

Fontainebleau Lakes
Community Development District

**Proposed Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

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PROPOSED BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
Administrative Assessments	94,848
Maintenance Assessments	476,596
Perimeter Fence Assessments	0
Debt Assessments	463,915
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 1,036,559
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	33,852
Secretarial & Field Operations	6,300
Legal	22,000
Assessment Roll	10,000
Audit Fees	3,500
Arbitrage Rebate Fee	650
Insurance	23,500
Legal Advertisements	2,750
Miscellaneous	2,100
Postage	575
Office Supplies	775
Dues & Subscriptions	175
Trustee Fee	3,250
Continuing Disclosure Fee	350
Website Management	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 114,757
TOTAL MAINTENANCE EXPENDITURES	\$ 448,000
TOTAL PERIMETER FENCE EXPENDITURES	\$ -
TOTAL EXPENDITURES	\$ 562,757
REVENUES LESS EXPENDITURES	\$ 473,802
Bond Payments	(436,080)
BALANCE	\$ 37,722
County Appraiser & Tax Collector Fee	(20,707)
Discounts For Early Payments	(41,415)
EXCESS/ (SHORTFALL)	\$ (24,400)
Carryover From Prior Year	24,400
NET EXCESS/ (SHORTFALL)	\$ -

Note: Available Capital Improvement Funds As Of 3/17/25: Las Ramblas: \$75,000 - Las Sevillas: \$25,000

PROPOSED MAINTENANCE BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR
EXPENDITURES	2025/2026
MAINTENANCE EXPENDITURES	BUDGET
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
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 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	96,746	92,775	94,848	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	478,723	478,723	476,596	Expenditures/.94
Perimeter Fence Assessments	287,234	0	0	Expenditures/.94
Debt Assessments	463,915	463,915	463,915	Bond Payments/.94
Other Revenues	2,900	0	0	
Interest Income	27,677	600	1,200	Interest Estimated At \$100 Per Month
TOTAL REVENUES	\$ 1,357,195	\$ 1,036,013	\$ 1,036,559	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	1,400	3,000	3,000	Supervisor Fees
Payroll Taxes (Employer)	107	230	230	Supervisor Fees * 7.65%
Management	31,956	32,904	33,852	CPI Adjustment
Secretarial & Field Operations	6,300	6,300	6,300	No Change From 2024/2025 Budget
Legal	25,787	15,000	22,000	Fiscal Year 2024/2025 Expenditure Through 1/31/25 Was \$11,230
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,300	3,400	3,500	\$100 Increase From 2024/2025 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	22,378	23,000	23,500	Fiscal Year 2024/2025 Expenditure Was \$22,952
Legal Advertisements	2,717	2,500	2,750	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	1,745	2,200	2,100	\$100 Decrease From 2024/2025 Budget
Postage	250	600	575	\$25 Decrease From 2024/2025 Budget
Office Supplies	494	800	775	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fee	3,250	3,250	3,250	No Change From 2024/2025 Budget
Continuing Disclosure Fee	350	350	350	No Change From 2024/2025 Budget
Website Management	1,750	1,750	1,750	No Change From 2024/2025 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 112,609	\$ 106,109	\$ 114,757	
TOTAL MAINTENANCE EXPENDITURES	\$ 329,836	\$ 448,000	\$ 448,000	
TOTAL PERIMETER FENCE EXPENDITURES	\$ 12,007	\$ -	\$ -	Las Ramblas - 2023/2024 Line Item Only
TOTAL EXPENDITURES	\$ 454,452	\$ 554,109	\$ 562,757	
REVENUES LESS EXPENDITURES	\$ 902,743	\$ 481,904	\$ 473,802	
Bond Payments	(443,475)	(436,080)	(436,080)	2026 Principal & Interest Payments
BALANCE	\$ 459,268	\$ 45,824	\$ 37,722	
County Appraiser & Tax Collector Fee	(12,792)	(20,708)	(20,707)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(45,510)	(41,416)	(41,415)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 400,966	\$ (16,300)	\$ (24,400)	
Carryover From Prior Year	0	16,300	24,400	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 400,966	\$ -	\$ -	

Note: Available Capital Improvement Funds As Of 3/17/25: Las Ramblas: \$75,000 - Las Sevillas: \$25,000

DETAILED PROPOSED MAINTENANCE BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2023/2024	2024/2025	2025/2026	
EXPENDITURES	ACTUAL	BUDGET	BUDGET	COMMENTS
MAINTENANCE EXPENDITURES				
Engineering/Annual Report/Inspections	4,212	4,000	4,000	No Change From 2024/2025 Budget
Lake Tract Aquatic Maintenance (Includes Parcel 1)	10,320	14,000	14,000	No Change From 2024/2025 Budget
Annual Landscape & Irrigation Maintenance	96,010	110,000	110,000	No Change From 2024/2025 Budget
Landscaping Upkeep	30,892	40,000	40,000	No Change From 2024/2025 Budget
Irrigation Systems Maintenance (North & South)	7,605	10,000	10,000	No Change From 2024/2025 Budget
Community Lighting Upkeep (North & South)	4,591	15,000	15,000	No Change From 2024/2025 Budget
FP&L - Power - Street Lighting (North & South)	20,316	18,000	18,000	No Change From 2024/2025 Budget
FP&L - Power - Irrigation Pump Stations (N & S)	2,524	3,000	3,000	No Change From 2024/2025 Budget
FP&L - Power - Lift Stations (North & South)	3,918	5,000	5,000	No Change From 2024/2025 Budget
Roadways & Street Maintenance (North & South)	52,027	35,000	35,000	No Change From 2024/2025 Budget
Fountain Maintenance (Tract A)	2,055	3,000	3,000	No Change From 2024/2025 Budget
Entrance/Exit Gate Maintenance/Repairs (N & S)	2,756	10,000	10,000	No Change From 2024/2025 Budget
Hurricane Preparedness/Miscellaneous	0	12,000	12,000	No Change From 2024/2025 Budget
Lift Station Maintenance (North & South)	34,282	25,000	25,000	No Change From 2024/2025 Budget
Miscellaneous Improvements (North & South)	56,603	42,000	42,000	No Change From 2024/2025 Budget
AT&T Wireless	1,725	2,000	2,000	No Change From 2024/2025 Budget
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	\$ 329,836	\$ 448,000	\$ 448,000	
EXTRAORDINARY EXPENDITURES				
Steel Perimeter Fence - Las Ramblas	12,007	0	0	No Change From 2024/2025 Budget
TOTAL EXTRAORDINARY EXPENDITURES	\$ 12,007	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	32,544	500	1,000	Projected Interest For 2025/2026
NAV Tax Collection	443,475	436,080	436,080	Maximum Debt Service Collection
Total Revenues	\$ 476,019	\$ 436,580	\$ 437,080	
EXPENDITURES				
Principal Payments	245,000	255,000	260,000	Principal Payment Due In 2026
Interest Payments	188,019	178,388	170,981	Interest Payments Due In 2026
Bond Redemption	0	3,192	6,099	Estimated Excess Debt Collections
Total Expenditures	\$ 433,019	\$ 436,580	\$ 437,080	
Excess/ (Shortfall)	\$ 43,000	\$ -	\$ -	

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 1/1/25 =	\$4,610,000		

Fontainbleau Lakes Community Development District Assessment Comparison

	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Projected Assessment Before Discount*
Administrative Assessment For Single Family	\$ 222.71	\$ 229.23	\$ 229.08	\$ 234.20
Maintenance Assessment For Single Family	\$ 864.20	\$ 1,182.04	\$ 1,182.04	\$ 1,176.79
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	\$ 2,310.96	\$ 3,570.94	\$ 2,635.17	\$ 2,635.04
Administrative Assessment For Townhomes	\$ 222.71	\$ 229.23	\$ 229.08	\$ 234.20
Maintenance Assessment For Townhomes	\$ 864.20	\$ 1,182.04	\$ 1,182.04	\$ 1,176.79
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	\$ 2,151.30	\$ 3,411.28	\$ 2,475.51	\$ 2,475.38
Administrative Assessment For Courtyards	\$ 222.71	\$ 229.23	\$ 229.08	\$ 234.20
Maintenance Assessment For Courtyards	\$ 864.20	\$ 1,182.04	\$ 1,182.04	\$ 1,176.79
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	\$ 2,044.86	\$ 2,369.22	\$ 2,369.07	\$ 2,368.94

* 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