

---

*Miromar Lakes Community Development District*

---

*Regular Meeting Agenda*

*June 9, 2016*



*Visit our Web Site at: [www.miromarlakescdd.org](http://www.miromarlakescdd.org)*

*Prepared by:*

***JWARD AND ASSOCIATES LLC***

*2041 Northeast 6th Terrace*

*Wilton Manors, FL. 33305*

*E-Mail: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)*

*PHONE: (954) 658-4900*

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

June 6, 2016

Board of Supervisors  
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday June 9, 2016, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

1. Call to Order & Roll Call
2. Consideration of Minutes
  - a) May 12, 2016 Regular Meeting
3. Continued comments/discussion on the Proposed FY 2017 Budget – which is scheduled for a Public Hearing on August 11, 2016 at 2:00 P.M.
4. Staff Reports
  - a) Attorney
  - b) Engineer
    - I. Status of all SFWMD permits for Miromar Lakes.
  - c) Asset Manager
  - d) District Manager
    - I. Financial Statements for the period ending April 30, 2016
5. Supervisor's Requests and Audience Comments
  - a) Request by Mary Lefevre to add additional landscaping to the berm between St. Moritz and Tivoli.
6. Adjournment

The second order of business is consideration of the minutes of April 12, 2016.

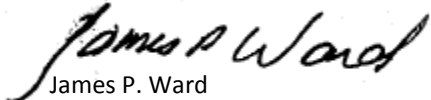
---

The third order of business deals with the FY 2017 budget – and is a continuation of the initial discussion we started at the May, 2016 meeting. We keep this item on the Agenda, during this time, to see if there are any more comments/questions/changes that need to be made before we get to the public hearing in August, 2017.

---

The balance of the Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,  
**Miromar Lakes**  
**Community Development District**

  
James P. Ward  
District Manager  
Enclosures

**The Fiscal Year 2016 Meeting Schedule is as follows**

October 8, 2015	November 12, 2015
December 10, 2015	January 14, 2016
February 11, 2016	March 10, 2016
April 14, 2016	May 12, 2016
June 9, 2016	July 14, 2016
August 11, 2016	September 8, 2016

**MINUTES OF MEETING OF THE  
MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Miromar Lakes Community Development District’s Board of Supervisors was held on Thursday, May 12, 2016, at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

**Board members present and constituting a quorum were:**

<b>Michael Hendershot</b>	<b>Chairman</b>
<b>David Herring</b>	<b>Vice Chairman</b>
<b>Doug Ballinger</b>	<b>Assistant Secretary</b>
<b>Burnett Donoho</b>	<b>Assistant Secretary</b>
<b>Alan Refkin</b>	<b>Assistant Secretary</b>

**Staff present:**

<b>James Ward</b>	<b>District Manager</b>
<b>Greg Urbancic</b>	<b>District Counsel</b>
<b>Paul Cusmano</b>	<b>Calvin Giordano &amp; Associates</b>
<b>Bruce Bernard</b>	<b>Calvin Giordano &amp; Associates</b>
<b>Charlie Krebs</b>	<b>District Engineer</b>

**Others Present:**

<b>Tim Byal</b>	<b>Miromar Development Corporation</b>
<b>Residents</b>	

**1. Call to Order & Roll Call**

Mr. Ward called the meeting to order at 2:00 p.m. A roll call determined that all members of the Board were present.

**2. Consideration of Minutes**

a) April 14, 2016 Regular Meeting

Referring to page 5, in the second line of first paragraph, Mr. Hendershot asked who the person was whose name was omitted. Mr. Ballinger identified himself as the person. On page 5, it’s missing a name, Mr. Ward stated it should be him. On page 6, mid-page, Mr. Ballinger asked to clarify the word “halt,” and Mr. Ward said it should read



“homes.” Mr. Ballinger pointed out that “not” was used twice in one sentence in the next to last line on page 6, and it was suggested that the second “not” be deleted.

**On Motion was made by Mr. Ballinger and seconded by Mr. Donoho, to approve the Minutes as described above, and with all in favor the motion was approved.**

**3. Consideration of Resolution 2016-1 of the Board of Supervisors of Miromar Lakes Community Development District approving the proposed Budget for Fiscal Year 2017 and setting a public hearing thereon pursuant to Florida law; providing for severability, providing for conflict, and providing for an effective date**

Mr. Ward stated that the Resolution represented the start of the 2017 budgeting process. He explained that they would be asked to approve the Budget solely for the purpose of setting the Public Hearing. Approval of the Resolution and the proposed Budget did not bind the Board to anything whatsoever in the Budget. Approval would merely allow things to move forward, so that by the date of the Public Hearing, the Board would be in a position to adopt the Budget. It did set an upper limit that they could not go above, but they could go below the figure at the time the Public Hearing. The Public Hearing had been moved up to August 11<sup>th</sup>, though it could be changed to a date in September, to deal with certifications by the County, but they are lienient, so either date is acceptable.

Dr. Herring asked for clarification regarding the Budget not binding them. He pointed out that it was binding with respect to the higher numbers. Mr. Ward stated yes he was correct and he would address that later.

Mr. Ward stated that turning his attention to the Debt Service Funds of the Series 2012 and 2015 Bonds, Mr. Ward directed them to page 8. As the Assessment Chart showed, the 2012 Bonds covered a majority of developed lands within Miromar Lakes itself. A portion of the Budget accounted for here are the principal and interest payments due on the Bonds for the ensuing fiscal year. The total expenditures were \$1,037,000, as compared with \$1,033,000 the previous year. Concurrently, the Assessment Level Chart illustrated that the assessment rates for the 2012 Bonds would remain relatively constant, being dependent on the total expenditures. Pages 8 and 9 provided the Amortization Chart for the 2012 Bonds. After 2017, there would be \$10,235,000 in remaining debt on the property to 2032. On page 10 were the 2015 Bonds, a majority of which covered by undeveloped land, and which was paid primarily by the developer, Miromar Development Company. Mr. Ward noted that the total budget had gone down slightly from the prior year and the total debt service due was relatively the same going into 2017. On page 11 could be found the amortization of the 2015 Bonds. On September 30, 2017, after the principal payments were made, there would be \$18,555,000 in outstanding debt on those properties.

In answer to an earlier question by Dr. Herring, Mr. Ward explained that regarding the 2015 Series of Bonds, they could find the few communities subject to the

debt on page 13. The balance was paid by Miromar Development. With regard to the 2012 Bonds, on the previous page they could see that most everything was developed and paid for by residents living within the community. He observed that from year to year the assessments remained relatively constant.

Mr. Ward turned their attention back to page 7, declaring that it was the core of the 2017 Budget, whereas everything else had stayed relatively consistent. Over the past few months, he recalled, they had had a relatively long discussion on the shoreline improvement program as presented by Mr. Bernard a few months before. They had come up with an original Budget of roughly \$1,100,000 in total cost, associated with that Capital Improvement Program. Originally they talked about a three-year program to address that Capital Improvement project. Mr. Ward stated that with respect to the current Budget, he had asked Mr. Bernard prioritize it over a four-year period. The sole reason was to keep the General Fund assessment rates within a few dollars of what they were currently, without going to the cap rate. Referring to an earlier remark by Dr. Herring, Mr. Ward pointed out that if they wanted to go up, at that point, to the cap rate, they could do move projects up to an earlier timetable and increase the cost a little bit. Conversely, they could keep projects to be addressed within the four-year program, keeping the assessment rates relatively level to what they were, over the next four years. Mr. Ward recalled that at the last meeting they had decided to include a couple of projects in the 2016 Budget, since there was some additional capital left over. Those would basically be considered in the year-end expenditures for 2016.

Mr. Ward stated that the balance of the General Fund Budget was relatively consistent with what they had seen over the past few years. What drove the Budget was the Capital Improvement Program. On page 2, at the bottom, the Board could see that the current assessment rate was \$672.71; at the four-year mark, the assessment rate would become \$672.77, which was a very little change. Mr. Donoho turned the focus to page 7, asking whether they accounted for everything that they would need in 2020, because the projection so much less than the preceding three years. Mr. Ward said he was correct. It represented the balance of the projects that would left, and that it was so much less was the point. Mr. Bernard commented that the program was relating to properties they had under CDD jurisdiction. Although some areas had not been turned over yet to the CDD, but they would have wiggle room to add them in the last year, if need be. Mr. Ward referred to page 2, citing the cap rate is \$739.78, and noting we are currently at \$672. As he stated earlier, he was presenting it in such a way as to keep basically the same rate it was, and keep the assessments level over time. As Dr. Herring observed, it would allow them to build reserves, as well. They could go up to the cap rate and garner some additional cash over the shorter period of time. The difference would be about \$130,000 coming into the District in the next year, if they went up to the cap rate. The question to consider was what they wanted to do in terms of the assessment rate, before the Public Hearing in August. The one important issue to keep in mind was that the cash they estimated going into September 30<sup>th</sup> was just anticipated, based, basically, on expenditures in March. They still had six months in the year to see if they would make it, and hopefully we would.

They were using some of the cash in order to fund the Capital Program, because they were out of the litigation, and the balance was to pay operating expenses for October, November and December. Dr. Herring asked for confirmation that they did not foresee more dealings regarding Center Place in the current year. Mr. Ward replied that he didn't know that, but they were going about it in such a way that there would be no real construction October through December, being that they only had money for the regular bills. If they wanted to accelerate the timeframe for it a little, they would have to do as Dr. Herring had intimated, which was to build some cash in the early part of the year. Otherwise, they would be waiting until January 2017 when they were in receipt of some real revenue to do Capital Improvement projects. In response to a question on the current status of the surplus funds, Mr. Ward replied that those funds do not really do much. He kept the excess funds invested in an overnight cash management account, under 1%. The Bond funds, however, were invested in longer term Municipal Securities. He explained that if you looked at the Debt Service Funds, where the real money was, those funds were earning 3% or 4% return, which was significant interest. They were non-callable Securities, to be sure.

**On Motion was made by Mr. Donoho and seconded by Mr. Refkin to adopt Resolution 2016-1, and with all in favor the motion was approved.**

#### 4. Staff Reports

##### a) District Attorney

Mr. Urbancic stated that the only thing he had to report was that they had been responding to Public Record requests. Whether it was a matter of non-compliance in good or in bad faith, the Courts were making the offenders liable for huge attorney's fees. They had had some issues with Public Records requests and the attorneys for Center Place. The repeated requests for records were becoming onerous. The District was trying to pass some of the gathering costs on to them because the volume of records they were being asked to go through was becoming ridiculous, especially in light of the fact that they were asking again and again for the same information that had already been provided to them. Hopefully, the Legislature would enact legislation to provide relief.

##### b) District Engineer

Mr. Krebs stated that he had nothing to report.

##### c) Asset Manager

Mr. Bernard reported that at Ben Hill Griffin, 490 plants had been put in and the fill-in of the berms and the median was executed. Starting on Monday, they would be

putting in plants at the berm on the west side, where the grass failed to grow because of deep shade, and they would “sculpt” it with mulch to fill in the rest.

Mr. Bernard said he had sent them photos of the fire that had broken out across from Portofino and Murano. The fire department, Miromar Lakes people and school security were there, since students were suspected of trespassing on private property and starting the fire. They would seek to secure the adjoining private property better so that the young people could not get over to Miromar’s side. Mr. Hendershot asked if there was any signage indicating “no trespassing,” on the other side of the berm. He was informed that there were no signs to that effect. Mr. Bernard confirmed that it was thought that the palm trees would survive, but they lost all the plantings and would have to contact the vendor about replacing them. Mr. Hendershot asked how much it would cost to put some warning signs up and staff said they would get to work on pricing and installing them. Mr. Ward stated that no insurance would cover landscaping at the site. Mr. Byal stated that in a full replacement situation there might be an insurance claim there. Mr. Ward said they would look into that.

Mr. Bernard reported that planting in the barrier littoral shelves had been delayed and the contractor said it would begin on June 19<sup>th</sup>, taking four weeks to complete. Staff was requested to stake out the area a week beforehand.

The NPDES meeting was set for the July 12<sup>th</sup>. There would be a 2-hour meeting prior, then one of the five places to be audited would be selected. He had just received an email from the State saying that they were going to sponsor the Lee County Report that was sent in by everybody, and it was a job well done, so there was nothing the District had to do on the NPDES Report. The audit would be a site visit, entailing showing them the drainage structures, retention areas, etc., and it should go well.

d) District Manager

I. Report on the number of registered voters residing in the District

Mr. Ward said he had in hand the standard report that was put out each year, revealing the number of registered voters within the District. According to the report, there were 2,002 as of April 15, 2016. The figure was provided as a matter of record and no action by the Board was required.

II. Financial Statements for the period ending March 31, 2016

Mr. Ward said that he would be happy to answer any questions with reference to the Financial Statements. Dr. Herring commented that the 66<sup>th</sup> Precinct encompassed a lot more than just the Miromar Lakes CDD. Mr. Ward said that yes, he would think so.

**4. Supervisor's Requests and Audience Comment**

Mr. Ward said he had no requests and there were no requests from the Board.

A member of the audience introduced herself as Marion Rizzo, saying that the reason she was there was to get a feel for the CDD and how it and the Board of Directors worked. In particular, she was concerned with beautification of the east side of the entrance to Miromar, generally, from the gate to the golf course crossing, corresponding to the inside of the berm that ran along Ben Hill Griffin. It as a very unattractive area at present, where the shade had prevented grass and plants from growing. She and her husband, Mike Rizzo, had some ideas on how to bring it up to Miromar-quality landscaping and they wished to enlist the District's help. She said that they would return with a plan for the District to consider.

A resident observed that in the Shoreline Management Report, there was a differentiation between the property owner cost and the CDD cost. Looking at the 2017 Budget it seemed like all the costs were now moved to the CDD. Mr. Ward replied that the Board had been having a discussion on that for a couple of months, but generally, a lot of the erosion problems we have are causes by some problems along the lake bank or directly above it. The Board looked at it from an overall community perspective and essentially decided that it would undertake a program to handle all the outstanding erosion problems. Mr. Hendershot commented that the responsibility had not changed and Mr. Ward said that was correct, as he, himself, was about to say. Mr. Hendershot went on to say that they had to address a number of those as a result of the violations cited in the Center Place litigation. Mr. Hendershot explained that the matter pertained to a lake maintenance easement. South Florida Water Management District (SFWMD) was going to the CDD to enforce repair of the lake banks. The homeowner's associations had not been fixing their own lake banks. The CDD could not fix their underwater erosion until the banks were fixed. Mr. Refkin pointed out that he thought the SFWMD had mandated it to them. Mr. Urbancic said they had permit requirements and they were trying to be proactive and comply with the requirements.

**5. Adjournment**

With no further comments or questions from the Board Mr. Ward asked for a motion to adjourn.

**Motion was made by Mr. Hendershot and seconded by Mr. Ballinger to adjourn the meeting, and with all in favor the motion was approved.**

The meeting was adjourned at 3:00 p.m.

---

James P. Ward, Secretary

---

Michael Hendershot, Chairman

---

*Miromar Lakes Community Development District*

---

*Proposed Budget—Fiscal Year 2017*

*Exhibit A*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

***2041 NORTHEAST 6TH TERRACE  
WILTON MANORS, FLORIDA 33305***

***E-MAIL: JimWard@JPWardAssociates.com***

***PHONE: (954) 658-4900***

***Please visit our web site: [www.miromarlakescdd.org](http://www.miromarlakescdd.org)***



---

*Miromar Lakes Community Development District*

---

*Table of Contents*

<i>General Fund</i>	
<i>Summary</i>	<i>1-2</i>
<i>Description of Line Item</i>	<i>3-6</i>
<i>Capital Plan—Multi-Year</i>	<i>7</i>
<i>Debt Service Fund—Series 2012 Bonds</i>	
<i>Summary of Fund</i>	<i>8</i>
<i>Amortization Schedules</i>	
<i>Series 2012 A Bonds</i>	<i>9</i>
<i>Debt Service Fund—Series 2015 Bonds</i>	
<i>Summary of Fund</i>	<i>10</i>
<i>Amortization Schedule</i>	
<i>Series 2015 Bond</i>	<i>11</i>
<i>Assessment Summary</i>	<i>12</i>
<i>Assessment Comparison</i>	<i>13</i>

*Please visit our web site: [www.miromarlakescdd.org](http://www.miromarlakescdd.org)*

**Miromar Lakes  
Community Development District**

**General Fund - Budget  
Fiscal Year 2017**

Description	Fiscal Year 2016 Budget	Actual at 03/31/2016	Anticipated Year End 09/30/16	Fiscal Year 2017 - Budget	Change in Budget from Prior Year Budget	Components of Change in Rate
<b>Revenues and Other Sources</b>						
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income - General Account	\$ 300	\$ 124	\$ 300	\$ 300	\$ -	N/A
<b>Special Assessment Revenue</b>						
Special Assessment - On-Roll	\$ 821,376	\$ 746,638	\$ 821,376	\$ 894,106	\$ 72,730	N/A
Special Assessment - Off-Roll	\$ 519,869	\$ 259,935	\$ 519,869	\$ 450,882	\$ (68,987)	N/A
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,341,545</b>	<b>\$ 1,006,696</b>	<b>\$ 1,341,545</b>	<b>\$ 1,345,288</b>	<b>\$ 3,743</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Legislative</b>						
Board of Supervisor's Fees	\$ 12,000	\$ 6,000	\$ 12,000	\$ 12,000	\$ -	\$ -
Board of Supervisor's - FICA	\$ 918	\$ 459	\$ 918	\$ 918	\$ -	\$ -
<b>Executive</b>						
Professional Management	\$ 40,000	\$ 20,000	\$ 40,000	\$ 40,000	\$ -	\$ -
<b>Financial and Administrative</b>						
Audit Services	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,100	\$ 100	\$ 0.05
Accounting Services	\$ -	\$ 335	\$ 335	\$ -	\$ -	\$ -
Assessment Roll Preparation	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ -	\$ -
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -
<b>Other Contractual Services</b>						
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,200	\$ -	\$ 2,000	\$ 1,200	\$ -	\$ -
Trustee Services	\$ 7,900	\$ 3,091	\$ 7,900	\$ 7,900	\$ -	\$ -
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Appraiser & Tax Collector Fees	\$ 2,400	\$ -	\$ 2,400	\$ 2,400	\$ -	\$ -
Bank Service Fees	\$ 550	\$ 205	\$ 420	\$ 550	\$ -	\$ -
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Communications and Freight Services</b>						
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 400	\$ 394	\$ 800	\$ 400	\$ -	\$ -
Insurance	\$ 5,800	\$ 5,665	\$ 5,665	\$ 5,800	\$ -	\$ -
Printing and Binding	\$ 1,200	\$ 724	\$ 1,500	\$ 1,200	\$ -	\$ -
<b>Other Current Charges</b>						
Website Maintenance	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ -
<b>Legal Services</b>						
General Counsel	\$ 20,000	\$ 20,800	\$ 41,000	\$ 30,000	\$ 10,000	\$ 4.94
Center Place						
General Counsel - Center Place	\$ 40,000	\$ -	\$ -	\$ -	\$ (40,000)	\$ (19.74)
Special Counsel - Center Place	\$ 250,000	\$ 46,655	\$ 100,000	\$ 100,000	\$ (150,000)	\$ (74.04)
Debt Service - Miromar Lakes LLC Note	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other General Government Services</b>						
Engineering Services						\$ -
General Fund	\$ 20,000	\$ 8,693	\$ 18,000	\$ 20,000	\$ -	\$ -
NPDES	\$ 2,500	\$ 560	\$ 750	\$ 250	\$ (2,250)	\$ (1.11)
Asset Administrative Services	\$ 7,000	\$ 2,917	\$ 7,000	\$ 10,000	\$ 3,000	\$ 1.48
Center Place Experts	\$ 100,000	\$ 1,821	\$ 1,821	\$ -	\$ (100,000)	\$ (49.36)
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total:</b>	<b>\$ 537,043</b>	<b>\$ 142,493</b>	<b>\$ 267,484</b>	<b>\$ 257,893</b>	<b>\$ (279,150)</b>	<b>\$ (137.78)</b>
<b>Stormwater Management Services</b>						
<b>Professional Services</b>						
Asset Management	\$ 23,800	\$ 9,917	\$ 23,800	\$ 27,800	\$ 4,000	\$ 1.97
Mitigation Monitoring	\$ 500	\$ -	\$ 500	\$ 500	\$ -	\$ -
<b>Utility Services</b>						
Electric - Aeration System	\$ 500	\$ 2,216	\$ 4,400	\$ 500	\$ -	\$ -
<b>Repairs &amp; Maintenance</b>						
<b>Lake System</b>						
Aquatic Weed Control	\$ 65,568	\$ 27,320	\$ 65,568	\$ 65,568	\$ -	\$ -
Lake Bank Maintenance	\$ 5,000	\$ -	\$ 5,000	\$ 1,500	\$ (3,500)	\$ (1.73)
Water Quality Testing	\$ 3,800	\$ -	\$ 3,800	\$ 11,800	\$ 8,000	\$ 3.95



**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2017**

Description	Fiscal Year 2016	Actual at	Anticipated	Fiscal Year 2017	Change in Budget	Components of
	Budget	03/31/2016	Year End 09/30/16	- Budget	from Prior Year Budget	Change in Rate
Water Control Structures	\$ 9,500	\$ 7,770	\$ 9,500	\$ 7,000	\$ (2,500)	\$ (1.23)
Grass Carp Removal	\$ 30,000	\$ -	\$ -	\$ -	\$ (30,000)	\$ (14.81)
Litoral Shelf Planting	\$ 18,000	\$ -	\$ 48,000	\$ -	\$ (18,000)	\$ (8.88)
Aeration System	\$ 3,500	\$ -	\$ 3,500	\$ 2,000	\$ (1,500)	\$ (0.74)
Wetland System						
Routine Maintenance	\$ 49,600	\$ 15,667	\$ 49,600	\$ 42,100	\$ (7,500)	\$ (3.70)
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay						
Aeration Systems	\$ 9,750	\$ -	\$ -	\$ 13,900	\$ 4,150	\$ 2.05
Littoral Shelf Replanting/Barrier	\$ -	\$ -	\$ -	\$ 48,000	\$ 48,000	\$ 23.69
Lake Bank Restorations	\$ -	\$ -	\$ 98,000	\$ -	\$ -	\$ -
Turbidity Screens	\$ -	\$ -	\$ 13,500	\$ -	\$ -	\$ -
Erosion Restoration	\$ -	\$ -	\$ -	\$ 259,238	\$ 259,238	\$ 127.96
Contingencies	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ -	\$ -
<b>Sub-Total:</b>	<b>\$ 222,518</b>	<b>\$ 62,889</b>	<b>\$ 328,168</b>	<b>\$ 482,906</b>	<b>\$ 260,388</b>	<b>\$ 128.52</b>
<b>Landscaping Services</b>					\$ -	
Professional Management						
Asset Management	\$ 34,400	\$ 14,333	\$ 34,400	\$ 37,400	\$ 3,000	\$ 1.48
Utility Services						
Electric - Landscape Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Water	\$ 5,000	\$ 1,777	\$ 5,000	\$ 5,000	\$ -	\$ -
Repairs & Maintenance						
Public Area Landscaping	\$ 434,029	\$ 125,578	\$ 434,029	\$ 444,000	\$ 9,971	\$ 4.92
Irrigation System	\$ 7,500	\$ 198	\$ 7,500	\$ 8,000	\$ 500	\$ 0.25
Well System	\$ 2,500	\$ -	\$ 2,500	\$ 1,000	\$ (1,500)	\$ (0.74)
Plant Replacement	\$ 20,000	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -
Other Current Charges						
Lee Cty - Ben Hill Griffin Landscaping	\$ 30,000	\$ 34,599	\$ 34,599	\$ 35,000	\$ 5,000	\$ 2.47
Hendry County - Panther Habitat Taxes	\$ 700	\$ 372	\$ 372	\$ 700	\$ -	\$ -
Operating Supplies						
Mulch	\$ 15,000	\$ -	\$ 15,000	\$ 19,000	\$ 4,000	\$ 1.97
<b>Sub-Total:</b>	<b>\$ 549,129</b>	<b>\$ 176,858</b>	<b>\$ 553,400</b>	<b>\$ 570,100</b>	<b>\$ 20,971</b>	<b>\$ 10.35</b>
<b>Other Fees and Charges</b>						
Discount for Early Payment	\$ 32,855	\$ -	\$ 32,855	\$ 34,389	\$ 1,534	\$ 1.15
<b>Sub-Total:</b>	<b>\$ 32,855</b>	<b>\$ -</b>	<b>\$ 32,855</b>	<b>\$ 34,389</b>	<b>\$ 1,534</b>	<b>\$ 1.15</b>
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,341,545</b>	<b>\$ 382,240</b>	<b>\$ 1,181,907</b>	<b>\$ 1,345,288</b>	<b>\$ 3,743</b>	<b>\$ 2.24</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	\$ -	\$ 624,456	\$ 159,638	\$ -		
<b>Fund Balance - Beginning</b>	\$ 162,379	\$ 162,379	\$ 162,379	\$ 322,017		
<b>Fund Balance - Ending</b>	\$ 162,379	\$ 786,835	\$ 322,017	\$ 322,017		

Description	Assessment Comparison			Current Cap Rate	Total Change in Rate
	Number of Units	FY 2016 Rate/Unit	FY 2017 Rate/Unit	Adopted FY 2016	
	Sold property on roll	1329	\$ 672.71	\$ 672.77	\$ 739.98
Developer units off roll	697	\$ 645.80	\$ 646.89	\$ 739.98	\$ 1.09
<b>Total:</b>	<b>2026</b>				

Revenue Loss due to Unit Count lower by 200 units: \$ 134,542.00  
Cost per Unit Addition from Revenue loss \$ 66.41

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2017**

---

**Revenues and Other Sources**

<b>Carryforward</b>	\$	-
<b>Interest Income - General Account</b>	\$	300
<p>With the levy of Special Assessments for Fiscal Year 2014 - the District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.</p>		

---

**Appropriations**

**Legislative**

Board of Supervisor's Fees	\$	12,918
<p>The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year.</p>		

**Executive**

Professional Management	\$	40,000
<p>The District retains the services of a professional management company - <b>JPWard and Associates, LLC</b> - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Miromar Lakes.</p>		

**Financial and Administrative**

Audit Services	\$	5,100
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>		

Accounting Services	\$	-
<p>This line item is now included in the Professional Management Fees.</p>		

Assessment Roll Preparation	\$	18,000
<p>For the preparation by the Financial Advisor of the Assessment Rolls including transmittal to the Lee County Property Appraiser.</p>		

Arbitrage Rebate Fees	\$	1,000
<p>For requied Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.</p>		

**Other Contractual Services**

Recording and Transcription	\$	-
-----------------------------	----	---

Legal Advertising	\$	1,200
-------------------	----	-------

Trustee Services	\$	7,900
<p>With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirments of the trust.</p>		

Dissemination Agent Services	\$	-
<p>With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories. This fee is included in Professional Management Services.</p>		

Property Appraiser & Tax Collector Fees	\$	2,400
<p>The Tax Collector charges \$1.42 per parcel and the Property Appraiser charges \$1.00 per parcel.</p>		

Bank Service Fees	\$	550
-------------------	----	-----

<b>Travel and Per Diem</b>	<b>\$</b>	<b>-</b>
----------------------------	-----------	----------

**Communications and Freight Services**

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2017**

---

Telephone	\$	-
Postage, Freight & Messenger	\$	400
<b>Insurance</b>	\$	5,800
<b>Printing and Binding</b>	\$	1,200
<b>Other Current Charges</b>		
Website Maintenance	\$	1,000
<b>Office Supplies</b>	\$	-
<b>Subscriptions and Memberships</b>	\$	175
<b>Legal Services</b>		
General Counsel	\$	30,000
The District's general counsel provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
Center Place		
General Counsel - Center Place	\$	-
Special Counsel - Center Place	\$	100,000
The District has a settlement agreement with the developer's or Center Place, and, as such, this item is for the continuing discussions regarding the operations of the water management systems that will directly affect the operations of the District's system, along with any discussions with regulatory agencies.		
<b>Other General Government Services</b>		
<b>Engineering Services</b>		
General Fund	\$	20,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
NPDES	\$	250
The District's has retained a qualified engineering company to provide on-going requirements of both the Federal Government and Lee County relative to the National Pollution Discharge Elimination System (NPDES).		
Center Place Experts	\$	-
This line item is not required for FY 2017.		
Asset Administrative Services	\$	10,000
The District has retained a qualified asset management firm to manage the District's assets.		
Contingencies	\$	-
<b>Stormwater Management Services</b>		
Professional Services		
Asset Management	\$	27,800
Coordination of all necessary programs and services for the Stormwater Management System during the year, as well as contract administration of vendor contracts, assistance in compliance with operating permits.		
Mitigation Monitoring	\$	500
Utility Services		
Electric - Aeration System	\$	500
Repairs & Maintenance		
Lake System		

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2017**

---

Aquatic Weed Control \$65,568  
 The District retains the services of a qualified contractor to maintain the District's lake system to control unwanted vegetation in the system which restrict the flow of water and become unsightly.

Description	Amount
Current Contract	\$65,568
Contingency	\$0
<b>Total:</b>	<b>\$65,568</b>

Lake Bank Maintenance \$1,500  
 For the yearly removal of dead vegetation around the perimeter of the District's water management system.

Description	Amount
Maintenance - Lake Banks	\$1,500
Contingency	\$0
<b>Total:</b>	<b>\$1,500</b>

Water Quality Testing \$ 11,800  
 Quarterly testing and analyses of the water management system

Water Control Structures \$7,000

Description	Amount
Inspection	\$7,000
Yearly Repairs	\$0
<b>Total:</b>	<b>\$7,000</b>

Grass Carp Removal \$ -  
 For the removal of approximately 40% of the grass carp in the system. The cost is an estimate only.

Littoral Shelf Planting \$ -  
 Installation of barriers within the littoral shelves to prevent grass carp from damaging required plantings

Aeration System \$ 2,000

Wetland System  
 Routine Maintenance \$42,100  
 The District retains the services of a qualified contractor to maintain the District's wetland system to control unwanted vegetation in the system which restrict the flow of water and become unsightly.

Description	Amount
Current Contract	\$37,600
Contract - Reporting	\$2,000
Retention Area 2	\$2,500
Contingency	\$0
<b>Total:</b>	<b>\$42,100</b>

Water Quality Testing \$ -  
 Capital Outlay

In Fiscal Year 2016 the District prepared an overall capital improvement plan for the restoration of portions of the District's water management system throughout the community.

Aeration Systems	\$ 13,900
Littoral Shelf Replanting/Barrier	\$ 48,000
Lake Bank Restorations	\$ -

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2017**

Turbidity Screens		\$ -
Erosion Restoration		\$ 259,238
Contingencies		\$ 3,000
<b>Landscaping Services</b>		
<hr/>		
Professional Management		
Asset Management		\$ 37,400
Coordination of all necessary programs and services for the Landscape System during the year, as well as contract administration of vendor contracts.		
Utility Services		
Electric - Landscape Lighting		\$ -
Irrigation Water		\$ 5,000
Repairs & Maintenance		
Public Area Landscaping		\$444,000
The District maintains the landscaped buffer berm along I-75, the Ben Hill Griffin Parkway berm and median at the main entrance, along with other outer community perimeter berms.		
	<b>Description</b>	<b>Amount</b>
	Current Contract	\$439,000
	Contingency	\$5,000
	<b>Total:</b>	<b>\$444,000</b>
Irrigation System		\$ 8,000
	<b>Description</b>	<b>Amount</b>
	Irrigation pumps schedule maint.	\$ 8,000
	<b>Total:</b>	<b>\$ 8,000</b>
Well System		\$ 1,000
Plant Replacement		\$ 20,000
For the miscellaneous replacement throughout the year of plant material		
Other Current Charges		
Lee Cty - Ben Hill Griffin Landscaping		\$ 35,000
The District is responsible for it's proportionate share of the landscaping operation and maintenance costs along the Ben Hill Griffin Roadway corridor's, which is levied as a special assessment by Lee County through the University Overlay MSTBU.		
Hendry County - Panther Habitat Taxes		\$ 700
Operating Supplies		
Mulch		\$ 19,000
The District will periodically add to the existing mulch that is in the landscaping contract during the year.		
<b>Other Fees and Charges</b>		
<hr/>		
Discount for Early Payment		\$ 34,389
4% Discount permitted by Law for early payment		
	<b>Total Appropriations:</b>	<b>\$ 1,345,288</b>

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2017**

**Capital Improvement Plan - Fiscal Year 2017 through FY 2020**

Description of Capital Items	2017	2018	2019	2020
<b>Irrigation System</b>				
Irrigation Pump Replacement	\$ -	\$ -	\$ 13,500	\$ -
<b>Sub-Total:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,500</b>	<b>\$ -</b>
<b>Lake System</b>				
<b>Improvements for Water Quality</b>				
Grass Carp Removal	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 40,000	\$ -	\$ -	\$ -
Littoral Shelf - Barrier Installation	\$ 8,000	\$ -	\$ -	\$ -
<b>Sub-Total</b>	<b>\$ 48,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Aeration System</b>				
Lake 6E and 6G - Tubing replacements/weights				
Lake 2A - Compressor and diffusers	\$ 13,900	\$ -	\$ -	\$ -
Lake 1A, 6B, and 6D - Tubing replacements/weights	\$ -	\$ 10,800	\$ -	\$ -
Lake 1B - Tubing replacements/weights	\$ -	\$ -	\$ 11,750	\$ -
Lake Aerator Replacement	\$ -	\$ -	\$ -	\$ 16,000
<b>Sub-Total:</b>	<b>\$ 13,900</b>	<b>\$ 10,800</b>	<b>\$ 11,750</b>	<b>\$ 16,000</b>
<b>Erosion Restoration</b>				
Siena	\$ 126,600	\$ -	\$ -	\$ -
Verona Lago		\$ -	\$ -	\$ -
Valencia		\$ -	\$ -	\$ -
Portofino	\$ -	\$ -	\$ -	\$ 41,741
Montebello	\$ 80,228	\$ -	\$ -	\$ -
Costa Amalfi	\$ 2,800	\$ -	\$ -	\$ -
Tivoli	\$ -	\$ 178,820	\$ -	\$ -
Montebello	\$ -	\$ 100,415	\$ -	\$ -
Bellamara	\$ -	\$ -	\$ -	\$ 59,550
Sorrento	\$ 23,920	\$ -	\$ -	\$ -
San Marino	\$ -	\$ -	\$ 156,552	\$ -
Porta Romano	\$ -	\$ -	\$ 105,226	\$ -
St. Moritz	\$ -	\$ -	\$ -	\$ 75,370
Golf Course	\$ -	\$ -	\$ -	\$ 36,360
Contingencies/CEI Services	\$ 25,690	\$ 30,716	\$ 28,796	\$ 23,432
<b>Sub-Total:</b>	<b>\$ 259,238</b>	<b>\$ 309,951</b>	<b>\$ 290,574</b>	<b>\$ 236,453</b>
<b>Total: Stormwater Management System</b>	<b>\$ 321,138</b>	<b>\$ 320,751</b>	<b>\$ 302,324</b>	<b>\$ 252,453</b>
<b>Total Capital Improvements:</b>	<b>\$ 321,138</b>	<b>\$ 320,751</b>	<b>\$ 315,824</b>	<b>\$ 252,453</b>
<b>Estimated Cost Per Residential Unit:</b>	<b>\$ 164.85</b>	<b>\$ 164.65</b>	<b>\$ 162.12</b>	<b>\$ 129.59</b>

Prepared by:

JPWard and Associates, LLC

**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2012 Bonds (Refinanced 2000A Bonds) - Budget  
Fiscal Year 2017**

Description	Fiscal Year 2016 Budget	Actual at 03/31/2016	Anticipated Year End 09/30/16	Fiscal Year 2017 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 30	\$ 15	\$ 30	\$ 30
Reserve Account	\$ 15,000	\$ 37,339	\$ 40,000	\$ 40,000
<b>Special Assessment Revenue</b>				-
Special Assessment - On-Roll	\$ 854,527	\$ 779,023	\$ 854,527	\$ 836,753
Special Assessment - Off-Roll	\$ 164,074	\$ -	\$ 164,074	\$ 160,662
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Operating Transfers In.</b>				
Transfer from Series 2000 (Excess)	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,033,631</b>	<b>\$ 816,377</b>	<b>\$ 1,058,631</b>	<b>\$ 1,037,445</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 420,000	\$ -	\$ 420,000	\$ 445,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 579,450	\$ 289,725	\$ 579,450	\$ 558,975
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 34,181	\$ -	\$ 34,181	\$ 33,470
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,033,631</b>	<b>\$ 289,725</b>	<b>\$ 1,033,631</b>	<b>\$ 1,037,445</b>
<b>Net Increase/(Decrease) in Fund Balance</b>		\$ 526,652	\$ 25,000	\$ (0)
<b>Fund Balance - Beginning</b>	\$ 836,409	\$ 836,409	\$ 836,409	\$ 861,409
<b>Fund Balance - Ending</b>	<b>\$ 836,409</b>	<b>\$ 1,363,060</b>	<b>\$ 861,409</b>	<b>\$ 861,409</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 397,233	
Restricted for November 1, 2017 Interest Payment			\$ 268,641	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 665,873</b>	

**Miromar Lakes  
Community Development District  
Debt Service Fund - Series 2012 Bonds (Refinanced 2000A Bonds) - Budget  
Fiscal Year 2017**

Description	Principal	Coupon Rate	Interest	Fiscal Year Annual Debt Service
Principal Balance - October 1, 2016	\$ 10,680,000	4.875%		
11/1/2016			\$ 279,487.50	
5/1/2017	\$ 445,000	4.875%	\$ 279,487.50	\$ 1,003,975.00
11/1/2017			\$ 268,640.63	
5/1/2018	\$ 465,000	4.875%	\$ 268,640.63	\$ 1,002,281.26
11/1/2018			\$ 257,306.25	
5/1/2019	\$ 490,000	4.875%	\$ 257,306.25	\$ 1,004,612.50
11/1/2019			\$ 245,362.50	
5/1/2020	\$ 510,000	4.875%	\$ 245,362.50	\$ 1,000,725.00
11/1/2020			\$ 232,931.25	
5/1/2021	\$ 540,000	4.875%	\$ 232,931.25	\$ 1,005,862.50
11/1/2021			\$ 219,768.75	
5/1/2022	\$ 565,000	4.875%	\$ 219,768.75	\$ 1,004,537.50
11/1/2022			\$ 205,996.88	
5/1/2023	\$ 595,000	5.375%	\$ 205,996.88	\$ 1,006,993.76
11/1/2023			\$ 190,006.25	
5/1/2024	\$ 630,000	5.375%	\$ 190,006.25	\$ 1,010,012.50
11/1/2024			\$ 173,075.00	
5/1/2025	\$ 660,000	5.375%	\$ 173,075.00	\$ 1,006,150.00
11/1/2025			\$ 155,337.50	
5/1/2026	\$ 700,000	5.375%	\$ 155,337.50	\$ 1,010,675.00
11/1/2026			\$ 136,525.00	
5/1/2027	\$ 735,000	5.375%	\$ 136,525.00	\$ 1,008,050.00
11/1/2027			\$ 116,771.88	
5/1/2028	\$ 780,000	5.375%	\$ 116,771.88	\$ 1,013,543.76
11/1/2028			\$ 95,809.38	
5/1/2029	\$ 820,000	5.375%	\$ 95,809.38	\$ 1,011,618.76
11/1/2029			\$ 73,771.88	
5/1/2030	\$ 865,000	5.375%	\$ 73,771.88	\$ 1,012,543.76
11/1/2030			\$ 50,252.00	
5/1/2031	\$ 915,000	5.375%	\$ 50,252.00	\$ 1,015,504.00
11/1/2031			\$ 25,934.38	
5/1/2032	\$ 965,000	5.375%	\$ 25,934.38	\$ 1,016,868.76
Principal Balance - September 30, 2017	\$ 10,235,000			



**Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget**

**Fiscal Year 2017**

Description	Fiscal Year 2016 Budget	Actual at 03/31/2016	Anticipated Year End 09/30/16	Fiscal Year 2017 - Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Reserve Account	\$ 177,380	\$ -	\$ -	\$ -
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 15,000	\$ 89,213	\$ 90,000	\$ 90,000
Revenue Account	\$ -	\$ 142		
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 102,566	\$ 93,593	\$ 102,566	\$ 290,168
Special Assessment - Off-Roll	\$ 1,410,287	\$ -	\$ 1,410,287	\$ 1,149,364
Special Assessment - Pepayment	\$ -	\$ -	\$ -	
<b>Operating Transfers</b>				
Series 03 Reserve Account	\$ -	\$ -	\$ -	\$ -
<b>Bond Proceeds</b>				
		\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,705,233</b>	<b>\$ 182,948</b>	<b>\$ 1,602,853</b>	<b>\$ 1,529,532</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2015 Bonds	\$ 610,000	\$ -	\$ 610,000	\$ 630,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2015 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2015 Bonds	\$ 1,091,130	\$ 636,493	\$ 1,091,130	\$ 887,925
<b>Operating Transfers</b>				
Series 2003 Reserve		\$ -	\$ -	
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 4,103	\$ -	\$ 4,103	\$ 11,607
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,705,233</b>	<b>\$ 636,493</b>	<b>\$ 1,705,233</b>	<b>\$ 1,529,532</b>
<b>Net Increase/(Decrease) in Fund Balance</b>		\$ (453,545)	\$ (102,380)	\$ -
<b>Fund Balance - Beginning</b>	\$ 1,670,657	\$ 1,670,657	\$ 1,670,657	\$ 1,568,277
<b>Fund Balance - Ending</b>		\$ 1,217,112	\$ 1,568,277	\$ 1,568,277
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 850,565	
Restricted for November 1, 2017 Interest Payment			\$ 432,938	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 1,283,503</b>	

**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2015 - Amortization Schedule**

**Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Par Issued	<b>\$19,165,000</b>			
5/1/2015	\$ -	3.500%		\$ -
11/1/2015			\$ 636,492.50	
5/1/2016	\$ 610,000	3.500%	\$ 454,637.50	\$ 1,701,130.00
11/1/2016			\$ 443,962.50	
5/1/2017	\$ 630,000	3.500%	\$ 443,962.50	\$ 1,517,925.00
11/1/2017			\$ 432,937.50	
5/1/2018	\$ 650,000	3.500%	\$ 432,937.50	\$ 1,515,875.00
11/1/2018			\$ 421,562.50	
5/1/2019	\$ 675,000	3.500%	\$ 421,562.50	\$ 1,518,125.00
11/1/2019			\$ 409,750.00	
5/1/2020	\$ 700,000	3.500%	\$ 409,750.00	\$ 1,519,500.00
11/1/2020			\$ 397,500.00	
5/1/2021	\$ 730,000	5.000%	\$ 397,500.00	\$ 1,525,000.00
11/1/2021			\$ 379,250.00	
5/1/2022	\$ 765,000	5.000%	\$ 379,250.00	\$ 1,523,500.00
11/1/2022			\$ 360,125.00	
5/1/2023	\$ 805,000	5.000%	\$ 360,125.00	\$ 1,525,250.00
11/1/2023			\$ 340,000.00	
5/1/2024	\$ 850,000	5.000%	\$ 340,000.00	\$ 1,530,000.00
11/1/2024			\$ 318,750.00	
5/1/2025	\$ 890,000	5.000%	\$ 318,750.00	\$ 1,527,500.00
11/1/2025			\$ 296,500.00	
5/1/2026	\$ 935,000	5.000%	\$ 296,500.00	\$ 1,528,000.00
11/1/2026			\$ 273,125.00	
5/1/2027	\$ 985,000	5.000%	\$ 273,125.00	\$ 1,531,250.00
11/1/2027			\$ 248,500.00	
5/1/2028	\$ 1,035,000	5.000%	\$ 248,500.00	\$ 1,532,000.00
11/1/2028			\$ 222,625.00	
5/1/2029	\$ 1,090,000	5.000%	\$ 222,625.00	\$ 1,535,250.00
11/1/2029			\$ 195,375.00	
5/1/2030	\$ 1,145,000	5.000%	\$ 195,375.00	\$ 1,535,750.00
11/1/2030			\$ 166,750.00	
5/1/2031	\$ 1,205,000	5.000%	\$ 166,750.00	\$ 1,538,500.00
11/1/2031			\$ 136,625.00	
5/1/2032	\$ 1,265,000	5.000%	\$ 136,625.00	\$ 1,538,250.00
11/1/2032			\$ 105,000.00	
5/1/2033	\$ 1,330,000	5.000%	\$ 105,000.00	\$ 1,540,000.00
11/1/2033			\$ 71,750.00	
5/1/2034	\$ 1,400,000	5.000%	\$ 71,750.00	\$ 1,543,500.00
11/1/2034			\$ 36,750.00	
5/1/2035	\$ 1,470,000	5.000%	\$ 36,750.00	\$ 1,543,500.00
<b>Principal Balance - September 30, 2017</b>	<b>\$ 18,555,000</b>			

**Miromar Lakes  
Community Development District**

**Assessment Levy - Summary of All Funds**

**Series 2012 (Refinanced 2000 A Bonds - Phase I)  
Par Amount: \$12,345,000 - 15 Years Remaining**

<b>Phase I Neighborhoods</b>	<b>Original Assessment</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2016-2017 tax payment</b>
Murano	\$ 24,687.00	SF 2	\$ 1,618.79	\$ 672.77	\$ 2,291.56	\$ 17,913.01
Verona Lago	\$ 14,789.00	SF	\$ 971.27	\$ 672.77	\$ 1,644.04	\$ 10,697.02
Isola Bella	\$ 14,789.00	SF	\$ 971.27	\$ 672.77	\$ 1,644.04	\$ 10,697.02
Bellamare	\$ 14,789.00	SF	\$ 971.27	\$ 672.77	\$ 1,644.04	\$ 10,697.02
Ana Capri	\$ 14,789.00	SF	\$ 971.27	\$ 672.77	\$ 1,644.04	\$ 10,697.02
Casteli	\$ 14,789.00	SF	\$ 971.27	\$ 672.77	\$ 1,644.04	\$ 10,697.02
Montelago	\$ 12,324.00	VILLA	\$ 809.40	\$ 672.77	\$ 1,482.17	\$ 8,913.05
Tivoli	\$ 12,324.00	VILLA	\$ 809.40	\$ 672.77	\$ 1,482.17	\$ 8,913.05
St. Moritz	\$ 12,324.00	VILLA	\$ 809.40	\$ 672.77	\$ 1,482.17	\$ 8,913.05
Sienna	\$ 12,324.00	VILLA	\$ 809.40	\$ 672.77	\$ 1,482.17	\$ 8,913.05
Caprini	\$ 12,324.00	VILLA	\$ 809.40	\$ 672.77	\$ 1,482.17	\$ 8,913.05
Porto Romano	\$ 12,324.00	VILLA	\$ 809.40	\$ 672.77	\$ 1,482.17	\$ 8,913.05
Volterra	\$ 12,324.00	VILLA	\$ 809.40	\$ 672.77	\$ 1,482.17	\$ 8,913.05
Portofino	\$ 12,324.00	VILLA	\$ 809.40	\$ 672.77	\$ 1,482.17	\$ 8,913.05
Valencia	\$ 9,859.00	MF	\$ 647.52	\$ 672.77	\$ 1,320.29	\$ 7,131.29
Vivaldi	\$ 9,859.00	MF	\$ 647.52	\$ 672.77	\$ 1,320.29	\$ 7,131.29
Bella Vista	\$ 9,859.00	MF	\$ 647.52	\$ 672.77	\$ 1,320.29	\$ 7,131.29
Mirosol	\$ 9,859.00	MF	\$ 647.52	\$ 672.77	\$ 1,320.29	\$ 7,131.29
San Marino	\$ 9,859.00	MF	\$ 647.52	\$ 672.77	\$ 1,320.29	\$ 7,131.29
Montebello	\$ 9,859.00	MF	\$ 647.52	\$ 672.77	\$ 1,320.29	\$ 7,131.29
Ravenna	\$ 9,859.00	MF	\$ 647.52	\$ 672.77	\$ 1,320.29	\$ 7,131.29
Bellini	\$ 9,859.00	MF	\$ 647.52	\$ 672.77	\$ 1,320.29	\$ 7,131.29
University	\$ -	GOV	\$ -	\$ 4,036.59	\$ 4,036.59	\$ -
Golf Club/Course		GOLF	\$ 146,338.02	\$ 6,468.90	\$ 152,806.92	\$ 927,462.64
Beach Club		BEACH	\$ 14,323.80	\$ -	\$ 14,323.80	\$ 90,803.82

<b>Fiscal Year 2016 Assessments</b>						
	SF 2	\$ 1,653.18	\$ 672.71	\$ 2,325.89	\$ 18,630.42	
	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47	
	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76	
	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25	
	GOV	\$ -	\$ 4,036.26	\$ 4,036.26	\$ -	
	GOLF	\$ 149,446.36	\$ 6,458.00	\$ 155,904.36	\$ 995,018.80	
	BEACH	\$ 14,628.04		\$ 14,628.04	\$ 97,416.33	

**Series 2015 Bonds (Refinanced 2003 A Bonds - Phase II)**  
**Par Amount - \$19,165,000 - 19 Years Remaining**

<b>Phase I Neighborhoods</b>	<b>Original Assessment</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2016-2017 tax payment</b>
Sorrento	\$ 34,794.86	SF 2	\$ 2,329.88	\$ 672.77	\$ 3,002.65	\$ 28,077.47
Salerno I	\$ 34,794.86	SF 2	\$ 2,329.88	\$ 672.77	\$ 3,002.65	\$ 28,077.47
Lugano	\$ 34,794.86	SF 2	\$ 2,329.88	\$ 672.77	\$ 3,002.65	\$ 28,077.47
Salerno II	\$ 34,794.86	SF 2	\$ 2,329.88	\$ 672.77	\$ 3,002.65	\$ 28,077.47
Navona	\$ 25,786.39	Villa 2	\$ 1,829.59	\$ 672.77	\$ 2,502.36	\$ 20,843.33
Cassina	\$ 25,786.39	Villa 2	\$ 1,829.59	\$ 672.77	\$ 2,502.36	\$ 20,843.33
Villa D/Este	\$ 25,786.39	Villa 2	\$ 1,829.59	\$ 672.77	\$ 2,502.36	\$ 20,843.33
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,298.20	\$ 672.77	\$ 1,970.97	\$ 15,644.65
Positano	\$ 19,339.79	MF	\$ 1,298.20	\$ 672.77	\$ 1,970.97	\$ 15,644.65
Golf Club/Course		GOLF	\$ 175,834.23	\$ -	\$ 175,834.23	\$ 2,178,454.51

<b>Fiscal Year 2016 Assessments</b>						
		SF 2	\$ 2,372.40	\$ 672.71	\$ 3,045.11	\$ 29,064.29
		Villa 2	\$ 1,758.18	\$ 672.71	\$ 2,430.89	\$ 21,575.90
		Villa 1	\$ 1,318.64	\$ 672.71	\$ 1,991.35	\$ 16,184.84
		MF	\$ 1,318.64	\$ 672.71	\$ 1,991.35	\$ 16,184.84
		GOLF	\$ 175,834.23	\$ -	\$ 175,834.23	\$ 2,255,019.44

**Miromar Lakes  
Community Development District**

**Debt Service Assessment Revisions from Refinancing**

**Series 2012 (Refinanced 2000 A Bonds - Phase I)**

**Par Amount: \$12,345,200 - 19 Years Remaining**

Phase I Neighborhoods	Bond Designation	Debt Service Assessment Before Refinance	Debt Service Assessment After Refinance	Change
Murano	SF 2	\$ 1,975.47	\$ 1,618.79	\$ (356.68)
Verona Lago	SF	\$ 1,185.17	\$ 971.27	\$ (213.90)
Isola Bella	SF	\$ 1,185.17	\$ 971.27	\$ (213.90)
Bellamare	SF	\$ 1,185.17	\$ 971.27	\$ (213.90)
Ana Capri	SF	\$ 1,185.17	\$ 971.27	\$ (213.90)
Casteli	SF	\$ 1,185.17	\$ 971.27	\$ (213.90)
Montelago	VILLA	\$ 987.65	\$ 809.40	\$ (178.25)
Tivoli	VILLA	\$ 987.65	\$ 809.40	\$ (178.25)
St. Moritz	VILLA	\$ 987.65	\$ 809.40	\$ (178.25)
Sienna	VILLA	\$ 987.65	\$ 809.40	\$ (178.25)
Caprini	VILLA	\$ 987.65	\$ 809.40	\$ (178.25)
Porto Romano	VILLA	\$ 987.65	\$ 809.40	\$ (178.25)
Volterra	VILLA	\$ 987.65	\$ 809.40	\$ (178.25)
Portofino	VILLA	\$ 987.65	\$ 809.40	\$ (178.25)
Valencia	MF	\$ 790.11	\$ 647.52	\$ (142.59)
Vivaldi	MF	\$ 790.11	\$ 647.52	\$ (142.59)
Bella Vista	MF	\$ 790.11	\$ 647.52	\$ (142.59)
Mirosol	MF	\$ 790.11	\$ 647.52	\$ (142.59)
San Marino	MF	\$ 790.11	\$ 647.52	\$ (142.59)
Montebello	MF	\$ 790.11	\$ 647.52	\$ (142.59)
Ravenna	MF	\$ 790.11	\$ 647.52	\$ (142.59)
Bellini	MF	\$ 790.11	\$ 647.52	\$ (142.59)



## MEMORANDUM

**To:** James P. Ward, District Manager  
**From:** Charles L. Krebs, P.E., District Engineer  
**Date:** May 12, 2016  
**Subject:** Status of Miromar Lakes SFMWD Applications

**HM Project No. 2003.022**

---

We have reviewed the list of existing approved South Florida Water Management applications for the entire Miromar Lakes Community. We have broken the list of applications into the following categories;

- Certified and Transferred to the CDD
- No Action Required
- Project to be Certified / Transferred
- Project to be Constructed
- CDD Listed as Operator, no transfer letter found
- Local POA listed as operator

In addition to breaking the applications into different categories we included if a Certification is Required, the Status of the Certification and has the application been Transferred.

A quick summary of the approved applications is as follows;

- **Total number of applications = 58**
- **Number of applications certified and transferred to the CDD = 23**
  - These applications include projects that have been certified by SFWMD and the water management system has been turned over to the CDD.
- **Number of applications that require no action required = 19**
  - These applications include compliance letters, extension requests and permit transfers, etc.
- **Number of applications to be certified and transferred = 3**
  - These are permits that are under construction and still need to receive a partial or complete certification from SFWMD and then transferred to an operational entity.
- **Number of applications to be constructed = 4**
  - These are applications that have received permit approval but have not begun construction.

- **Number of applications with the CDD Listed as Operator, no transfer letter found = 4**
  - These are applications that have been constructed but have not received a SFWMD certification. These applications utilize the CDD owned lakes for water quality and attenuation.
  
- **Number of applications with a HOA as the operator = 5**
  - These applications that have been constructed and either have or will be certified but list a local or master HOA as the operator and not the CDD.

As part Hole Montes' work as District Engineer under the previous manager, we had been working with the developer to close out and transfer as many of the outstanding applications approved by SFWMD. The result of work identified the following applications that required corrective measures to receive certification by SFWMD.

- 051004-3 Miromar Beach Club Phase 2
- 041216-10 Bellini and Volterra
- 020501-13 Bellavista
- 010216-2 Phase 1 & Valencia at Miromar Lakes
- 001212-5 Miromar Lakes Club House
- 001030-16 Miromar Lakes Phase 2

The Developer is working to make the corrective measures to the system that will then allow the above applications to be certified and transferred to the an operation and maintenance entity.

The remaining applications either are under construction waiting for final completion or need to begin construction.



## South Florida Water Management District Permit #39-03568-P Application Status

Application	Permit Type	Permit Name	Cert Required	Cert. Status	Transferred Status
951122-7	Conceptual Approval	Miromar Lakes	No	N/A	N/A
991101-14	Conceptual Approval	Miromar Lakes	Yes	Approved	Completed
000404-14	Early Work	Miromar Lakes	No	N/A	N/A
000804-10	Compliance Letter Mod	Miromar Lakes	No	N/A	N/A
000901-10	Gen Permit Modification	Miromar Lakes Golf Cart Crossing	Yes	Approved	Completed
001023-17	Gen Permit Modification	Miromar Lakes Golf Maintenance	Yes	Approved	Completed
001030-16	Gen Permit Modification	Miromar Lakes Ph 2	Yes	Corrections Required	Pending
001109-23	Compliance Letter Mod	Miromar Lakes	No	N/A	N/A
001113-20	Compliance Letter Mod	Letter of Credit Change	No	N/A	N/A
001129-6	Compliance Letter Mod	Lake Slope Change	No	N/A	N/A
001212-5	Gen Permit Modification	Miromar Lakes Club House	Yes	Corrections Required	Pending
010216-2	Gen Permit Modification	Ph1 & Valencia at Miromar Lakes	Yes	Corrections Required	Pending
010618-11	Gen Permit Modification	Tract M and N	Yes	Approved	Completed
010702-21	Gen Permit Modification	Tivoli & St. Moritz at Miromar Lakes	Yes	Approved	Completed
010716-14	Gen Permit Modification	Phase 1 Beach Club	Yes	Approved	Completed
010904-1	ERP C and O	Miromar Lakes Basins 6-9	Yes		
011120-3	Gen Permit Modification	Phase 1 Beach Club	Yes	Approved	Completed
020501-13	Gen Permit Modification	Bellavista	Yes	Corrections Required	
020617-12	Gen Permit Modification	Med Village Phase 1 & 2	Yes	Approved	Completed
021203-5	Gen Permit Modification	Med. Village Phase 3	Yes	Approved	Completed
030128-2	Gen Permit Modification	Med. Village Phase 4	Yes	Approved	Completed
030411-5	Gen Permit Modification	Golf Club House at Miromar Lakes	Yes	Approved	Completed
030724-16	Compliance Letter Mod	Wetlands Mitigation	No	N/A	N/A
031222-5	ERP C and O	Basin 5 & 6 Lake Interconnection	Yes	Approved	Completed
040223-27	Gen Permit Modification	Mirosal Access Road	Yes	Approved	Completed
040224-23	Gen Permit Modification	C1/C2 Entrance Road	Yes	Approved	Completed
040309-22	Gen Permit Modification	Porto Romano	Yes	Approved	Completed
040326-26	Gen Permit Modification	Mirosal Beach Residence Ph 1	Yes	Approved	Completed
040405-18	Gen Permit Modification	San Marino at Miromar Lakes	Yes		
040826-18	Gen Permit Modification	Castelli and Anacapri	Yes	Approved	Completed
041027-17	Gen Permit Modification	Montebello at Miromar Lakes	Yes	Approved	Completed
041105-16	Gen Permit Modification	St. John Neuman Center	Yes	Pending	Pending
041216-10	Gen Permit Modification	Bellini and Volterra	Yes	Pending	Pending
050518-18	Gen Permit Modification	Mirosal Beach Residence Ph 2	Yes	Pending	Pending
050928-3	Gen Permit Modification	Ravenna at Miromar Lakes	Yes	Partial	Pending
051004-3	Gen Permit Modification	Miromar Beach Club Phase 2	Yes	Pending	Pending
051004-9	Gen Permit Modification	Parkway Extension	Yes	Approved	Completed
060131-1	Gen Permit Modification	Miromar Lakes East 100 Acres	Yes	Partial	Pending
070209-10	Gen Permit Modification	Miromar Lakes East 100 Acres	Yes	Approved	Completed
070302-23	Permit Extension	Miromar Basins 6-9	No	N/A	N/A
080625-6	Gen Permit Modification	Miromar Lakes East 100 Acres	Yes	Approved	Completed
080912-9	Gen Permit Modification	Miromar Lakes Tract F-F	Yes	Approved	Completed
090506-4	Permit Extension	Miromar Lakes Basins 6-9	No	N/A	N/A
090728-14	Permit Extension SB360	Miromar Lakes Basins 6-9	No	N/A	N/A
090903-26	Compliance Letter Mod	Miromar Lakes Tract F-F	Yes	Approved	Completed
091022-12	Permit Extension SB360	Miromar Lakes Basins 6-9	No	N/A	N/A
091207-14	Permit Extension SB360	San Marino at Miromar Lakes	No	Partial	N/A
100604-10	Compliance Letter Mod	Mitigation Area Correction	No	N/A	N/A
101012-37	Permit Extension SB1752	Miromar Lakes Phase 1	No	N/A	N/A
101122-20	Permit Extension SB1752	Miromar Lakes Basins 6-9	No	N/A	N/A
111114-27	Permit Extension HB 7207	Miromar Lakes Basins 6-9	No	N/A	N/A
111114-30	Permit Extension HB 7207	Miromar Lakes Phase 1	No	N/A	N/A
120524-15	General Permit Transfer	Ravenna at Miromar Lakes	No	N/A	N/A
120725-17	Permit Extension	Phase 1 and Basins 6-9	No	N/A	N/A
121115-1	Construct/Operation Mod	Peninsula Phase 3	Yes	Pending	Pending
140508-8	Gen Permit Modification	Miromar Lakes South Entrance	Yes	Pending	Pending
140620-1	Gen Permit Modification	Peninsula Phase 4	Yes	Pending	Pending
150521-24	Compliance Letter Mod	Tract M-M	Yes	Pending	Pending

### Legend

	Certified and transferred to CDD
	No Action Required
	Project to be Certified / Transferred
	Project to be Constructed
	CDD Listed as Operator, no transfer letter found
	Local POA's listed as operator





## Memorandum

Date: June 1, 2016

To: James P. Ward- District Manager

From: Bruce Bernard - Field Manager  
Paul Cusmano – Asset Manager

Subject: Miromar Lakes CDD  
Asset Management Report- May 2106  
CGA Project # 14-7438

Civil Engineering/Roadway  
& Highway Design  
Coastal Engineering  
Code Enforcement  
Construction Engineering  
& Inspection (CEI)  
Construction Services  
Contract Government  
Services  
Data Technologies &  
Development  
Electrical Engineering  
Emergency Management  
Engineering  
Environmental Services  
Facilities Management  
Geographic Information  
Systems (GIS)  
Indoor Air Quality  
Land Development  
Landscape Architecture  
Municipal Engineering  
Planning  
Redevelopment  
Surveying & Mapping  
Traffic Engineering  
Transportation Planning  
Urban Design  
Water/Wastewater  
Treatment Facilities  
Website Development/  
Computer Graphics

### **GSA Contract Holder**

1800 Eller Drive  
Suite 600  
Fort Lauderdale, FL  
33316  
954.921.7781 phone  
954.921.8807 fax

---

### Water Quality

GHD Services Inc. has performed the first testing cycle for four locations within CDD permitted property in Lake 5. The test results will be used, along with results obtained from ML Developer testing, to create a data base of samplings of the lake 5. Bill Kurth, of Lake Masters, reviewed our test results and indicated that the phosphorus is not as low as previous testing but consistent with what levels they are finding in local ponds and somewhat lower than frequently found. The Nitrogen levels are actually quite a bite lower than normal but overall the lake is in a healthy state. Water quality photos attached.

### Landscape Maintenance

Estate Landscaping have completed the replacement of 490 plants within the Ben Hill Griffin medians and berms. The plant replacement was undertaken to replace plants that had reached their full life cycle and for areas that needed to be filled in to provide full coverage within the planting beds. Additional sod and mulch was also installed to accent the plant material.



Civil Engineering/Roadway  
& Highway Design  
Coastal Engineering  
Code Enforcement  
Construction Engineering  
& Inspection (CEI)  
Construction Services  
Contract Government  
Services  
Data Technologies &  
Development  
Electrical Engineering  
Emergency Management  
Engineering  
Environmental Services  
Facilities Management  
Geographic Information  
Systems (GIS)  
Indoor Air Quality  
Land Development  
Landscape Architecture  
Municipal Engineering  
Planning  
Redevelopment  
Surveying & Mapping  
Traffic Engineering  
Transportation Planning  
Urban Design  
Water/Wastewater  
Treatment Facilities  
Website Development/  
Computer Graphics

**GSA Contract Holder**

1800 Eller Drive  
Suite 600  
Fort Lauderdale, FL  
33316  
954.921.7781 phone  
954.921.8807 fax

that needed to be filled in to provide full coverage within the planting beds. Additional sod and mulch was also installed to accent the plant material.

Estate Landscaping has also completed the addition of 300 plants and pine straw mulching within portions of the west side berm of Ben Hill Griffin Pkwy. from the northern FCGU entrance heading south along the berm. The areas along the berm that were modified had an issue with inadequate sunlight due to shade from the existing trees. This shade was prohibiting the grass to grow effectively and causing bear spots within the berm. See attached photos.

### Lake Maintenance

Lake Masters will be proceeding with the installation of the protective barrier and littoral shelf plantings beginning June 19, 2016. The barrier will be encompassing 1,800 linear feet of shoreline to protect 2,200 wetland plantings and 15 wetland tree species. Completion of this phase of the project is scheduled for July 2016.

Miomar Lakes Community Development District  
Exhibit B

CALVIN, GIORDANO & ASSOCIATES, INC.																			
13-5692 MIOMAR LAKES CDD		YEAR 3																	
Agreement Terms																			
Description of Service	Hourly Rate	Hours	Total Fee	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	YTD	Budget Variance		
<b>WATER MANAGEMENT SERVICES</b>																			
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00													0	12.00		
Prepare Scope of Service for Contract	\$ 100.00	16	\$ 1,600.00								2					2	14.00		
Prepare Specifications ,Exhibits and Contract Execution	\$ 100.00	18	\$ 1,800.00				10	4	1	1						16	2.00		
Water Quality Meetings and Reporting	\$ 100.00	15	\$ 1,500.00		2	3	2	1								8	7.00		
Operations and Maintenance Services	\$ 80.00	115	\$ 9,200.00	18	14	24	26	10	8	8	6					114	1.00		
<b>Sub-Total:</b>		<b>176</b>	<b>\$ 15,300.00</b>	<b>18</b>	<b>16</b>	<b>27</b>	<b>38</b>	<b>15</b>	<b>9</b>	<b>9</b>	<b>8</b>					<b>140</b>	<b>36</b>		
<b>LANDSCAPING SERVICES</b>																			
Procurement and Bidding Services	\$ 100.00	18	\$ 1,800.00						6	2	4					12	6.00		
Prepare Scope of Service for Contract	\$ 100.00	12	\$ 1,200.00	2					1							3	9.00		
Prepare Specifications, Exhibits and Contract Execution	\$ 100.00	25	\$ 2,500.00		4	2		2								8	17.00		
Landscape and Irrigation Site Meetings	\$ 100.00	12	\$ 1,200.00	4	3	4	3	4	2	4	8					32	(20.00)		
Operations and Maintenance Services	\$ 80.00	250	\$ 20,000.00	20	22	21	12	22	18	16	20					115	135.00		
<b>Sub-Total:</b>		<b>317</b>	<b>\$ 26,700.00</b>	<b>26</b>	<b>29</b>	<b>27</b>	<b>15</b>	<b>28</b>	<b>27</b>	<b>22</b>	<b>32</b>					<b>206</b>	<b>111</b>		
<b>ASSET MONITORING</b>																			
Procurement and Bidding Services	\$ 100.00	10	\$ 1,000.00						2		2					4	6.00		
Prepare Scope of Service for Contract	\$ 100.00	10	\$ 1,000.00	2					2							4	6.00		
Prepare Specifications, Exhibits and Contract Execution	\$ 100.00	25	\$ 2,500.00		2	2	12	2								18	7.00		
Regulatory Meetings, Annual Training and Monthly Inspections	\$ 100.00	45	\$ 4,500.00	4	8	8	6	4	2	4	2					38	7.00		
Operations and Maintenance Services	\$ 80.00	80	\$ 6,400.00	8	8	10	8	16	8	18	10					86	(6.00)		
<b>Sub-Total:</b>		<b>170</b>	<b>\$ 15,400.00</b>	<b>14</b>	<b>18</b>	<b>20</b>	<b>26</b>	<b>22</b>	<b>16</b>	<b>22</b>	<b>14</b>					<b>152</b>	<b>18</b>		
<b>ADMINISTRATIVE MATTERS</b>																			
Maintain electronic files, attendance at Board Meeting, general matters (all)	\$ 70.00	100	\$ 7,000.00	8	8	8	10	8	8	8	8					66	34.00		
<b>Sub-Total:</b>		<b>100</b>	<b>\$ 64,400.00</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>10</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>					<b>66</b>	<b>34.00</b>		
<b>Total: All Hours</b>		<b>763</b>		<b>66</b>	<b>71</b>	<b>82</b>	<b>89</b>	<b>73</b>	<b>60</b>	<b>63</b>	<b>62</b>					<b>566</b>	<b>197</b>		





Lake 5 Weir



Waters edge on southside of Lake 5



Water Quality at Boat Marina















**From:** [Tim Byal](#)  
**To:** "Jim Ward"  
**Subject:** FW: St. Moritz/Tivoli Presentation to June CDD Board Meeting  
**Date:** Tuesday, May 24, 2016 3:51:39 PM  
**Attachments:** [image001.png](#)  
[2013 Tivoli ownership plat f Elgin Dec11.pdf](#)  
[\(11394\) St Moritz, 3 Tier Look 7-Gallon-Itemized 5-23-16.pdf](#)

---

Jim,

Please find attached the information from the Tivoli and St.Moritz representatives that they would like to present at the next board meeting. Thanks.



**Tim Byal** | Vice President  
Miromar Development Corporation  
10801 Corkscrew Road, Suite 305  
Estero, FL 33928  
(239) 287-1074 mobile  
(239) 390-5130 phone/fax

Miromar Lakes Beach & Golf Club  
#1 Community in the USA

[Miromar.com](http://Miromar.com) | [MiromarDesignCenter.com](http://MiromarDesignCenter.com) | [MiromarLakes.com](http://MiromarLakes.com) | [MiromarOutlets.com](http://MiromarOutlets.com)

**From:** Mary LeFevre [mailto:marylefevre51@gmail.com]  
**Sent:** Tuesday, May 24, 2016 12:18 PM  
**To:** Tim Byal  
**Cc:** Kandy  
**Subject:** St. Moritz/Tivoli Presentation to June CDD Board Meeting

Hi Tim, Here is the Outline of our presentation with pictures. Please note that I will send the picture of Estate's final product separately. For some reason, I can't seem to attach it here. Would you be so kind as to confirm that you've received this. Thanks so much, Mary & Kandy

- [IMG\\_0062.JPG](#)
- [IMG\\_0152.JPG](#)
- [IMG\\_0131.JPG](#)
- [IMG\\_0129.JPG](#)
- [IMG\\_0124.JPG](#)
- [IMG\\_0150.JPG](#)
- [IMG\\_0145.JPG](#)

**ST. MORITZ AND TIVOLI COMMUNITIES**



## **REQUEST FOR LANDSCAPING**

**PROPERTY: BERM ON THE EAST SIDE OF MODENA ROAD BETWEEN THE ENTRANCE GATE AND THE GOLF COURSE CROSSING (~1,200 LINEAR FEET)**

### **GOALS**

**1. BEAUTIFY**

**CURRENT STATUS: PICTURES 0139, 0141, 0145, 0150**

**2. IMPROVE SAFTY**

**CURRENT STATUS: PICTURES 0124, 0129, 0131, 0152**

**ST. MORITZ PLAT**

**3. SUGGESTED LANDSCAPE DESIGN**

**4. LANDSCAPE BIDS**

**5. UTILITY AREA**

**6. SIGNAGE**

**From:** [Tim Byal](#)  
**To:** ["Jim Ward"](#)  
**Subject:** FW: Proposal  
**Date:** Wednesday, May 25, 2016 2:09:36 PM  
**Attachments:** [image001.png](#)

---

Well there is your answer. Thanks.



**Tim Byal** | Vice President  
Miromar Development Corporation  
10801 Corkscrew Road, Suite 305  
Estero, FL 33928  
(239) 287-1074 mobile  
(239) 390-5130 phone/fax

Miromar Lakes Beach & Golf Club  
#1 Community in the USA

[Miromar.com](http://Miromar.com) | [MiromarDesignCenter.com](http://MiromarDesignCenter.com) | [MiromarLakes.com](http://MiromarLakes.com) | [MiromarOutlets.com](http://MiromarOutlets.com)

**From:** Mary LeFevre [mailto:marylefevre51@gmail.com]  
**Sent:** Wednesday, May 25, 2016 1:00 PM  
**To:** Tim Byal  
**Cc:** Kandy  
**Subject:** Proposal

Hi Tim,

Kandy and I are not at this time in a position to commit funds on behalf of St. Moritz and Tivoli HOA's. We are hopeful that since the proposal pertains to CDD property that the CDD would be open to paying for most or all of the landscaping/safety enhancements. There are several reasons that we feel this way and we are anxious to share these with the CDD Board and consultants at the June Board meeting. Two of our primary issues are:

1. The communities of St. Moritz and Tivoli represent over 10% of Miromar Lakes, assuming Miromar has not grown beyond 1,200 doors. Over the past 14 years, we have contributed over \$2,000,000 to the CDD. Because the CDD property has not been a priority in our neighborhoods, the shrubs have aged out, and need to be upgraded and replaced to properly reflect Miromar's commitment to excellence for potential owners and residents.
2. We assume that the CDD Board and consultants are aware of the recent home invasion in St. Moritz. We can not with certainty point to the lack of hedge density for the opportunity for intruders to enter our community. However, we would like the CDD to consider the concerns and fears of our residents, the potential liability of not responding to this event, if any, and the potential impact of this event on home values.

Beautification, noise reduction and safety are our primary goals. We consider ourselves part of

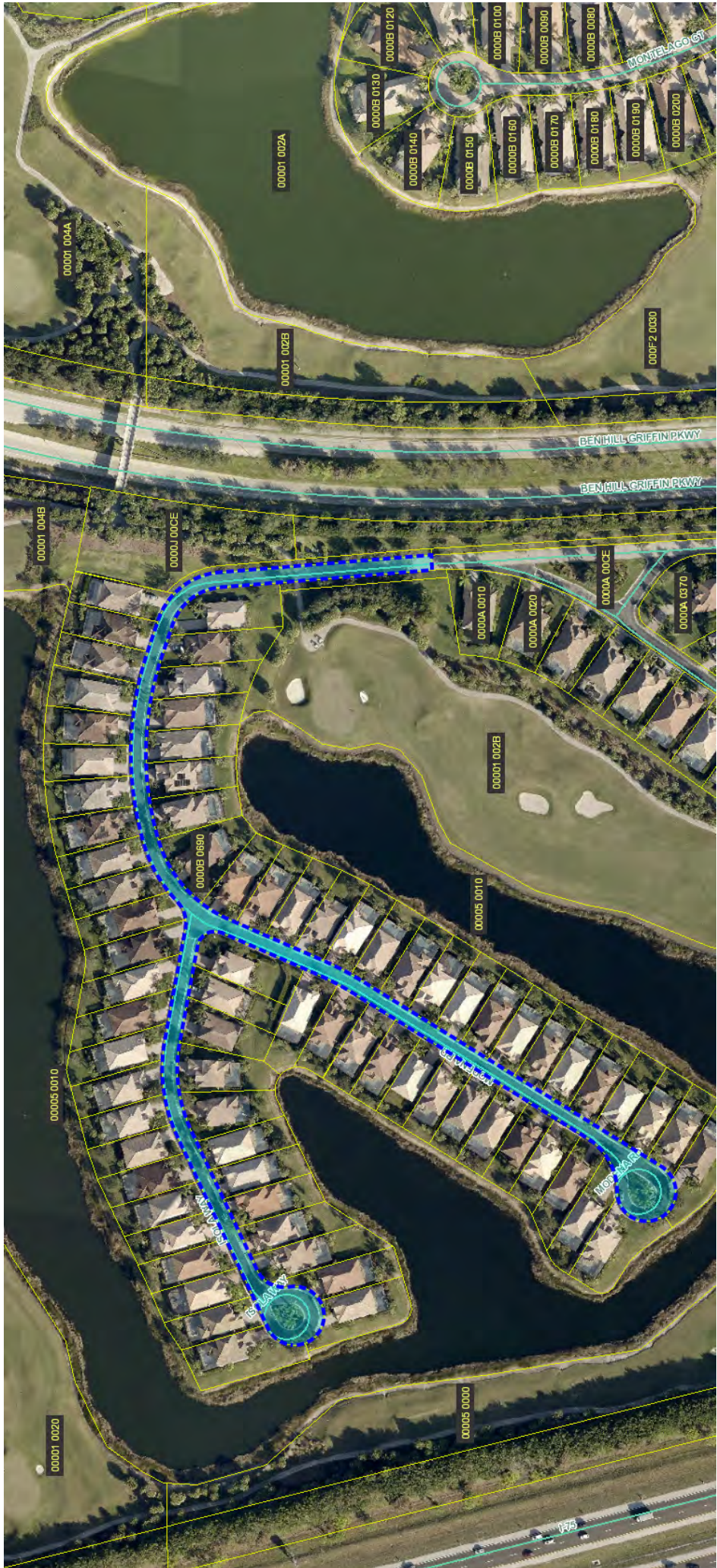
Miromar Lakes, and as much a part of the “overall community” as other communities within Miromar Lakes. In our opinion, the issues above certainly reflect upon the community as a whole and we respectfully ask for the Board's consideration to enhance this property commensurate with Miromar's standards.

Tim, we would appreciate your feed back and opinion if you think we are on the right track. Also, if you would please confirm if you received the photos this morning, it would be great.

Again, thank you so much for your assistance. Can you possible tell us when the June Board meeting is scheduled?

Regards,

Mary & Kandy













---

*Miromar Lakes Community Development District*

---

*Financial Statements*

*April 30, 2016*



*Visit our web site: [www.miromarlakescdd.org](http://www.miromarlakescdd.org)*

*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

***2041 NE 6TH TERRACE  
FORT LAUDERDALE, FLORIDA 33305  
E-MAIL: [JIMWARD@JPWARDASSOCIATES.COM](mailto:JIMWARD@JPWARDASSOCIATES.COM)  
PHONE: (954) 658-4900***

---

*Miromar Lakes Community Development District*

---

*Table of Contents*

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-5</i>
<i>Debt Service Fund</i>	
<i>Series 2012 Bonds</i>	<i>6</i>
<i>Series 2015 Bonds</i>	<i>7</i>

*JPWard & Associates, LLC*  
*2041 NE 6th Terrace*  
*Fort Lauderdale, Florida 33305*



**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending April 30, 2016**

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets	
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 845,511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 845,511
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	438,384	851,688	-	-	-	1,290,072
Revenue	-	1,106,360	1,777,827	-	-	-	2,884,187
Prepayment Account	-	0	-	-	-	-	0
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,544,744	-	1,544,744
Amount to be Provided by Debt Service Funds	-	-	-	-	28,720,256	-	28,720,256
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	40,376,020	40,376,020
<b>Total Assets</b>	<b>\$ 845,511</b>	<b>\$ 1,544,744</b>	<b>\$ 2,629,515</b>	<b>\$ -</b>	<b>\$ 30,265,000</b>	<b>\$ 40,376,020</b>	<b>\$ 75,660,791</b>

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending April 30, 2016**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>								-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>								-
Current Portion	-	-	-	-	1,030,000	-	-	1,030,000
Long Term	-	-	-	-	29,235,000	-	-	29,235,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,265,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,265,000</u>
<b>Fund Equity and Other Credits</b>								
<b>Investment in General Fixed Assets</b>						40,376,020		40,376,020
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2015 (Audited)	-	836,409	1,670,657	-	-	-	-	2,507,065
Results from Current Operations	-	708,336	958,859	-	-	-	-	1,667,194
<b>Unassigned</b>								
Beginning: October 1, 2015 (Audited)	166,119				-	-	-	166,119
Results from Current Operations	679,392				-	-	-	679,392
<b>Total Fund Equity and Other Credits</b>	<u>\$ 845,511</u>	<u>\$ 1,544,744</u>	<u>\$ 2,629,515</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,376,020</u>	<u>\$ -</u>	<u>\$ 45,395,791</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 845,511</u>	<u>\$ 1,544,744</u>	<u>\$ 2,629,515</u>	<u>\$ -</u>	<u>\$ 30,265,000</u>	<u>\$ 40,376,020</u>	<u>\$ -</u>	<u>\$ 75,660,791</u>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2016**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>										
Interest - General Checking	14	12	33	29	19	21	23	151	300	50%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	419	136,497	544,403	32,356	24,765	8,198	16,873	763,511	788,521	97%
Special Assessments - Off-Roll	129,967	-	-	-	-	129,967	129,967	389,902	519,869	75%
<b>Miscellaneous Revenue</b>										
	-	-	-	-	-	-	-	-	0	N/A
<b>Intragovernmental Transfer In</b>										
	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 130,400</b>	<b>\$ 136,508</b>	<b>\$ 544,436</b>	<b>\$ 32,384</b>	<b>\$ 24,785</b>	<b>\$ 138,187</b>	<b>\$ 146,863</b>	<b>1,153,563</b>	<b>\$ 1,308,690</b>	<b>88%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's - Fees	-	2,000	1,000	1,000	1,000	1,000	1,000	7,000	12,000	58%
Board of Supervisor's - Taxes	-	153	77	77	77	77	77	536	918	58%
<b>Executive</b>										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	40,000	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	5,000	-	-	-	-	5,000	5,000	100%
Accounting Services	-	-	-	-	335	-	-	335	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	500	-	-	500	-	-	-	1,000	1,000	100%
<b>Other Contractual Services</b>										
Legal Advertising	-	-	-	-	-	-	-	-	1,200	0%
Trustee Services	-	3,091	-	-	-	-	5,859	8,949	7,900	113%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	1,033	1,033	2,400	43%
Bank Services	31	43	30	31	36	34	46	252	550	46%
<b>Travel and Per Diem</b>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	118	-	142	29	105	-	45	438	400	110%
<b>Insurance</b>										
	-	-	5,665	-	-	-	-	5,665	5,800	98%

Prepared by:

**JPWARD and Associates, LLC**

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2016**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Printing &amp; Binding</b>	413	80	36	123	40	32	103	827	1,200	69%
<b>Website Development</b>	-	-	-	-	-	-	-	-	1,000	0%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	13,130	3,965	-	-	3,705	-	20,800	20,000	104%
Legal - Litigation	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place	-	-	-	-	-	-	-	-	40,000	0%
Legal - Center Place - Litigation Counsel	-	94,471	99,560	(155,729)	6,646	1,706	3,489	50,144	250,000	20%
<b>Other General Government Services</b>										
Engineering Services - General Fund	-	-	5,531	1,583	-	1,579	546	9,240	20,000	46%
NPDES	-	-	-	-	-	560	554	1,114	2,500	45%
Asset Administration Services	583	583	583	583	-	583	583	3,500	7,000	50%
Center Place	-	-	5,274	(3,453)	-	-	-	1,821	100,000	2%
<b>Sub-Total:</b>	<b>5,153</b>	<b>116,884</b>	<b>148,197</b>	<b>(151,923)</b>	<b>11,572</b>	<b>12,609</b>	<b>16,668</b>	<b>159,161</b>	<b>537,043</b>	<b>30%</b>
<b>Stormwater Management Services</b>										
Professional Management										
Asset Management	1,983	1,983	1,983	1,983	-	1,983	1,983	11,900	23,800	50%
Mitigation Monitoring	-	-	-	-	-	-	-	-	500	0%
Utility Services										
Electric - Aeration Systems	-	424	440	454	492	406	408	2,624	500	525%
Lake System										
Aquatic Weed Control	5,464	5,464	5,464	5,464	5,464	-	10,928	38,248	65,568	58%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	5,000	0%
Water Quality Testing	-	-	-	-	-	-	-	-	3,800	0%
Water Control Structures	-	770	7,000	-	-	-	-	7,770	9,500	82%
Grass Carp Installation	-	-	-	-	-	-	-	-	30,000	0%
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	18,000	0%
Aeration System	-	-	-	-	-	-	-	-	3,500	0%
Wetland System										
Routine Maintenance	3,133	3,133	3,133	3,133	3,133	-	6,267	21,933	49,600	44%

Prepared by:

**JPWARD and Associates, LLC**

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2016**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Other Current Charges	-	-	-	-	-	-	-	-	3,000	0%
Capital Outlay										
Aerator's	-	-	-	-	-	-	-	-	9,750	0%
<b>Sub-Total:</b>	<b>10,581</b>	<b>11,775</b>	<b>18,021</b>	<b>11,035</b>	<b>9,089</b>	<b>2,389</b>	<b>19,586</b>	<b>82,475</b>	<b>222,518</b>	<b>37%</b>
<b>Landscaping Services</b>										
Professional Management										
Asset Management	2,867	2,867	2,867	2,867	-	2,867	2,867	17,200	34,400	50%
Utility Services										
Electric	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	1,777	-	-	1,000	2,777	5,000	56%
Repairs & Maintenance										
Public Area Landscaping	-	34,570	-	61,162	-	29,846	51,810	177,389	434,029	41%
Landscape Lighting	-	-	-	-	-	-	-	-	-	N/A
Irrigation System	-	-	-	-	-	-	-	-	7,500	0%
Well System	-	-	-	-	-	198	-	198	2,500	8%
Plant Replacement	-	-	-	-	-	-	-	-	20,000	0%
Other Current Charges										
Lee County -Ben Hill Griffin Landscape	-	34,599	-	-	-	-	-	34,599	30,000	115%
Charlotte County - Panther Habitat, Fire	-	372	-	-	-	-	-	372	700	53%
Operating Supplies										
Mulch	-	-	-	-	-	-	-	-	15,000	0%
<b>Sub-Total:</b>	<b>2,867</b>	<b>72,408</b>	<b>2,867</b>	<b>65,806</b>	<b>-</b>	<b>32,911</b>	<b>55,677</b>	<b>232,535</b>	<b>549,129</b>	<b>42%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 18,601</b>	<b>\$ 201,067</b>	<b>\$ 169,084</b>	<b>\$ (75,081)</b>	<b>\$ 20,661</b>	<b>\$ 47,909</b>	<b>\$ 91,931</b>	<b>474,171</b>	<b>\$ 1,308,690</b>	<b>36%</b>
Net Increase/ (Decrease) in Fund Balance	111,800	(64,559)	375,353	107,465	4,124	90,278	54,932	679,392	-	
Fund Balance - Beginning	166,119	277,919	213,360	588,712	696,178	700,301	790,579	166,119	146,131	
<b>Fund Balance - Ending</b>	<b>\$ 277,919</b>	<b>\$ 213,360</b>	<b>\$ 588,712</b>	<b>\$ 696,178</b>	<b>\$ 700,301</b>	<b>\$ 790,579</b>	<b>\$ 845,511</b>	<b>845,511</b>	<b>\$ 146,131</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2012 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2016**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>										
Reserve Account	35,497	1,840	0	0	0	0	0	37,339	15,000	249%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	4	4	5	19	30	64%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	437	142,417	568,016	33,759	25,839	8,554	17,605	796,627	820,346	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	164,074	164,074	164,074	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 35,937</b>	<b>\$ 144,259</b>	<b>\$ 568,017</b>	<b>\$ 33,761</b>	<b>\$ 25,844</b>	<b>\$ 8,558</b>	<b>\$ 181,684</b>	<b>998,060.59</b>	<b>\$ 999,450</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2012 Bonds	-	-	-	-	-	-	-	-	\$ 420,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2012 Bonds	-	289,725	-	-	-	-	-	289,725	579,450	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 289,725</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>289,725</b>	<b>\$ 999,450</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	35,937	(145,466)	568,017	33,761	25,844	8,558	181,684	708,336	-	
Fund Balance - Beginning	836,409	872,346	726,880	1,294,897	1,328,658	1,354,502	1,363,060	836,409	866,391	
<b>Fund Balance - Ending</b>	<b>\$ 872,346</b>	<b>\$ 726,880</b>	<b>\$ 1,294,897</b>	<b>\$ 1,328,658</b>	<b>\$ 1,354,502</b>	<b>\$ 1,363,060</b>	<b>\$ 1,544,744</b>	<b>1,544,744</b>	<b>\$ 866,391</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2016**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 177,380	0%
<b>Interest Income</b>										
Reserve Account	84,850	4,363	0	0	0	0	0	89,213	15,000	595%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	133	1	2	2	2	2	143	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	53	17,110	68,242	4,056	3,104	1,028	2,115	95,708	98,463	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	1,410,287	1,410,287	1,410,287	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 84,904</b>	<b>\$ 21,606</b>	<b>\$ 68,244</b>	<b>\$ 4,058</b>	<b>\$ 3,107</b>	<b>\$ 1,029</b>	<b>\$ 1,412,404</b>	<b>\$ 1,595,351</b>	<b>\$ 1,701,130</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2012 Bonds	-	-	-	-	-	-	-	-	\$ 610,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2012 Bonds	-	636,493	-	-	-	-	-	636,493	1,091,130	58%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 636,493</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 636,493</b>	<b>\$ 1,701,130</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	84,904	(614,887)	68,244	4,058	3,107	1,029	1,412,404	958,859	-	
Fund Balance - Beginning	1,670,657	1,755,561	1,140,674	1,208,918	1,212,975	1,216,082	1,217,112	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,755,561</b>	<b>\$ 1,140,674</b>	<b>\$ 1,208,918</b>	<b>\$ 1,212,975</b>	<b>\$ 1,216,082</b>	<b>\$ 1,217,112</b>	<b>\$ 2,629,515</b>	<b>958,859</b>	<b>\$ -</b>	