



**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 20, 2025
6:30 P.M.**

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

www.fontainbleaulakescdd.org

786.303.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
Las Ramblas
Clubhouse Conference Room
9960 NW 10th Terrace
Miami, Florida 33172
REGULAR BOARD MEETING
October 20, 2025
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. September 15, 2025 Regular Board Meeting Minutes.....Page 2
- G. Old Business
 - 1. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2024/2025 Amended Budget.....Page 6
 - 2. Consider Resolution No. 2025-08 – Goals and Objectives Annual Report.....Page 12
- H. New Business
- I. Auditor Selection Committee
 - 1. Ranking of Proposals/Consider Selection of an Auditor.....Page 15
- J. Administrative & Operational Matter
- K. Board Members & Staff Closing Comments
- L. Adjourn

Publication Date
2025-10-10

Subcategory
Miscellaneous Notices

FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Fontainbleau 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 20, 2025

November 17, 2025

April 20, 2026

May 18, 2026

June 15, 2026

September 21, 2026

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Fontainbleau Lakes Community Development District (the "District") will hold Regular Meetings in the Las Sevillas Roundabout located at 10012 NW 7th Street, Miami, Florida 33172 at 6:30 p.m. on the following dates:

March 16, 2026

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.fontainbleaulakescdd.org
PUBLISH: MIAMI HERALD 10/10/25
IPL0279120
Oct 10 2025

**FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 15, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 15, 2025, Regular Board Meeting of the Fontainebleau Lakes Community Development District (the “District”) to order at 6:41 p.m. in the Las Ramblas Clubhouse Conference Room located at 9960 NW 10th 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 Herald* on October 10, 2024, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairperson Arno Lemus, and Supervisors Miguel Garcia and Mayra de Torres constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Nancy Nguyen and Associate District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance were: Gabriel Gonzalez, Miami, FL; Rocco Amendolana, Miami, FL; Victor Segura, Miami, FL; Sei Luo, Miami, FL; Diego Rodriguez, Miami, FL; Juan Dominguez, Miami, FL; Angel Garcia, Miami, FL; Carlo Caminiti, Miami, FL; Dissla Hernandez, Miami, FL; Miuriell Sandoval, Miami, FL; Violeta Rosas de Munoz, Miami, FL.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. De Torres requested to add the following items to the agenda:

- Update Regarding Soil Test Holes in Las Ramblas
- Update Regarding Sinking Pavers in Entrance Roundabout
- Discussion Regarding the Fountain in Roundabout
- Discussion Regarding use of District Open Space by local exercise group

Ms. De Torres stated that she has been receiving complaints about the use of the community and open tracts by a local exercise group. Ms. De Torres asked if there is anything that could be done to prevent them from using District owned areas. Ms. Smoker informed Ms. De Torres that all District tracts and infrastructure are open to the public and thus the District cannot restrict the use of such tracts and infrastructure to the public.

Ms. Nguyen acknowledged Ms. De Torres’ request to add items to the agenda and added the following:

- Old Business, Item 2: Discussion Regarding Soil Test Holes in Las Ramblas
- Old Business, Item 3: Discussion Regarding Sinking Pavers at Entrance Roundabout

- New Business, Item 1: Discussion Regarding Fountain in Roundabout

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. September 3, 2025, Special Board Meeting & Public Hearing Minutes

Ms. Nguyen presented the minutes of the September 3, 2025, Special Board Meeting. A **motion** was made by Mr. Lemus, seconded by Mr. Garcia and passed unanimously approving the minutes of the September 3, 2025 Special Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Update Regarding Perimeter Fence Project (Las Ramblas)

Ms. Smoker provided an update to the Board from the virtual meeting held on September 8, 2025 with Miami-Dade County Public Works (“Public Works”), Oscar Robayna of Robayna and Associates, Inc., the District Manager, Armando Silva, the Associate District Manager Pablo Jerez, and herself. Ms. Smoker explained that during the virtual meeting, Public Works recommended adding additional pedestrian entrances to the fence plans and to make the locations more evident on the plans. Robayna and Associates, Inc. revised the plans per the recommendations from Public Works. Ms. Nguyen presented the updated plans for review and discussion by the Board. Mr. Lemus and Ms. Smoker took turns explaining the timeline of the fence project and the causes for the delays in the installation of the fence to the members of the public in attendance. The Board asked for input from those members of the public in attendance.

Public comments were received from the following: Carlo Caminiti, Angel Garcia, and Victor Segura.

Ms. Smoker and Mr. Lemus answered the questions brought before the Board by members of public in attendance.

Ms. Smoker requested direction from the Board on how to address the request from the Keep Bleau Green for a private discussion with District Counsel. The Board directed Ms. Smoker to continue to invite them to the District meetings and remind them that all District meetings are open to the public.

A discussion ensued, after which:

A **motion** was made by Mr. Garcia, seconded by Mr. Lemus to approve the updated plans and submit the same to Miami-Dade County Public Works for a preliminary review.

2. Update Regarding Soil Test Holes in Las Ramblas

Ms. De Torres requested an update on the status of the open soil test holes in Las Ramblas and requested to have them closed and filled. Ms. Smoker stated that she will review the history of discussion regarding this item and will provided an update during the next Board Meeting.

3. Update Regarding Sinking Pavers in the Roundabout

Ms. De Torres requested an update on the sinking pavers in the roundabout. Mr. Jerez informed her that the contractor visited the area earlier that week and will provide a proposal to repair the sinking pavers. Ms. De Torres requested a percolation test be conducted to ensure that the sinking is not caused by erosion. Mr. Jerez informed the Board he will pass along the information to the contractor, and he will provide an update to the Board during the next District meeting.

H. NEW BUSINESS

1. Discussion Regarding the Fountain in Roundabout

Ms. De Torres wanted to inquire about the potential of the fountain leaking as the surrounding area is always wet. Mr. Jerez informed her that it is very unlikely that the fountain is leaking as it was recently repaired with resealed joints and interior waterproofing. Mr. Jerez said he would speak with AAA Pools, the fountain maintenance contractor, about turning down the intensity of the motor. Ms. De Torres then put forth the idea of potentially having the fountain removed altogether. Ms. De Torres suggested that the District conduct a survey from the community of whether to keep the fountain or remove it due to the maintenance cost burden. It was the Board's consensus to conduct the survey which includes the maintenance costs of the fountain.

A **motion** was made by Ms. De Torres, seconded by Mr. Lemus and unanimously passed authorizing the District Staff to conduct a community survey to determine resident preference regarding the removal or retention of the fountain.

Ms. Nguyen acknowledged the Board's motion and stated that the results of the survey will be provided during an upcoming meeting.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until October 20, 2025.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no comments from Board Members or District Staff.

Ms. Nguyen asked if there were any closing comments from members of the public in attendance.

Mr. Diego Rodriguez explained that he is concerned with the location of one of the additional pedestrian entrances added to the fence plans. He explained that the pedestrian entrance he is referring to is in close proximity to the community entrance on Fontainebleau Blvd.

Ms. Nguyen explained that the Board has already approved the updated plans. She further explained that the updated plans are to be presented to the County and once the remarks from the County on the updated plans are received, the Board may have further discussions regarding the monitoring of the pedestrian entrances.

There were no additional comments from members of the public.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Garcia, seconded by Mr. Lemus and passed unanimously adjourning the Regular Board Meeting at 8:04 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Fontainbleau Lakes Community Development District (the “District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 20th day of October, 2025.

ATTEST:

**FONTAINBLEAU LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Fontainbleau Lakes
Community Development District

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

CONTENTS

- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL MAINTENANCE BUDGET**
- III AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Administrative Assessments	92,775	95,925	95,925
Maintenance Assessments	478,723	478,726	478,726
Debt Assessments	463,915	463,915	463,915
Other Revenues	0	2,900	2,900
Interest Income	600	23,452	23,452
TOTAL REVENUES	\$ 1,036,013	\$ 1,064,918	\$ 1,064,918
EXPENDITURES			
ADMINISTRATIVE ASSESSMENTS			
Supervisor Fees	3,000	1,200	1,200
Payroll Taxes (Employer)	230	92	92
Management	32,904	32,904	32,904
Secretarial & Field Operations	6,300	6,300	6,300
Legal	15,000	29,200	27,162
Assessment Roll	10,000	10,000	10,000
Audit Fees	3,400	3,400	3,400
Arbitrage Rebate Fee	650	650	650
Insurance	23,000	22,952	22,952
Legal Advertisements	2,500	3,900	2,817
Miscellaneous	2,200	2,000	1,604
Postage	600	220	193
Office Supplies	800	475	407
Dues & Subscriptions	175	175	175
Trustee Fee	3,250	3,250	3,250
Continuing Disclosure Fee	350	350	350
Website Management	1,750	1,750	1,750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 106,109	\$ 118,818	\$ 115,206
TOTAL MAINTENANCE EXPENDITURES	\$ 448,000	\$ 394,560	\$ 360,196
TOTAL EXPENDITURES	\$ 554,109	\$ 513,378	\$ 475,402
REVENUES LESS EXPENDITURES	\$ 481,904	\$ 551,540	\$ 589,516
BOND PAYMENTS	(436,080)	(442,994)	(442,994)
BALANCE	\$ 45,824	\$ 108,546	\$ 146,522
COUNTY APPRAISER & TAX COLLECTOR FEE	(20,708)	(10,003)	(10,003)
DISCOUNTS FOR EARLY PAYMENTS	(41,416)	(36,711)	(36,711)
EXCESS/ (SHORTFALL)	\$ (16,300)	\$ 61,832	\$ 99,808
CARRYOVER FROM PRIOR YEAR	16,300	16,300	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 78,132	\$ 99,808

FUND BALANCE AS OF 9/30/24
FY 2024/2025 ACTIVITY
FUND BALANCE AS OF 9/30/25

\$624,935
\$61,832
\$686,767

Notes

Fund Balance Includes Perimeter Fence Reserve (\$258,000).
And Capital Reserve (\$100,000 - N-75% & S-25%).
Funds Will Be Added To The Capital Reserve Fund On 10-1-25.
Carryover from prior year of \$16,300 was used to reduce Fiscal Year 2024/2025 Assessments.
\$24,400 of Fund Balance to be used to reduce 2025/2026 Assessments.

AMENDED FINAL BUDGET
FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
MAINTENANCE EXPENDITURES
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
MAINTENANCE EXPENDITURES			
Engineering/Annual Report/Inspections	4,000	4,500	4,337
Lake Tract Aquatic Maintenance (Includes Parcel 1)	14,000	10,320	10,320
Annual Landscape & Irrigation Maintenance	110,000	135,000	127,093
Landscaping Upkeep	40,000	13,000	7,700
Irrigation Systems Maintenance (North & South)	10,000	8,100	4,101
Community Lighting Upkeep (North & South)	15,000	29,000	27,066
FP&L - Power - Street Lighting (North & South)	18,000	20,754	20,754
FP&L - Power - Irrigation Pump Stations (North & South)	3,000	2,367	2,367
FP&L - Power - Lift Stations (North & South)	5,000	3,727	3,727
Roadways & Street Maintenance (North & South)	35,000	29,000	23,139
Fountain Maintenance (Tract A)	3,000	8,000	6,785
Entrance/Exit Gate Maintenance/Repairs (North & South)	10,000	35,000	33,849
Hurricane Preparedness/Miscellaneous	12,000	2,000	0
Lift Station Maintenance (North & South)	25,000	42,000	38,173
Miscellaneous Improvements (North & South) - (Cameras, etc.)	42,000	50,000	48,993
Dumpster Rental	0	0	0
AT&T Wireless (Hot Spot)	2,000	1,792	1,792
Capital Improvements Fund - Las Ramblas (North)	75,000	0	0
Capital Improvements Fund - Las Sevillas (South)	25,000	0	0
Perimeter Fence	0	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 448,000	\$ 394,560	\$ 360,196

Notes

Available Capital Improvement Funds As Of 9/30/25: Las Ramblas: \$75,000 - Las Sevillas: \$25,000 - To Be Increased In October 2025.
Available Perimeter Fence Funds As Of 9/30/25: \$258,000.

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

	FISCAL YEAR 2024/2025 BUDGET 10/1/24 - 9/30/25	AMENDED FINAL BUDGET 10/1/24 - 9/30/25	YEAR TO DATE ACTUAL 10/1/24 - 9/29/25
REVENUES			
Interest Income	500	26,500	26,351
NAV Tax Collection	436,080	442,994	442,994
Total Revenues	\$ 436,580	\$ 469,494	\$ 469,345
EXPENDITURES			
Principal Payments	255,000	255,000	255,000
Interest Payments	178,388	181,894	181,894
Bond Redemption	3,192	0	0
Total Expenditures	\$ 436,580	\$ 436,894	\$ 436,894
Excess/ (Shortfall)	\$ -	\$ 32,600	\$ 32,451

FUND BALANCE AS OF 9/30/24	\$602,407
FY 2024/2025 ACTIVITY	\$32,600
FUND BALANCE AS OF 9/30/25	\$635,007

Notes

Bond Reserve Fund Balance = \$262,986*. Bond Revenue Fund Balance = \$372,021*.

Revenue Fund Balance To Be Used To Make 11/1/25 Interest Payment Of \$87,441.

* Approximate Amounts

Series 2016 Bond Refunding Information

Original Par Amount =	\$6,430,000	Annual Principal Payments Due:
Interest Rate =	2.00% - 4.125%	May 1st
Issue Date =	October 2016	Annual Interest Payments Due:
Maturity Date =	May 2038	May 1st & November 1st
Par Amount As Of 9/30/25 =	\$4,355,000	

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FONTAINBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Fontainbleau Lakes Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-05 on August 19, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 20th day of October, 2025.

ATTEST:

**FONTAINBLEAU LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

October 20, 2025

RE: Fontainebleau Lakes Community Development District

The Fontainebleau Lakes Community Development District (the "District") is required to select an auditor to perform the audit for the district for the years ending September 30, 2025, September 30, 2026 and September 30, 2027; with an option for an additional two year renewal.

In accordance with the Auditor Selection procedures as outlined by Florida Statute 218.391, the District has established the auditor selection criteria and has placed a legal advertisement requesting proposals from qualified audit firms.

The current auditor for the District is the firm of Grau & Associates.

Grau & Associates was the only firm to respond to the legal advertisement requesting proposals to perform the fiscal year ending September 30, 2025, September 30, 2026 and September 30, 2027 audits. The proposed fee for the audit for fiscal year ending September 30, 2025 is \$3,200.00. The proposed fee for the audit for fiscal year ending September 30, 2026 is \$3,300.00. The proposed fee for the audit for fiscal year ending September 30, 2027 audit is \$3,400.00. The proposed fee for the audit for fiscal year ending September 30, 2028 (option year) is \$3,500.00. And the proposed fee for the audit for fiscal year ending September 30, 2029 (option year) is \$3,600.00. The approved fee for the fiscal year ending September 30, 2024 audit, which Grau & Associates has completed, was \$3,400.00. The approved Audit Fee budget for Fiscal Year 2025/2026 is \$3,500.00.

Management would like to report that it is pleased with the professionalism and the competence of the Grau and Associates, partners and supporting staff.

It is recommended at this time that Grau & Associates be hired to perform the September 30, 2025, September 30, 2026 and September 30, 2027 annual government audits and also be selected, subject to fee adjustments for inflation, to perform the fiscal year end audits for the following two years (FYE 9/30/28 and 9/30/29).

Special District Services, Inc.



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

FONTAINBLEAU LAKES
Community Development District

Proposal Due: August 19, 2025
4:00PM

Submitted to:

Fontainbleau Lakes
Community Development District
c/o SDS
2501A Burns Road
Palm Beach Gardens, Florida 33410

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

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(800) 229-4728

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Table of Contents

	PAGE
EXECUTIVE SUMMARY / TRANSMITTAL LETTER	1
FIRM QUALIFICATIONS.....	3
FIRM & STAFF EXPERIENCE.....	6
REFERENCES.....	11
SPECIFIC AUDIT APPROACH.....	13
COST OF SERVICES	17
SUPPLEMENTAL INFORMATION	19



August 19, 2025

Fontainebleau Lakes Community Development District
c/o SDS
2501A Burns Road
Palm Beach Gardens, Florida 33410

Re: Request for Proposal for Professional Auditing Services for the fiscal years ended September 30, 2025-2027, with an option for two (2) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Fontainebleau Lakes Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts, and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



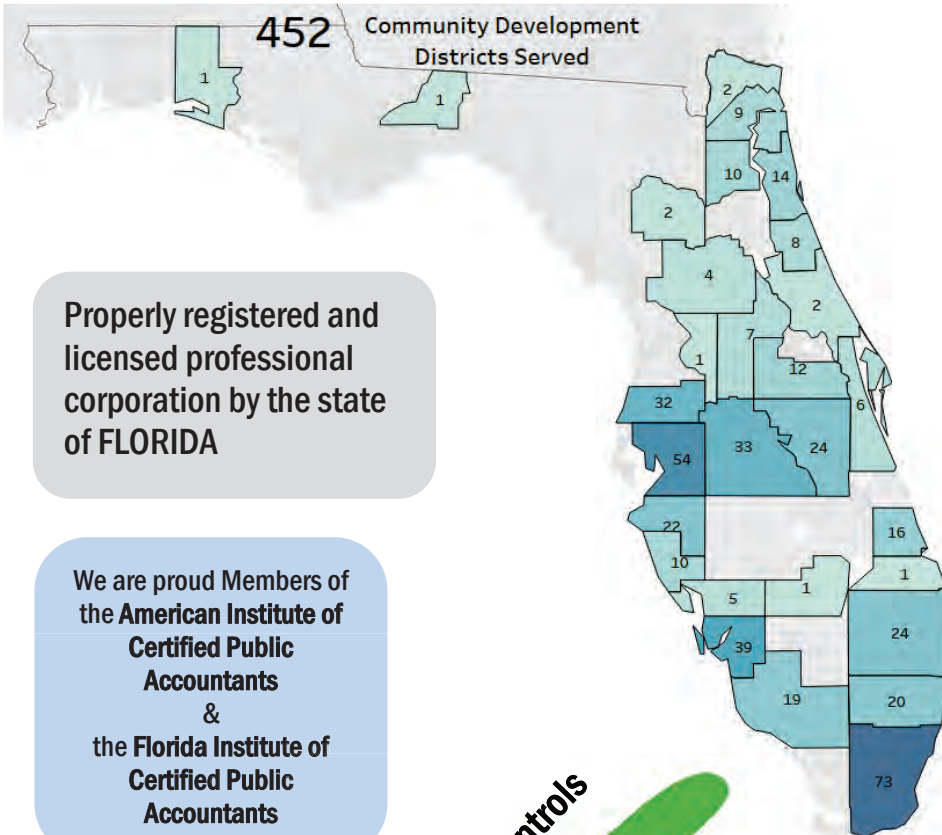
3 Partners
11 Professional Staff
2 Administrative Professionals



2005

Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

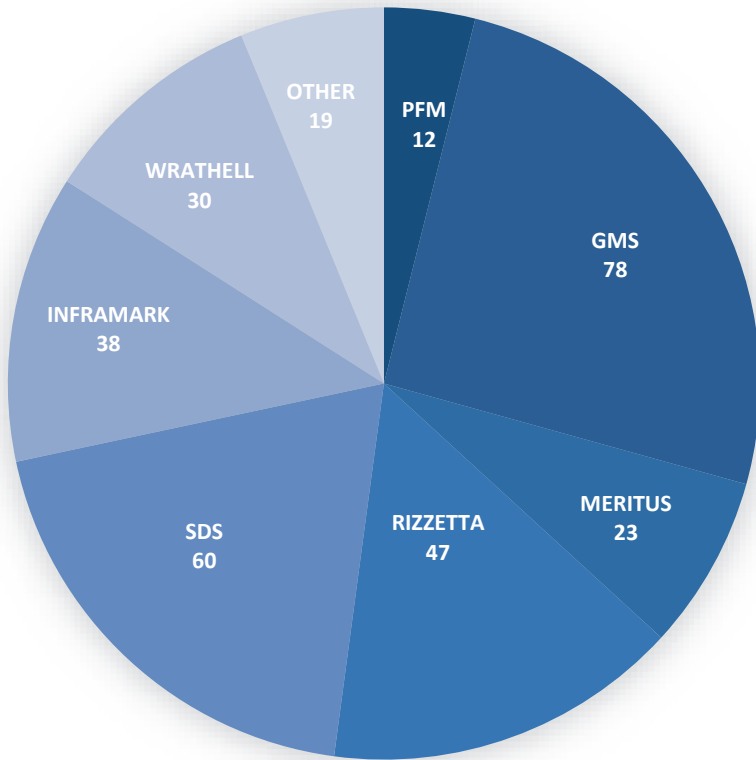
Review Number: 594791

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 32 hours; Accounting, Auditing and Other: 58 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

David Caplivski, CPA (Partner)

*Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 48 hours; Accounting, Auditing and Other: 33 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District	St. Lucie West Services District
Dunes Community Development District	Ave Maria Stewardship Community District
Fishhawk Community Development District (I, II, IV)	Rivers Edge II Community Development District
Grand Bay at Doral Community Development District	Bartram Park Community Development District
Heritage Harbor North Community Development District	Bay Laurel Center Community Development District
Boca Raton Airport Authority	
Greater Naples Fire Rescue District	
Key Largo Wastewater Treatment District	
Lake Worth Drainage District	
South Indian River Water Control	

Professional Associations/Memberships

American Institute of Certified Public Accountants Florida Government Finance Officers Association
Florida Institute of Certified Public Accountants Government Finance Officers Association Member
City of Boca Raton Financial Advisory Board Member

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	32
Accounting, Auditing and Other	<u>58</u>
Total Hours	<u>90</u> (includes of 4 hours of Ethics CPE)



Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
 Master of Accounting
 Nova Southeastern University (2002)
 Bachelor of Science
 Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
 AICPA Certified Information Technology Professional (2018)
 AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served (partial list)

(>300) Various Special Districts	Hispanic Human Resource Council
Aid to Victims of Domestic Abuse	Loxahatchee Groves Water Control District
Boca Raton Airport Authority	Old Plantation Water Control District
Broward Education Foundation	Pinetree Water Control District
CareerSource Brevard	San Carlos Park Fire & Rescue Retirement Plan
CareerSource Central Florida 403 (b) Plan	South Indian River Water Control District
City of Lauderhill GERS	South Trail Fire Protection & Rescue District
City of Parkland Police Pension Fund	Town of Haverhill
City of Sunrise GERS	Town of Hypoluxo
Coquina Water Control District	Town of Hillsboro Beach
Central County Water Control District	Town of Lantana
City of Miami (program specific audits)	Town of Lauderdale By-The-Sea Volunteer Fire Pension
City of West Park	Town of Pembroke Park
Coquina Water Control District	Village of Wellington
East Central Regional Wastewater Treatment Fac.	Village of Golf
East Naples Fire Control & Rescue District	

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	48
Accounting, Auditing and Other	33
Total Hours	<u>81</u> (includes 4 hours of Ethics CPE)

Professional Associations

Member, American Institute of Certified Public Accountants
 Member, Florida Institute of Certified Public Accountants
 Member, Florida Government Finance Officers Association
 Member, Florida Association of Special Districts

References



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work Financial audit
Engagement Partner Antonio J. Grau
Dates Annually since 1998
Client Contact Darrin Mossing, Finance Director
475 W. Town Place, Suite 114
St. Augustine, Florida 32092
904-940-5850

Two Creeks Community Development District

Scope of Work Financial audit
Engagement Partner Antonio J. Grau
Dates Annually since 2007
Client Contact William Rizzetta, President
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
813-933-5571

Journey's End Community Development District

Scope of Work Financial audit
Engagement Partner Antonio J. Grau
Dates Annually since 2004
Client Contact Todd Wodraska, Vice President
2501 A Burns Road
Palm Beach Gardens, Florida 33410
561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

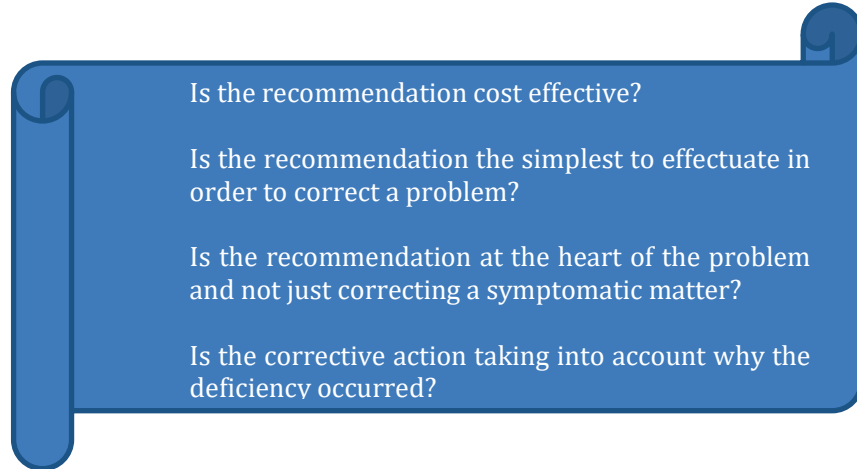
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2025	\$3,200
2026	\$3,300
2027	\$3,400
2028	\$3,500
2029	<u>\$3,600</u>
TOTAL (2025-2029)	<u>\$17,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or additional debt is issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current
Arbitrage
Calculations

We look forward to providing Fontainebleau Lakes Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**