Legal Advertisements	2,500
Miscellaneous	2,200
Postage	600
Office Supplies	800
Dues & Subscriptions	175
Trustee Fee	3,250
Continuing Disclosure Fee	350
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,109
TOTAL MAINTENANCE EXPENDITURES	\$ 448,000
TOTAL PERIMETER FENCE EXPENDITURES	\$ -
TOTAL EXPENDITURES	\$ 554,109
REVENUES LESS EXPENDITURES	\$ 481,904
Bond Payments	(436,080)
BALANCE	\$ 45,824
County Appraiser & Tax Collector Fee	(20,708)
Discounts For Early Payments	(41,416)
EXCESS/ (SHORTFALL)	\$ (16,300)
Carryover From Prior Year	16,300
NET EXCESS/ (SHORTFALL)	\$ -

PROPOSED MAINTENANCE BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Engineering/Annual Report/Inspections	4,000
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000
Annual Landscape & Irrigation Maintenance	110,000
Landscaping Upkeep	40,000
Irrigation Systems Maintenance (North & South)	10,000
Community Lighting Upkeep (North & South)	15,000
FP&L - Power - Street Lighting (North & South)	18,000
FP&L - Power - Irrigation Pump Stations (N & S)	3,000
FP&L - Power - Lift Stations (North & South)	5,000
Roadways & Street Maintenance (North & South)	35,000
Fountain Maintenance (Tract A)	3,000
Entrance/Exit Gate Maintenance/Repairs (N & S)	10,000
Hurricane Preparedness/Miscellaneous	12,000
Lift Station Maintenance (North & South)	25,000
Miscellaneous Improvements (North & South)	42,000
Dumpster Rental	0
AT&T Wireless	2,000
Capital Improvements Fund - Las Ramblas (North)	75,000
Capital Improvements Fund - Las Sevillas (South)	25,000
TOTAL MAINTENANCE EXPENDITURES	\$ 448,000
EXTRAORDINARY EXPENDITURES	
Steel Perimeter Fence - Las Ramblas	0
TOTAL EXTRAORDINARY EXPENDITURES	\$ -

DETAILED PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	92,593	92,836	92,775	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	350,001	478,723	478,723	Expenditures/.94
Perimeter Fence Assessments	0	287,234	0	Expenditures/.94
Debt Assessments	463,916	463,915	463,915	Bond Payments/.94
Other Revenues	13,200	0	0	
Interest Income	15,494	240	600	Interest Estimated At \$50 Per Month
TOTAL REVENUES	\$ 935,204	\$ 1,322,948	\$ 1,036,013	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	2,200	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	168	230	230	Supervisor Fees * 7.65%
Management	30,012	31,956	32,904	CPI Adjustment (Capped At 3%)
Secretarial & Field Operations	6,300	6,300	6,300	No Change From 2023/2024 Budget
Legal	22,273	13,000	15,000	\$2,000 Increase From 2023/2024 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,200	3,300	3,400	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	650	650	650	No Change From 2023/2024 Budget
Insurance	18,822	9,145	23,000	Fiscal Year 2023/2024 Expenditure Was \$22,378
Legal Advertisements	522	800	2,500	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	2,229	2,200	2,200	No Change From 2023/2024 Budget
Postage	678	600	600	No Change From 2023/2024 Budget
Office Supplies	847	800	800	No Change From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fee	3,250	3,250	3,250	No Change From 2023/2024 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2023/2024 Budget
Website Management	1,750	1,750	1,750	No Change From 2023/2024 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 103,426	\$ 87,506	\$ 106,109	
TOTAL MAINTENANCE EXPENDITURES	\$ 450,946	\$ 450,000	\$ 448,000	
TOTAL PERIMETER FENCE EXPENDITURES	\$ -	\$ 270,000	\$ -	Las Ramblas - 2023/2024 Line Item Only
TOTAL EXPENDITURES	\$ 554,372	\$ 807,506	\$ 554,109	
REVENUES LESS EXPENDITURES	\$ 380,832	\$ 515,442	\$ 481,904	
Bond Payments	(443,703)	(436,080)	(436,080)	2025 Principal & Interest Payments
BALANCE	\$ (62,871)	\$ 79,362	\$ 45,824	
County Appraiser & Tax Collector Fee	(8,750)	(26,454)	(20,708)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(30,659)	(52,908)	(41,416)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (102,280)	\$ -	\$ (16,300)	
Carryover From Prior Year	0	0	16,300	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (102,280)	\$ -	\$ -	

DETAILED PROPOSED MAINTENANCE BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

EXPENDITURES	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
Engineering/Annual Report/Inspections	5,170	4,000	4,000	No Change From 2023/2024 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	10,762	14,000	14,000	No Change From 2023/2024 Budget
Annual Landscape & Irrigation Maintenance	106,185	110,000	110,000	No Change From 2023/2024 Budget
Landscaping Upkeep	48,654	40,000	40,000	No Change From 2023/2024 Budget
Irrigation Systems Maintenance (North & South)	9,233	10,000	10,000	No Change From 2023/2024 Budget
Community Lighting Upkeep (North & South)	12,340	15,000	15,000	No Change From 2023/2024 Budget
FP&L - Power - Street Lighting (North & South)	21,034	18,000	18,000	No Change From 2023/2024 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	1,372	3,000	3,000	No Change From 2023/2024 Budget
FP&L - Power - Lift Stations (North & South)	4,389	5,000	5,000	No Change From 2023/2024 Budget
Roadways & Street Maintenance (North & South)	35,976	35,000	35,000	No Change From 2023/2024 Budget
Fountain Maintenance (Tract A)	5,279	3,000	3,000	No Change From 2023/2024 Budget
Entrance/Exit Gate Maintenance/Repairs (N & S)	10,875	10,000	10,000	No Change From 2023/2024 Budget
Hurricane Preparedness/Miscellaneous	0	15,000	12,000	\$3,000 Decrease From 2023/2024 Budget
Lift Station Maintenance (North & South)	99,459	25,000	25,000	No Change From 2023/2024 Budget
Miscellaneous Improvements (North & South)	78,584	42,000	42,000	No Change From 2023/2024 Budget
Dumpster Rental	0	1,000	0	Line Item Eliminated
AT&T Wireless	1,634	0	2,000	AT&T Wireless
Capital Improvements Fund - Las Ramblas (North)	0	75,000	75,000	Capital Improvements Fund - Las Ramblas (North)
Capital Improvements Fund - Las Sevillas (South)	0	25,000	25,000	Capital Improvements Fund - Las Sevillas (South)
TOTAL MAINTENANCE EXPENDITURES	\$ 450,946	\$ 450,000	\$ 448,000	
EXTRAORDINARY EXPENDITURES				
Steel Perimeter Fence - Las Ramblas	0	270,000	0	No Change From 2023/2024 Budget
TOTAL EXTRAORDINARY EXPENDITURES	\$ -	\$ 270,000	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	24,740	250	500	Projected Interest For 2024/2025
NAV Tax Collection	443,703	436,080	436,080	Maximum Debt Service Collection
Total Revenues	\$ 468,443	\$ 436,330	\$ 436,580	
EXPENDITURES				
Principal Payments	245,000	245,000	255,000	Principal Payment Due In 2025
Interest Payments	194,144	184,956	178,388	Interest Payments Due In 2025
Bond Redemption	0	6,374	3,192	Estimated Excess Debt Collections
Total Expenditures	\$ 439,144	\$ 436,330	\$ 436,580	
Excess/ (Shortfall)	\$ 29,299	\$ -	\$ -	

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 1/1/24 =	\$4,855,000		

Fontainbleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 215.94	\$ 222.71	\$ 229.23	\$ 229.08
Maintenance Assessment For Single Family	\$ 871.43	\$ 864.20	\$ 1,182.04	\$ 1,182.04
Perimeter Fence Assessment For Single Family	\$ -	\$ -	\$ 935.62	\$ -
<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	\$ 2,311.42	\$ 2,310.96	\$ 3,570.94	\$ 2,635.17
Administrative Assessment For Townhomes	\$ 215.94	\$ 222.71	\$ 229.23	\$ 229.08
Maintenance Assessment For Townhomes	\$ 871.43	\$ 864.20	\$ 1,182.04	\$ 1,182.04
Perimeter Fence Assessment For Townhomes	\$ -	\$ -	\$ 935.62	\$ -
<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	\$ 2,151.76	\$ 2,151.30	\$ 3,411.28	\$ 2,475.51
Administrative Assessment For Courtyards	\$ 215.94	\$ 222.71	\$ 229.23	\$ 229.08
Maintenance Assessment For Courtyards	\$ 871.43	\$ 864.20	\$ 1,182.04	\$ 1,182.04
Extraordinary 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	\$ 2,045.32	\$ 2,044.86	\$ 2,369.22	\$ 2,369.07

* Assessments Include the Following :

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- 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