

INTRODUCTION

The purpose of this analysis is to review previously completed budgetary projections for the potential municipal incorporation of the Fontainebleau community. The firm of PMG Associates, Inc. (PMGA), under contract to Miami-Dade County, has performed this review.

The previous budget was prepared by the Fontainebleau Municipal Advisory Committee (MAC), which is an organization established by the Miami-Dade Board of County Commissioners (BCC) to examine issues at the community level and make recommendations for consideration by the BCC. This review represents a third-party examination of the revenues and expenditures of the potential municipality and, where determined necessary, revises the budget for further discussion.

The original budget was prepared by the MAC through the efforts of a member with a Finance background. The budget was initially submitted on July 23, 2014. The document was prepared using data provided by County Departments and review of comparable municipalities in Miami-Dade County.

The Office of Management and Budget (OMB) also prepared a document, “*Estimated Impact on UMSA Budget*”. Figures from this report were used in both the MAC budget and in PMGA’s review.

The MAC budget served as the basis for the third-party review, with verification of the amounts used in the Pro Forma as the essential element of the analysis.

REVENUE

Revenue sources for any municipality are those established by State law and the Miami-Dade County Charter. Municipalities have been granted the ability to raise funds from a variety of sources based on a Benefit/Cost scenario. The State Imposed Fees are a sharing of funds collected by the State of Florida and remitted to counties and municipalities to provide services to the public. These sources are typically allocated based on population.

The list of revenue sources used in this analysis is provided in Table 1 along with the authority for the imposition of charges and fees.

A description of the individual sources and the rationale for the estimate of the amount follows.

TABLE 1
REVENUE SOURCES

Authority	Revenue Source
State Constitution	Ad Valorem Taxes
State Imposed Fees	State Revenue Sharing
	½ Cent Sales Tax
Home Rule	Franchise Fees
	Utility Tax
Local Approved Sources	Communications Service Tax
	Business Use Tax
	Building Permit Fees
	Intergovernmental Transfers
	Charges for Services
	Fines and Forfeitures
	Stormwater Fees
	Gas Tax
	Other Revenues

Source: Local Government Financial Information Handbook – 2013

A review of comparable

Ad Valorem Taxes

Ad Valorem Taxes are the basic revenue source for local government and are imposed on the Taxable Value of the Real Property and Personal Property as determined by the Property Appraiser in each County. Taxable Value is defined as the Total Assessed Value less and Exemptions (such as Save Our Homes, Elderly, Disabled, etc.). Taxable Value figures for the Fontainebleau area were provided by the Miami-Dade County Property Appraiser and reflect the most recent figures.

Taxes for this category are imposed as a Millage Rate, which is expressed as a whole number. A mill is defined as the amount per \$1,000 that is used to calculate taxes on property. The method for determining the Taxes generated from property within the jurisdiction of the municipality is to divide the total Taxable Value by \$1,000 and multiply by the approved Millage Rate.

The proposed Millage Rate used in this analysis is 1.9283, same as the current Millage Rate for the unincorporated area of Miami-Dade County. This means residents would not see their property taxes change if the City were to incorporate.

The Millage Rate of 1.9283 generates Ad Valorem Taxes of \$1,509,000.

Franchise Fees/Utility Taxes

These levies are generally defined as the payment for the right to provide utility service to an area. Miami-Dade County allows any MAC area that incorporates to retain these revenue sources. The local government will be required to impose a rate to be attached to the use of Electric, Natural Gas, Water and other services. The Franchise Fee rate in Florida has a maximum of 6% of the usage charges, while Utility Taxes are capped at 10%.

Estimates of Franchise Fees and Utility Taxes are derived from extrapolation from the County Budgets by the Office of Management and Budget (OMB). The estimates for the proposed municipality, as presented in the “*Estimated Impact on UMSA Budget*”, prepared by OMB are:

Franchise Fees: \$ 749,863
Utility Taxes: \$1,550,866

These figures are reasonable based on the experiences of other comparable municipalities in Miami-Dade County.

Business Use Tax

This fee (formerly known as the Occupational License) is imposed on the owners of any business enterprise located within the boundaries of the municipality. The rates are established by the governing body and typically are based on the type of business activity performed. More intensive uses usually receive a higher fee.

	Fontainebleau	Biscayne Gardens	North Miami Beach
2013 number of businesses	442	902	2,108
Business Use Tax	\$53,000	\$58,000	\$130,000
	(proposed)		
Tax per business	\$119.91	\$64.30	\$61.67
	(proposed)		

The estimate for this source was taken from the budget review by OMB and is placed at \$53,000. The Fontainebleau area has a total of 442 businesses (Claritas). One comparison is Biscayne Gardens, the area has 902 businesses and expected Business Use Tax revenue of \$58,000, or \$64.30 per business. Another comparison is North Miami Beach, which has 2,108 businesses and generates \$130,000 in Business Tax revenue, or \$61.67 per business. Based on these comparisons, a better number to use would be \$27,400.

Most of the businesses in the area are in Professional, Retail, and Health Related industries.

Building Permit Fees

Local governments impose a fee for obtaining permits to construct or modify a structure in the jurisdiction. Under State law, these fees cannot be higher than the cost associated with providing the service, including any Administrative Costs. Since the Fontainebleau area does not have a significant amount of vacant land, this type of activity will likely be limited to remodeling and repair of existing structures.

Two good comparisons for Fontainebleau are Biscayne Park and Biscayne Gardens. Both of these areas have virtually no vacant land. Biscayne Park has a population of 3,063, and Building Permit Revenues of \$60,000 annually. Biscayne Gardens has a population of 32,443, and estimated building permit revenues of \$136,000 annually.

Under the MAC budget, Fontainebleau has no revenues under the Building Permit Fees line item. PMGA expects revenue to be \$130,000.

Other Licenses/Fees/Permits

Special events, use of municipal property and other activities also generate funds for a governmental jurisdiction.

The estimate for this source was taken from the budget review of other municipalities in South Florida that are similar in size to the proposed municipality. This review reveals that the revenue in this category for the other municipalities ranges from \$40,000 to \$250,000. The estimate for Fontainebleau is \$46,148, which PMGA finds to be a reasonable amount.

State Shared Revenues/1/2 Cent Sales Tax

State Shared Revenues are funds allocated each year into a fund for distribution to the local entities. There is no set amount. However, the State of Florida attempts to provide at least the same amount as the previous year.

The ½ Cent Sales Tax is not revenue generated at the local level, but rather ½ Cent of the 6% Sales Tax collected throughout the State. These funds are placed in a fund and reallocated to the local jurisdictions in a manner similar to the State Shared Revenues. These funds are allocated to municipalities based on population.

Estimates for these figures were provided by the MAC. The figures provided by the MAC were then compared to three comparable municipalities. The results are found in the table below.

MAC estimates

State Shared Revenue (SSR): \$ 500,000
½ Cent Sales Tax (SST): \$1,620,620

	Fontainebleau	Sweetwater	Miami Lakes	Palmetto Bay
2013 population	29,868	20,575	30,571	23,650
State Shared Revenue (proposed)	\$500,000	\$574,850	\$776,970	\$436,821
1/2 cent sales tax (proposed)	\$1,620,620	\$1,396,897	\$2,000,000	\$1,571,682
SSR per person	\$16.74	\$27.94	\$25.42	\$18.47
SST per person	\$54.26	\$67.89	\$65.42	\$66.46

As seen in table, State Shared Revenue and State Sales Tax estimates by the Fontainebleau MAC are lower than comparable cities. The average for the three comparable cities is \$23.94 per person for State Shared Revenue, and \$66.59 per person for State sales tax. These averages would give Fontainebleau \$713,845 in State Shared Revenue and \$1,989,209 in State Sales tax.

PMGA estimates

State Shared Revenue: \$ 715,040
½ Cent Sales Tax: \$1,988,910

Communication Service Tax:

This tax is applied to the use of any communication device registered to a user at an address within the jurisdiction. The local portion of the Communications services tax applies to telecommunications, video and related services. This definition includes voice, data, audio, video, or any other information or signals, transmitted by any medium, including:

- Land Line Telephone
- Cellular Telephones
- Satellite Telephones
- Cable Television Service
- Satellite Television Service
- Internet Service
- Tablets
- Any other service that uses airwaves, cable or other interconnected devices

Revenue from this source has had significant expansion annually since more devices are available and in use each year. Many households have multiple devices and will pay a fee on the usage rate of each device.

The governing body of the jurisdiction must establish a rate applied to the usage charges, with the typical rate in Miami-Dade County of 5.72% (the rate applied by Miami-Dade County in the unincorporated area). The highest rate charged in the area is 6.72% (Medley).

The table below shows the MAC estimate for the Communication Service Tax, and comparison for the three comparable municipalities used earlier.

MAC estimate

Communication Service Tax (CST): \$843,028

	Fontainebleau	Sweetwater	Miami Lakes	Palmetto Bay
2013 population	29,868	20,575	30,571	23,650
Communication Service Tax	\$843,028			
	(proposed)	\$426,465	\$1,274,000	\$1,431,819
CST per person	\$28.23	\$20.73	\$41.67	\$60.54

Based on both the above table and previous experience, PMGA views the \$20.7 per person figure of Sweetwater to be an outlier. PMGA estimates that revenues from this source should be roughly \$50 per person, but will use an estimate of \$41.67 per person (amount earned by Miami Lakes) for the estimate. This gives a figure of \$1,244,600.

PMGA estimate

Communication Service Tax (CST): \$1,244,600

Intergovernmental/Charges for Service/Fines and Forfeitures/Other Revenues

These sources comprise transfers from other jurisdictions, traffic fines, code enforcement charges and other miscellaneous items.

The estimates for these sources were taken from the budget review of other municipalities in Miami-Dade County and the amounts listed below are reasonable. While there is no revenue listed in the line items for Charges for Services and Fines and Forfeitures, we believe that any income received in these categories is accounted for in the \$46,148 figure under Other Licenses/Fees/Permits.

Intergovernmental:	\$7,292
Charges for Service:	\$ 0
Fines and Forfeitures:	\$ 0
Other Revenues:	\$5,378

Stormwater Fees

These sources represent the funds from the levy of a Stormwater Fee for all properties in the jurisdiction. The funds are transferred to Miami-Dade County, which is responsible for the maintenance of the drainage facilities. The fee actually represents a “Pass-through” of funds for services provided.

It is possible that the fees may be paid directly to the County and by-pass the new municipality. Since the amount is included in both revenue and expenditures, the amount has a net sum of \$0.

Revenue Projection
\$188,520

Associated Expenditures
\$188,520

Gas Tax

Miami-Dade County generates funds through a local Gas Tax, which is then allocated to the municipalities. The allocation is based on population and amount of lane miles within the jurisdiction.

The funds raised by this source are restricted for the improvement of roads and transportation systems in the jurisdiction. The expenditure section will include an amount identical to the revenue generated.

Biscayne Gardens is a good comparison in this case. With a population of 32,443, Biscayne Gardens has an expected revenue projection of \$472,000. For the purposes of this report, PMGA is using an estimate of \$450,000. Again, the amount has a net sum of \$0.

Revenue Projection
\$450,000

Associated Expenditures
\$450,000

Parks and Recreation

Fontainebleau is home to two County parks, Women's Park and Ruben Dario Park. Women's Park is considered by the county to be a "park of regional interest", and therefore will not be able to be transferred to Fontainebleau. Ruben Dario Park, on the other hand, likely will transfer from the County to the newly formed municipality, upon incorporation. Estimates were obtained from the County on the revenues and expenses from the park. In Fiscal Year 2014, revenues from the park were \$94,295. PMGA expects that Fontainebleau will continue the same level of service for the park.

Total Revenue

The estimate of revenue from all sources totals \$8,707,312 and is represented in Table 2. The figure is an increase of \$1,822,058 (26.5%) from the MAC 2014 report.

**TABLE 2
SUMMARY OF REVENUES**

Category	MAC Amount	PMGA Amount
Ad Valorem	\$1,509,000	\$1,509,000
Franchise Fees	\$ 749,863	\$ 749,863
Utility Taxes	\$1,550,866	\$1,550,866
Business Use Tax	\$ 53,059	\$ 27,400
Building Permit Fees	\$ 0	\$ 130,000
Other Licenses/Fees/Permits	\$ 46,148	\$ 46,148
State Shared Revenue	\$ 500,000	\$ 715,040
1/2 Cent Sales Tax	\$1,620,620	\$1,988,910
Communication Tax	\$ 843,028	\$1,244,600
Intergovernmental	\$ 7,292	\$ 7,292
Charges for Service	\$ 0	\$ 0
Fines and Forfeiture	\$ 0	\$ 0
Other Revenues	\$ 5,378	\$ 5,378
Stormwater	\$ 0	\$ 188,520
Gas Tax	\$ 0	\$ 450,000
Parks and Recreation	\$ 0	\$ 94,295
Total	\$6,885,254	\$8,707,312

OTHER TAXES NOT PAYABLE TO THE NEW MUNICIPALITY

Property Owners in the proposed incorporation area will also pay taxes to authorities other than the new municipality. The establishment of a new municipality will not impact the power of these agencies to impose taxes. Incorporation of Fontainebleau will not impact these taxes. Levies include:

- County-wide Ad Valorem Tax by Miami-Dade County
- Fire District Tax
- Library Tax
- Special Districts Tax (Water Management, Florida Inland Navigation, Children's Trust etc.)
- Fontainebleau Lakes Community Development District Assessment

Property Owners in the Fontainebleau area will no longer be required to pay the UMSA unincorporated area tax from Miami-Dade County, if the area incorporates. The Property Owners will be required to pay the Ad Valorem rate imposed by the new municipality.

EXPENDITURES

Some expenditures of the city will be covered by the Fontainebleau Lakes Community Development District (CDD). The CDD generates income through an assessment, separate from any city income, and covers landscaping, lake maintenance, lighting, irrigation, and street maintenance. The CDD only covers the portion of the city located north of Flagler Street. The budget and boundaries of the CDD are located in the appendix.

Expenditures for the municipality were determined by analysis by various County Departments as well as examination of other municipal budgets. The expenditure estimate was based on personnel levels, equipment and operational costs.

Town Council

The MAC estimate does not include money for salaries of Council members (5). \$40,000 is earmarked for the cost of meetings for the year. While new cities generally have a philosophy that the elected officials will only receive a modicum of reimbursement for their time to serve the public, most do not have volunteer commissions. No money is included for the cost of membership organizations such as the League of Cities. PMGA has added \$12,000 for the cost of membership organizations, and \$48,000 for minimal salaries for the Town Council. This brings the total cost to \$100,000.

Total cost - \$100,000

Town Manager

The estimate for this department includes staffing level of three (Manager, Assistant Manager, and Secretary). This figure provided by the MAC did not include fringe and operating costs, which PMGA estimates, to be 35%. PMGA has adjusted this line item to reflect fringe costs.

Total cost - \$303,750

Town Clerk

This department has a staff of two and includes operating costs as well as records retention, mailing costs, advertising and other expenses. Fringe costs have been added by PMGA.

Total cost - \$168,750

Town Attorney

This expenditure will be on a contract basis with an outside law firm. The cost includes all of the support of the designated Town Attorney.

Total Cost – \$200,000

General Expenses

This figure includes office rent and supplies, utilities and maintenance, other expenses for general government, policy formation/internal support, and general services.

The estimate includes a projected cost of \$75,000 for rentals and leases for the city hall and administrative offices. For Biscayne Gardens, the figure used was \$250,000. This figure appears to be low. PMGA used an estimate of 7,500 square feet of rental space multiplied by an estimate of \$20 per square foot, to get an estimate of \$150,000.

The estimate for insurance is \$50,000 annually. This figure is difficult to estimate since insurance costs have been rising steadily in the recent past. For Biscayne Gardens, the figure used was \$290,000. PMGA is comfortable using an insurance figure of \$150,000.

Total cost - \$1,116,589

Finance

The estimate for this department includes a staff of two to complete the accounts receivable, accounts payable and coordination of collection and disbursement of funds. Fringe costs were added by PMGA.

Total Cost – \$168,750

Police

This figure is provided by Miami-Dade County and is based on previous experience. This figure is assumed to be a given and was not examined by PMGA.

Total Cost Police - \$4,265,145

Parks and Recreation

No funds were allocated for Parks and Recreation by the MAC estimate, although \$150,000 is set aside for Park Land Acquisitions and Capital Improvements. The County was contacted about the annual cost of running the park. In Fiscal Year 2014, the park had expenses of \$288,252. PMGA finds that \$150,000 is an appropriate figure for additional park land acquisition and capital improvements.

Total Cost Parks - \$288,252

Total Cost Park Land Acquisitions/Capital Improvements - \$150,000

Building, Planning and Zoning/Code Enforcement

It is assumed that Building, Planning and Zoning will be contracted out. To this end, \$195,000 is set aside. An additional \$80,000 is earmarked for 2 code enforcement officers and \$30,000 for vehicle-related expenses for those 2 officers. PMGA has added 35% to the salaries of the officers for fringe costs.

Total cost Building Planning, and Zoning - \$195,000

Code Enforcement/Vehicle Expense - \$138,000

Public Works

This department will include a staff of one as a Public Works Contract Administrator. Fringe costs were added. An additional \$50,000 in contracting fees was also added.

Contract Administrator - \$33,750

Contracting Fees - \$50,000

Stormwater/Utility/Transportation

The expenditures for these categories equal the revenue generated. Estimations for these line items are explained under the revenues section of this report.

Category	Revenue	Expenditures
Stormwater Fees	\$188,520	\$188,520
Transportation Revenue	\$450,000	\$450,000

QNIP

Representing the share of the new municipality of the debt incurred by Miami-Dade County, the figure provided by the MAC is \$185,000. The figure provided by the County is \$232,630.

Total Expenditures

Total expenditures equal \$8,049,136, which is an increase of \$1,273,882 (18.8%) over the amount in the MAC report. The amounts are found in Table 3.

**TABLE 3
ESTIMATED EXPENDITURES**

Category	MAC Amount	PMGA Amount
Town Council	\$ 40,000	\$ 100,000
Office of Town Manager	\$ 225,000	\$ 303,750
Office of Town Clerk	\$ 125,000	\$ 168,750
Office of Town Attorney	\$ 200,000	\$ 200,000
General Expenses	\$ 941,589	\$1,116,589
Finance Department	\$ 125,000	\$ 168,750
Police Department	\$4,265,145	\$4,265,145
Building, Planning and Zoning Department	\$ 195,000	\$ 195,000
Code Enforcement	\$ 110,000	\$ 138,000
Public Works Department	\$ 25,000	\$ 83,750
Parks and Recreation Department	\$ 150,000	\$ 438,252
Stormwater Utility Fund	\$ 188,520	\$ 188,520
Total Transportation Fund	\$ 0	\$ 450,000
QNIP (Debt and pay-as you-go)	\$ 185,000	\$ 232,630
Total	\$6,775,254	\$8,049,136

NET OPERATIONS

Reserve/Surplus

The MAC budget has \$50,000 in a Disaster Recovery/Carry Forward Surplus Allowance, and \$60,000 under the line item “Other Expenses not included”. For the purposes of this analysis, PMGA has combined these funds and refers to them as “Reserve/Surplus”. These were not included in the estimated expenditures.

The result of the analysis provided in this report is an overall surplus (Revenues less Expenditures) of \$658,176, or 7.6%. This percentage is significantly higher than the surplus in the MAC report of 1.6% (\$110,000/\$6,885,254). The increase in surplus is due to the increased revenue projections, which are based on the higher projections by PMGA for State Shared Revenue, the ½ Cent Sales Tax, and the Communication Service Tax.

The surplus amount is important due to the fact that the revenue sources may be late in reaching the full amount. One example is that the coding for the Franchise Fees, Utility Taxes and Communications Service Taxes must be changed to the new jurisdiction. At times, the adjustment to the programming of the utility companies is not completely accurate resulting in a loss of revenue to the new jurisdiction. Other revenues may also be slow in collection.

One way for the new municipality to improve the collection of the fees and taxes from the use of utility services is to engage a firm that specializes in reviewing the allocation process of these fees. The firm usually operates on a commission basis and typically improves the revenue stream of the municipality.

Another use of the surplus funds is for capital improvements and expenditures that may be necessary. This action may reduce costs in the future.

The municipality should maintain a contingency fund for special and/or emergency needs. Setting this amount at 5% to 10% of the budget makes wise fiscal sense. It is not necessary to add 5% to 10% each and every year. Instead the municipality should maintain a balance in the fund equal to the specified amount.

Category	MAC Report	Third-Party Report
Revenue	\$6,885,254	\$8,707,312
Expenditures	\$6,775,254	\$8,049,136
Surplus	\$ 110,000	\$ 658,176
Percentage	1.6%	7.6%

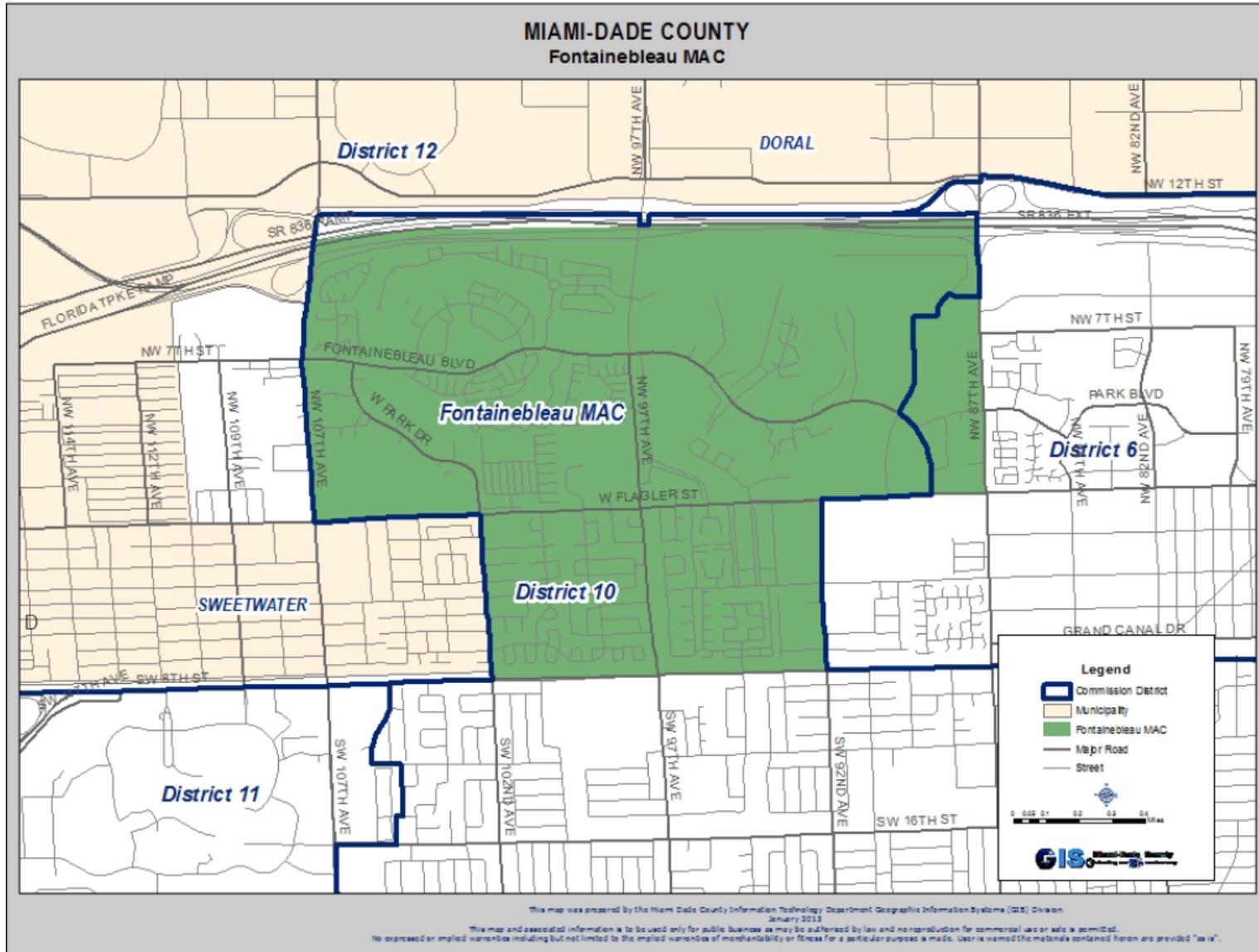
CONCLUSION

The Fontainebleau area can succeed financially as a new municipality without changing the Ad Valorem rate. This millage rate, as well as other revenues, will generate sufficient funds to pay for operating expenditures and result in a comfortable surplus, which would be available for contingencies.

The conclusion is also based on the establishment of a “no frills” budget that provides the current level of service received by the Property Owners from Miami-Dade County. The budget does not consider increases in services.

APPENDIX

CDD and Reference Materials



Fontainebleau MAC Financial Analysis
Proposed Budget
Wednesday, July 23, 2014

	New Proposed Budget
Revenues	
Ad Valorem Taxes	\$ 1,509,000.00
Utility Taxes	\$ 1,550,866.00
Franchise Fees	\$ 749,863.00
Communication Tax	\$ 843,028.00
Intergovernmental Revenues	
Alcoholic Beverage License	\$ 7,292.00
State Revenue Sharing	\$ 500,000.00
Sales Tax	\$ 1,620,620.00
Building Permits	
Other Licenses, Fees and Permits	\$ 46,148.00
Occupational Licenses	\$ 53,059.00
Charges for Services	
Fines and Forfeitures	
Specialized Police Credit	
Interest Earnings	\$ 5,378.00
Total Revenues	\$ 6,885,254.00
Expenditures	
1) Council / Manager (Table 01)	\$ 265,000.00
2) City Clerk's Office (Table 01)	\$ 125,000.00
3) Finance Department (Table 01)	\$ 125,000.00
4) City Attorney (Table 01)	\$ 200,000.00
5) General Government (Table 01)	\$ 755,000.00
6) <i>Building, Planning and Zoning (Table 01)</i>	\$ 110,000.00
7) <i>Policy Formulation/Internal Support (Table 01)</i>	\$ 150,000.00
8) Disaster Recovery/Carry Forward Surplus Allowance (Table 01)	\$ 50,000.00
9) <i>General Services (Table 01)</i>	\$ 780,109.00
10) <i>Police Staffing (Table 02)</i>	\$ 4,265,145.00
10) <i>Others (Table 01)</i>	\$ 60,000.00
Mitigation Payment	\$ 0.00
Total Expenditures	\$ 6,885,254.00
Deficit of Revenue to Expenditures	\$ 0.00

Fontainebleau MAC Financial Analysis**Table 02 "Police Staffing"****Wednesday, July 23, 2014**

Position	Fontainebleau	Northeast
Police Major	0	0
Police Lieutenant	1	1
Police Sergeant	4	4
Detective Sergeant	1	1
Detective Police	2	2
Police Officer	19	20
Subtotal Sworn	27	28
"PSA" Police Service Aide	2	2
"PRS" Police Record Specialist	1	1
"PCA" Police Crime Analyst	1	1
"PSS" Police Station Specialist	0	0
Secretary	1	1
Subtotal Sworn	5	5
Total	32	33

10) Police Staffing	Proposed for Fontainebleau (MAC)		
	Fontainebleau	Avg. Cost	Total
Police Major	0	\$ 173,582.00	\$ 0.00
Police Lieutenant	1	\$ 163,042.00	\$ 163,042.00
Police Sergeant	4	\$ 144,632.00	\$ 578,528.00
Detective Sergeant	1	\$ 144,082.00	\$ 144,082.00
Detective Police	2	\$ 118,049.00	\$ 236,098.00
Police Officer	19	\$ 117,499.00	\$ 2,232,481.00
Subtotal Sworn	27		\$ 3,354,231.00
"PSA" Police Service Aide	2	\$ 65,118.00	\$ 130,236.00
"PRS" Police Record Specialist	1	\$ 56,393.00	\$ 56,393.00
"PCA" Police Crime Analyst	1	\$ 78,776.00	\$ 78,776.00
"PSS" Police Station Specialist	0	\$ 67,621.00	\$ 0.00
Secretary	1	\$ 63,878.00	\$ 63,878.00
Subtotal Sworn	5		\$ 329,283.00
Vehicles			
Marked	24	\$ 7,826.00	\$ 187,824.00
Unmarked	4	\$ 6,474.00	\$ 25,896.00
"PSA" Police Service Aide	2	\$ 6,670.00	\$ 13,340.00
Motorcycle	0	\$ 7,716.00	\$ 0.00
Subtotal Vehicles	30		\$ 227,060.00
Police Reserve and Others			
Other Police Expenses			\$ 196,411.00
General Overtime	30	\$ 5,272.00	\$ 158,160.00
Subtotal Reserve and Others			\$ 354,571.00
Total 10) Police Staffing			\$ 4,265,145.00

Fontainebleau MAC Financial Analysis
Table 01, "City Staff / Salary Budget"
 Wednesday, July 23, 2014

	Proposed for Fontainebleau (MAC)		
	Fontainebleau	Avg. Cost	Total
1) Council / Manager			
City Council Meeting expenses	1	\$ 40,000.00	\$ 40,000.00
City Manager	1	\$ 125,000.00	\$ 125,000.00
Assistant City Manager	1	\$ 52,000.00	\$ 52,000.00
Secretariat	1	\$ 48,000.00	\$ 48,000.00
Subtotal	4		\$ 265,000.00
2) City Clerk's Office			
Clerk	1	\$ 80,000.00	\$ 80,000.00
Secretary	1	\$ 45,000.00	\$ 45,000.00
Subtotal	2		\$ 125,000.00
3) Finance Department			
Staff - Billing / Revenue	1	\$ 80,000.00	\$ 80,000.00
Accounts Payable	1	\$ 45,000.00	\$ 45,000.00
Subtotal	2		\$ 125,000.00
4) City Attorney			
City Attorney	1	\$ 200,000.00	\$ 200,000.00
Subtotal	1		\$ 200,000.00
5) General Government			
Building, Planning and Zoning	1	\$ 195,000.00	\$ 195,000.00
Public Works Contract Administrator	1	\$ 25,000.00	\$ 25,000.00
Parks and Recreation	1	\$ 0.00	\$ 0.00
Park Land Acquisitions/Capital Improvements	1	\$ 150,000.00	\$ 150,000.00
QNIIP	1	\$ 185,000.00	\$ 185,000.00
Others	1	\$ 200,000.00	\$ 200,000.00
Subtotal	6		\$ 755,000.00
6) Building, Planning and Zoning			
Code Enforcement officer	2	\$ 40,000.00	\$ 80,000.00
Auto Expenses	2	\$ 15,000.00	\$ 30,000.00
Subtotal	4		\$ 110,000.00
7) Policy Formulation/Internal Support			
Policy Formulation/Internal Support	1	\$ 150,000.00	\$ 150,000.00
Subtotal	1		\$ 150,000.00
8) Disaster Recovery/Carry Forward Surplus Allowance			
Disaster Recovery/Carry Forward Surplus Allowance	1	\$ 50,000.00	\$ 50,000.00
Subtotal	1		\$ 50,000.00
9) General Services			
Rent	1	\$ 75,000.00	\$ 75,000.00
Audit Fees	1	\$ 50,000.00	\$ 50,000.00
Insurance	1	\$ 50,000.00	\$ 50,000.00
IT Cost	1	\$ 50,000.00	\$ 50,000.00
Repairs and Maintenance	1	\$ 36,000.00	\$ 36,000.00
Office Expense and Supplies	1	\$ 40,000.00	\$ 40,000.00
Telephones and Communications	1	\$ 18,000.00	\$ 18,000.00
Utilities	1	\$ 12,000.00	\$ 12,000.00
Payroll Services	1	\$ 5,000.00	\$ 5,000.00
Accounting and Auditing Outside Services	1	\$ 100,000.00	\$ 100,000.00
Storm water Cleaning and Maintenance	1	\$ 188,520.00	\$ 188,520.00
Other Cost	1	\$ 155,589.00	\$ 155,589.00
Subtotal			\$ 780,109.00
10) Others			
Others expenses not included	1	\$ 60,000.00	\$ 60,000.00
Subtotal	1		\$ 60,000.00

MIAMI-DADE COUNTY
OFFICE OF THE PROPERTY APPRAISER
Fontainebleu MAC 2013 Preliminary Values
 AUGUST 15, 2013



Fontainebleu MAC 2013 Preliminary Values

Full MAC Area (Original Plus Areas A & B)

	Count	Just Value	Assessed Value	Taxable Value
Real Estate	10,892	1,251,623,552	1,171,260,779	818,096,605
Pers Prop	250	7,764,221	7,764,221	5,343,748
Total Value		1,259,387,773	1,179,025,000	823,440,353

Original MAC Area

	Count	Just Value	Assessed Value	Taxable Value
Real Estate	8,685	972,704,035	911,970,908	649,719,954
Pers Prop	190	5,706,734	5,706,734	4,067,521
Total Value		978,410,769	917,677,642	653,787,475

MAC Expansion Area A

	Count	Just Value	Assessed Value	Taxable Value
Real Estate	748	127,675,966	120,086,121	72,496,186
Pers Prop	21	939,773	939,773	542,998
Total Value		128,615,739	121,025,894	73,039,184

MAC Expansion Area B

	Count	Just Value	Assessed Value	Taxable Value
Real Estate	1,459	151,243,551	139,203,750	95,880,465
Pers Prop	39	1,117,714	1,117,714	733,229
Total Value		152,361,265	140,321,464	96,613,694

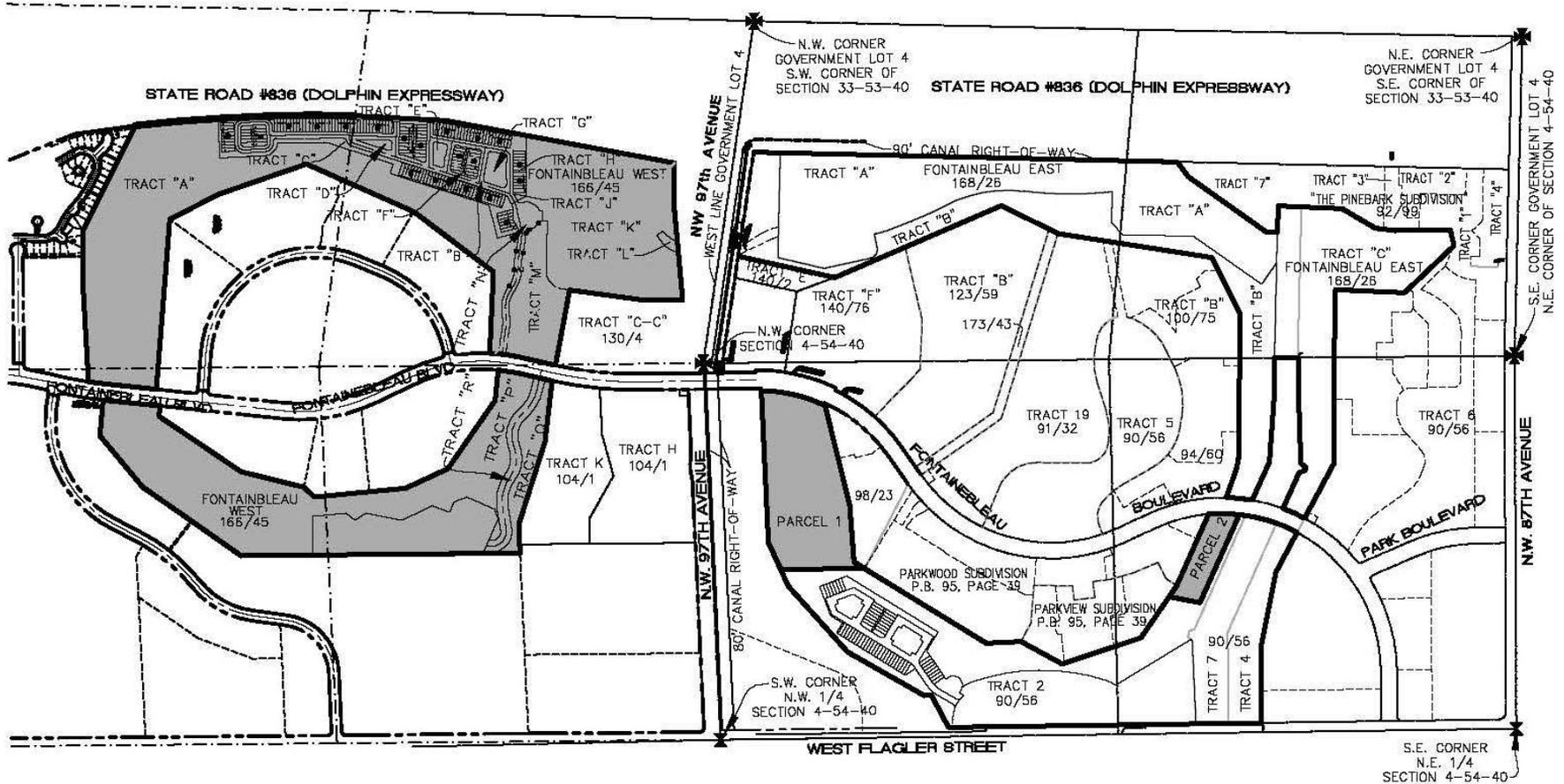
Office of Management And Budget's "Estimated Impact on UMSA Budget"

Based on FY 2013-14 Budget	Incorporation Assumptions	Total
Property Tax Revenue	Allocation based on tax roll & millage	\$1,509,000
Franchise Fees	Allocated based on tax roll/population	\$749,863
Sales Tax	Allocation based on \$68.69 per person	\$1,620,619
Utility Taxes	Allocated based on tax roll/population	\$1,550,866
Communications Tax	Allocated based on tax roll/population	\$843,027
Alcoholic Beverage License	Allocation based on \$0.24 per person	\$7,292
Occupational License	Allocation based on \$1.78 per person	\$53,059
Interest	Allocation based on .079% of total revenue	\$12,775
Miscellaneous Revenues	Allocation based on \$1.55 per person	\$46,148
Revenue to UMSA		\$6,392,650
Cost of Providing UMSA Services		
Police Department		\$3,773,897
UMSA Police Budget (without specialized)		
Park and Recreation Dept	Based on cost of parks	\$0
Public Works		
	Centerline Miles	Centerline miles times cost per lane mile
		\$6,982
Planning, Code Compliance and Non-Departmental	Direct cost times 8.81%	\$ 333,095
QNIP (pay-as-you-go)	Utility Taxes as a % of debt service 15%	\$ 232,630
Policy Formulation/Internal Support	Direct cost times 7.66%	\$ 289,615
Cost of Providing UMSA Services		\$ 4,636,219
Net to UMSA		\$1,756,430
1. Does not include gas tax funded projects		
2. Does not include canal maintenance revenues or expenses		
3. Does not include proprietary activities: Building, Zoning, Solid Waste		
4. Does not include Fire and Library Districts		
5. Revenues are based on allocations not actuals		
Disclaimer: These calculations do not represent a projected or suggested municipal budget. They indicate only the fiscal impact of this area's incorporation on the remaining UMSA.		

County values for Ruben Dario Park

Fiscal Year	2014		
Row Labels	Sum of YTD - Actual + Inter. + Intra. Rev. Bal.	Sum of YTD - Actual + Inter. + Intra. Exp. Bal.	
(COA) Salary and Fringes	\$0.00	\$193,031.44	
(COB) Overtime	\$0.00	\$135.36	
(C4) Other Operating	\$0.00	\$95,085.43	
Unknown	-\$94,295.45	\$0.00	
Grand Total	-\$94,295.45	\$288,252.23	

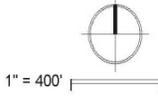
Fontainebleau Lakes CDD Boundaries



Fontainebleau Lakes CDD Land Ownership Map



FONTAINEBLEAU LAKES C.D.D. - WEST PARCEL



Fontainebleau Lakes
Community Development District

**Final Budget For
Fiscal Year 2014/2015
October 1, 2014 - September 30, 2015**

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- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
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FINAL BUDGET
FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2014/2015
October 1, 2014 - September 30, 2015

	FISCAL YEAR 2014/2015 BUDGET
REVENUES	
Administrative Assessments	65,194
Maintenance Assessments	198,883
Debt Assessments (A)	570,745
Other Revenues	0
Developer Assessments - A Bonds	0
Developer Assessments - B Bonds	0
Interest Income	240
TOTAL REVENUES	\$ 835,062
EXPENDITURES	
MAINTENANCE EXPENDITURES	
Inspections/Engineer's Report	2,400
Lake/Aquatic Management	8,750
Lawn & Landscaping (Includes Mulch)	78,000
Pest Control & Fertilizer	9,000
Irrigation Wet Check & Repair	15,000
Tree & Shrubbery MTE/Replacement	5,600
Community Lighting Upkeep	13,200
FP&L - Power - Street Lighting	35,000
FP&L - Power - Irrigation Pump Stations	5,600
Miscellaneous MTE Expenses	4,800
Roadways & Street Maintenance	3,600
Contingency	6,000
TOTAL MAINTENANCE EXPENDITURES	\$ 186,950
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	3,000
Payroll Taxes (Employer)	230
Management	24,768
Secretarial & Field Operations	4,200
Legal	12,000
Assessment Roll	10,000
Audit Fees	4,600
Arbitrage Rebate Fee	650
Insurance	6,500
Legal Advertisements	750
Miscellaneous	1,200
Postage	600
Office Supplies	900
Dues & Subscriptions	175
Trustee Fee	6,000
Continuing Disclosure Fee	750
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 76,323
TOTAL EXPENDITURES	\$ 263,273
REVENUES LESS EXPENDITURES	\$ 571,789
Bond Payments (A)	(536,500)
Bond Payments (B)	0
BALANCE	\$ 35,289
County Appraiser & Tax Collector Fee	(16,696)
Discounts For Early Payments	(33,393)
EXCESS/ (SHORTFALL)	\$ (14,800)
Carryover From Prior Year	14,800
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2014/2015
October 1, 2014 - September 30, 2015

	FISCAL YEAR 2012/2013 ACTUAL	FISCAL YEAR 2013/2014 BUDGET	FISCAL YEAR 2014/2015 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	75,504	67,141	65,194	Expenditures Less Interest & Carryover/94
Maintenance Assessments	192,233	197,021	198,883	Expenditures/94
Debt Assessments (A)	580,603	573,457	570,745	Bond Payments/94
Other Revenues	23,970	0	0	
Developer Assessments - A Bonds	0	0	0	
Developer Assessments - B Bonds	389,587	508,400	0	B Bond Paid Off In January 2014
Interest Income	933	120	240	Interest Estimated At \$20 Per Month
TOTAL REVENUES	\$ 1,262,830	\$ 1,346,139	\$ 835,062	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
Inspections/Engineer's Report	7,321	6,000	2,400	\$3,600 Decrease From 2013/2014 Budget
Lake/Aquatic Management	7,920	9,000	8,750	\$250 Decrease From 2013/2014 Budget
Lawn & Landscaping (Includes Mulch)	53,628	80,000	78,000	\$2,000 Decrease From 2013/2014 Budget
Pest Control & Fertilizer	3,953	10,000	9,000	\$1,000 Decrease From 2013/2014 Budget
Irrigation Wet Check & Repair	6,622	14,000	15,000	\$1,000 Increase From 2013/2014 Budget
Tree & Shrubbery MTE/Replacement	0	6,000	5,600	\$400 Decrease From 2013/2014 Budget
Community Lighting Upkeep	7,667	12,000	13,200	\$1,200 Increase From 2013/2014 Budget
FP&L - Power - Street Lighting	24,427	32,000	35,000	\$3,000 Increase From 2013/2014 Budget
FP&L - Power - Irrigation Pump Stations	1,542	6,600	5,600	\$1,000 Decrease From 2013/2014 Budget
Miscellaneous MTE Expenses	1,925	6,000	4,800	\$1,200 Decrease From 2013/2014 Budget
Roadways & Street Maintenance	0	0	3,600	Roadways & Street Maintenance
Contingency	0	3,600	6,000	Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 115,005	\$ 185,200	\$ 186,950	
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	0	0	3,000	Supervisor Fees
Payroll Taxes (Employer)	0	0	230	Supervisor Fees * 7.65%
Management	24,000	24,408	24,768	CPI Adjustment
Secretarial & Field Operations	3,600	3,600	4,200	\$350 Per Month
Legal	12,180	12,000	12,000	No Change From 2013/2014 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	4,500	4,500	4,600	\$100 Increase From 2013/2014 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2013/2014 Budget
Insurance	5,750	7,800	6,500	2013/2014 Expenditures Was \$5,923
Legal Advertisements	248	750	750	No Change From 2013/2014 Budget
Miscellaneous	444	1,200	1,200	No Change From 2013/2014 Budget
Postage	217	750	600	\$150 Decrease From 2013/2014 Budget
Office Supplies	718	900	900	No Change From 2013/2014 Budget
Dues & Subscriptions	175	175	175	No Change From 2013/2014 Budget
Trustee Fee	6,000	6,000	6,000	No Change From 2013/2014 Budget
Continuing Disclosure Fee	750	1,500	750	\$750 Decrease From 2013/2014 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 69,232	\$ 74,233	\$ 76,323	
TOTAL EXPENDITURES	\$ 184,237	\$ 259,433	\$ 263,273	
REVENUES LESS EXPENDITURES	\$ 1,078,593	\$ 1,086,706	\$ 571,789	
Bond Payments (A)	(554,682)	(539,050)	(536,500)	2015 P & I Payments Less Earned Interest
Bond Payments (B)	(389,587)	(508,400)	0	B Bond Paid Off In January 2014
BALANCE	\$ 134,324	\$ 39,256	\$ 35,289	
County Appraiser & Tax Collector Fee	(8,407)	(16,752)	(16,696)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,443)	(33,504)	(33,393)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 96,474	\$ (11,000)	\$ (14,800)	
Carryover From Prior Year	0	11,000	14,800	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 96,474	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
FONTAINEBLEAU LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2014/2015
October 1, 2014 - September 30, 2015

	FISCAL YEAR 2012/2013 ACTUAL	FISCAL YEAR 2013/2014 BUDGET	FISCAL YEAR 2014/2015 BUDGET	COMMENTS
REVENUES				
Interest Income (A)	120	100	100	Projected Interest For 2014/2015
Interest Income (B)	158	100	0	B Bond Paid Off In January 2014
NAV Tax Collection (A Bonds)	549,316	539,050	536,400	2015 P & I Payments Less Earned Interest
Payment By Developer (B Bonds)	389,587	508,400	0	B Bond Paid Off In January 2014
Prepaid Bond (B) Collection	7,778,450	0	0	
Prepaid Interest (B) Collection	249,664	0	0	
Total Revenues	\$ 8,967,295	\$ 1,047,650	\$ 536,500	
EXPENDITURES				
Principal Payments (A)	115,000	125,000	130,000	Principal Payment Due In 2015
Principal Payments (B)	7,100,000	0	0	B Bond Paid Off In January 2014
Interest Payments (A)	424,800	414,150	406,500	Interest Payments Due In 2015
Interest Payments (B)	643,350	508,500	0	B Bond Paid Off In January 2014
Miscellaneous Expenses	198	0	0	
Total Expenditures	\$ 8,283,348	\$ 1,047,650	\$ 536,500	
Excess/ (Shortfall)	\$ 683,947	\$ -	\$ -	

Series 2007A Bond Information

Original Par Amount =	\$7,480,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	August 2007		
Maturity Date =	May 2038		

Series 2007B Bond Information (Paid Off In January 2014)

Original Par Amount =	\$17,330,000
Interest Rate =	6.00%
Issue Date =	August 2007
Maturity Date =	May 2015

Fontainebleau Lakes Community Development District
Assessment Comparison

	Original Projected Debt Assessment Before Discount*	Original Projected Debt Assessment After Discount**	Fiscal Year 2011/2012		Fiscal Year 2012/2013		Fiscal Year 2013/2014		Fiscal Year 2014/2015	
			Assessment Before Discount*	Assessment After Discount**						
Administrative Assessment For Mid-Rise - Small	\$ -	\$ -	\$ 173.66	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance Assessment For Mid-Rise - Small	\$ -	\$ -	\$ 458.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Assessment For Mid-Rise - Small	\$ -	\$ -	\$ 1,193.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 1,203.00	\$ 1,154.88	\$ 1,824.85	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Assessment For Single Family	\$ -	\$ -	\$ -	\$ 180.67	\$ 165.78	\$ 158.15	\$ 160.97	\$ 154.53	\$ -	\$ -
Maintenance Assessment For Single Family	\$ -	\$ -	\$ -	\$ 474.65	\$ 486.47	\$ 487.01	\$ 491.07	\$ 471.43	\$ -	\$ -
Debt Assessment For Single Family	\$ -	\$ -	\$ -	\$ 1,518.08	\$ 1,518.08	\$ 1,457.36	\$ 1,518.08	\$ 1,457.36	\$ -	\$ -
Total	\$ 1,518.08	\$ 1,457.36	\$ -	\$ 2,173.40	\$ 2,170.33	\$ 2,093.52	\$ 2,170.12	\$ 2,083.32	\$ -	\$ -
Administrative Assessment For Townhomes	\$ -	\$ -	\$ 173.66	\$ 180.67	\$ 165.78	\$ 158.15	\$ 160.97	\$ 154.53	\$ -	\$ -
Maintenance Assessment For Townhomes	\$ -	\$ -	\$ 458.17	\$ 474.65	\$ 486.47	\$ 487.01	\$ 491.07	\$ 471.43	\$ -	\$ -
Debt Assessment For Townhomes	\$ -	\$ -	\$ 1,556.12	\$ 1,319.14	\$ 1,319.14	\$ 1,266.37	\$ 1,319.14	\$ 1,266.37	\$ -	\$ -
Total	\$ 1,318.14	\$ 1,266.37	\$ 2,187.95	\$ 1,974.46	\$ 1,971.39	\$ 1,892.53	\$ 1,971.18	\$ 1,882.33	\$ -	\$ -
Administrative Assessment For Courtyards	\$ -	\$ -	\$ 173.66	\$ 180.67	\$ 165.78	\$ 158.15	\$ 160.97	\$ 154.53	\$ -	\$ -
Maintenance Assessment For Courtyards	\$ -	\$ -	\$ 458.17	\$ 474.65	\$ 486.47	\$ 487.01	\$ 491.07	\$ 471.43	\$ -	\$ -
Debt Assessment For Courtyards	\$ -	\$ -	\$ 1,400.51	\$ 1,187.23	\$ 1,187.23	\$ 1,139.74	\$ 1,187.23	\$ 1,139.74	\$ -	\$ -
Total	\$ 1,187.23	\$ 1,139.74	\$ 2,032.34	\$ 1,842.55	\$ 1,839.48	\$ 1,765.90	\$ 1,839.27	\$ 1,765.70	\$ -	\$ -

* Assessments Include the Following :
4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

** Assessments include the Following :
1% County Tax Collector Fee
1% County Property Appraiser Fee

Community Information:
Single Family Units 271
Townhomes 36
Courtyards 98
Total Units 405