

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



AGENDA

FEBRUARY 11, 2021

PREPARED BY:

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

February 4, 2021

Board of Supervisors

Miromar Lakes Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, February 11, 2021 at 2:00 P.M.** in the Library at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The venue for this meeting is the Beach Clubhouse, in the Library, and was specifically chosen such so that the District will be able to meet the social distance guidelines for this meeting for Board Members/Staff, while accommodating an additional five (5) audience members.

Please ensure that all in attendance bring and wear masks during the meeting.

With the limitation for people in the meeting room, the District is requesting that audience members please use the WebEx link and telephone number below to join the Board Meeting.

The venue is requiring the District to enforce the limitation on attendance for audience members.

The following WebEx link and telephone number are provided to join/watch the meeting.

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=e79dba5d29c0e8a09bb3e79f35c594b7e>

Access Code: **179 432 0876**

Event password: **Jpward**

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **179 432 0876** to join the meeting.

The link to the meeting will also be posted on the District's web site: www.Miromarlakescdd.org.

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Induction of Mr. Patrick Reidy to fill Seat 5, whose term is set to expire November 2024.
 - a) Guide to the Sunshine Law and Code of Ethics for Public Employees.
 - b) Form 1 – Statement of Financial Interests.
3. Consideration of Minutes:
 - I. January 14, 2021 – Regular Meeting
4. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - a) Operations Report February 1, 2021
 - III. District Manager
 - a) Financial Statements for period ending January 31, 2021 (unaudited)
5. Supervisor's Requests and Audience Comments
6. Adjournment

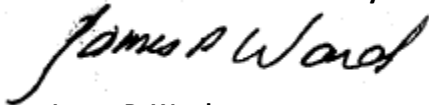
The Second Order of Business is the Induction of Mr. Patrick Reidy to fill Seat 5 of the Board of Supervisors of the Miromar Lakes Community Development District left vacant by Dr. David Herring on December 10, 2020.

The newly appointed Board Member must file a Form 1 – Statement of Financial Interests, which must be filed with the Supervisor of Elections in the County in which he/she resides within thirty (30) days of being seated on this Board.

The Third Order of Business is the Consideration of the January 14, 2021 Regular Meeting Minutes.

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

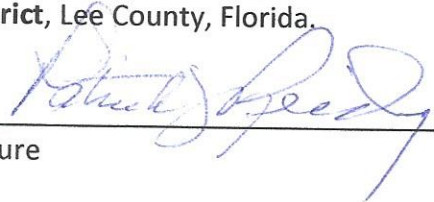
Miromar Lakes Community Development District



James P. Ward
District Manager

OATH OR AFFIRMATION OF OFFICE

I, Patrick J. Reidy, a citizen of the State of Florida and of the United States of America, and being an officer of the **Miromar Lakes Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Miromar Lakes Community Development District**, Lee County, Florida.



Signature

Printed Name: Patrick J. Reidy

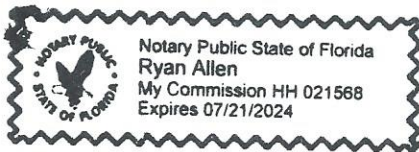
STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) before me by means or physical presence or () online notarization this 3 day of February, 2021, by Patrick J Reidy, whose signature appears hereinabove, who is personally known to me or who produced FL DL as identification.



NOTARY PUBLIC
STATE OF FLORIDA

Print Name: Ryan Allen
My Commission Expires: 07/21/2024



FORM 1

STATEMENT OF FINANCIAL INTERESTS

2020

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE

****** THIS SECTION MUST BE COMPLETED ******

DISCLOSURE PERIOD:

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2020.

MANNER OF CALCULATING REPORTABLE INTERESTS:

FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**):

COMPARATIVE (PERCENTAGE) THRESHOLDS OR **DOLLAR VALUE THRESHOLDS**

PART A -- PRIMARY SOURCES OF INCOME [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME
[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.

INSTRUCTIONS on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2020.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2020.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital

stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(6), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than 10% of your gross income from that business entity; **and,**

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

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

10 The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District
11 was held on Thursday, January 14, 2021, at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes
12 Parkway, Miromar Lakes, Florida 33913.
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Present and constituting a quorum:

22 Alan Refkin	Chairperson
23 Michael Weber	Vice Chair
24 Doug Ballinger	Assistant Secretary
25 Mary LeFevre	Assistant Secretary

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Also present were:

33 James P. Ward	District Manager
34 Greg Urbancic	District Attorney
35 Bruce Bernard	Asset Manager
36 Charlie Krebs	District Engineer

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Audience:

44 All resident's names were not included with the minutes. If a resident did not identify
45 themselves or the audio file did not pick up the name, the name was not recorded in these
46 minutes.
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48

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted roll call; all Members of the Board were present constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration to fill Seat 5

Consideration to fill Seat 5, formerly Dr. David Herring, whose resignation took effect December 10, 2020.

I. Appointment of individual to fill Seat 5, whose term is set to expire November 2024

II. Oath of Office

III. Guide to the Sunshine Law and Code of Ethics for Public Employees

IV. Form 1 – Statement of Financial Interests

49 Mr. Ward explained this remaining seat on the Board could be filled at any time the Board desired.
50 He noted there was no requirement to advertise the position and no requirement to hold an
51 election, it simply fell to the remaining Board Members to select a replacement. He asked the Board
52 how it wished to proceed.

53
54 *Mr. Doug Ballinger: I would call for a person to fill the remaining seat on the Board. He is a very fine*
55 *fellow. He is a good person. He is a family man. His name is Pat Reidy. He is a fine fellow that has*
56 *lived here for 14 years, in Miromar Lakes. He spent the first 7 years in Valencia and was on the*
57 *Board there of the HOA. He then moved to Bellini and has been on the HOA Board there for 7 years.*
58 *He is very familiar with what goes on here in Miromar. It's not like he's unknown. I asked him to*
59 *give me some background information as far as his work was concerned. Here's what he gave me.*
60 Mr. Ballinger discussed the jobs Mr. Reidy had over the years including being a CPA, comptroller
61 positions, corporate positions, and CFO of Talon Development Company. He indicated Mr. Reidy
62 was highly qualified to serve on the CDD Board and would be an excellent addition to the board. He
63 stated Mr. Reidy was very dependable and had effectively assisted himself with a non-profit charity
64 gala event. He asked the Board to consider Mr. Pat Reidy for the open Seat on the Board. He noted
65 Mr. Reidy was willing to serve on the Board.

66
67 *Mr. Mike Weber: I have known Pat for a few years now, and he lived across the street from me. Mr.*
68 *Weber indicated Mr. Reidy was a family man, a good guy, and would be an excellent choice for the*
69 *Board.*

70
71 Mr. Alan Refkin asked how the Board should proceed. Mr. Ward stated a simple motion and second
72 were required to elect an individual to fill Seat 5.

73
74 *Mr. Urbancic: Did we confirm he is a registered elector living in the District and a Florida resident?*

75
76 Mr. Ward responded in the affirmative.

77
78 Ms. Mary LeFevre indicated she was unfamiliar with Mr. Pat Reidy.

79
80 **On MOTION made by Mr. Doug Ballinger, seconded by Ms. Mary**
81 **LeFevre, and with all in favor, Pat Reidy was elected to fill Seat 5 of the**
82 **CDD Board.**

83
84 *Mr. Ward: I will reach out to Mr. Reidy and ask him to attend the next Meeting and will swear him in*
85 *at the next Meeting and Greg and I will review the Sunshine Law, etc., and you will be all set to go.*

86
87
88 **THIRD ORDER OF BUSINESS**

Consideration of Resolution 2021-1

89
90 **Consideration of Resolution 2021-1, Re-Designation of the Officers of the District**

91
92 *Mr. Ward: Normally, after we have a new member come to the Board, we have a resolution that*
93 *redesignates the officers of the District. The way in which this Statute works is there is no required time*
94 *for you to do this. Normally, most Districts that I've worked with over the years, every time there is an*
95 *election, we do it unless the election was the exact same people who were on the Board before. You*

96 *have a new member joining you and David was obviously your Chair for many years. Your current Vice*
97 *Chair is Mr. Ballinger. The balance of the Board serves as Assistant Secretaries, and I serve as Treasurer*
98 *and Secretary. You should discuss who you would like to fill in those positions. We will just fill in the*
99 *names when you make a decision, and we will go from there.*

100

101 *Mr. Ballinger: I no longer seek the office of Vice Chair. I would like to be elevated to an Assistant*
102 *Secretary.*

103

104 *Mr. Weber: I would like to nominate Alan Refkin to Chairman. Alan is, I think, the most senior person on*
105 *the Board and has a good history of what has transpired over time, is very dependable, and I'd like to*
106 *suggest we nominate Alan to that position.*

107

108 Ms. LeFevre nominated Mike Weber to be Vice Chairman. Mr. Ballinger agreed.

109

110 Mr. Ward noted the Resolution would show Mr. Alan Refkin as Chairperson, Mr. Mike Weber as Vice
111 Chair, Mr. Doug Ballinger, Ms. Mary LeFevre, and Mr. Pat Reidy as Assistant Secretaries, and himself as
112 Secretary and Treasurer. He called for a motion to approve the Resolution as amended.

113

114 **On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug**
115 **Ballinger, and with all in favor, Resolution 2021-1 was adopted as**
116 **amended and the Chair was authorized to sign.**

117

118

119 **FOURTH ORDER OF BUSINESS**

Consideration of Minutes

120

121 **December 10, 2020 – Regular Meeting**

122

123 Mr. Ward asked if there were any corrections or additions to the December 10, 2020 Minutes.

124

125 Mr. Mike Weber indicated there was an error on page 4, Mr. Bernard reported regarding lake bank
126 riprap. Mr. Bruce Bernard stated the lake bank rip rap was at Volterra and lake bank restoration was
127 Valencia.

128

129 Mr. Mike Weber: indicated there was an error on page 5 “Why wouldn’t we want Ravenna to repair all
130 that before it was turned over and given to us and we have to pay for it” was Mike Weber not Doug
131 Ballinger, and page 6 where it says, “Mr. Mike Weber: *Yeah, it was 100 feet, 200 feet, pristine*”.

132

133 Ms. LeFevre corrected the name Judy Wilson to Julie Wilson.

134

135 Mr. Mike Weber: indicated there was an error on page 9, 4th line down “those are the”, should be
136 (indecipherable).

137

138 Ms. LeFevre indicated there was an error where it read “Mr. Bruce Bernard reported the new properties
139 in Radamo (ph), and Cortina (ph)...” it should read “Mr. Bruce Bernard reported the new properties in
140 Bergamo and Cortona...”

141

142 Mr. Ballinger stated page 4 indicated he stated “if they had been turned over then there would have
143 been...;” however, he believed this was not his statement. He noted he also was not the speaker at the
144 bottom of page 4; he felt possibly this was Mr. Weber speaking.

145
146 Mr. Weber agreed.

147
148 Mr. Ballinger noted an error in Mr. Refkin’s statement on page 5: “task” should read “ask.” He asked
149 about page 6, at the bottom, as Mr. Bernard’s last sentence in the paragraph felt out of place. Mr. Ward
150 indicated there had been a subject change.

151
152 Mr. Ward indicated he would make the necessary changes. He asked if there were any additional
153 changes; hearing none, he called for a motion.

154
155 **On MOTION made by Mr. Doug Ballinger, seconded by Ms. Mary**
156 **LeFevre, and with all in favor, the December 10, 2020 Regular Meeting**
157 **Minutes were approved as amended.**

158
159
160 **FIFTH ORDER OF BUSINESS**

Staff Reports

161
162 **I. District Attorney**

163
164 *Mr. Greg Urbancic: Two things really quick: one being, as of January 1, one of the things we will be*
165 *doing with all of our contractors and contracts going forward is making sure they are registered to*
166 *comply with eVerify. Every contractor as of January 1 is required to register with eVerify and certify*
167 *that they are registered, so that will be one thing that we do. Technically, it applies to any business*
168 *doing business in the State of Florida. They have to register with the system now, but in terms of our*
169 *contractors we have to make sure they are compliant. The other thing I wanted to mention is I*
170 *received a call the other day, sort of as a coming attraction, I think we are going to be getting a*
171 *request from the developer in the Portofino neighborhood for some encroachments into a lake*
172 *maintenance easement which is dedicated to the CDD. I don’t know the specifics, but I think it is just*
173 *a brick paver walkway on each house. That will probably be something coming forward. Once we*
174 *get a packet and more information, presuming it comes through, that will come to you for review.*
175 *I’m sure Charlie will review that first to make sure we don’t see an issue with impacts with our lake*
176 *maintenance easements. I just wanted to report that a call was made. Other than that, if you have*
177 *any questions, I’ll be happy to answer.*

178
179 *Ms. LeFevre: Is there any change in the conversations we have had on Ravenna since last we spoke?*

180
181 *Mr. Ward: I’ve been the primary contact in the last month. The couple of conversations I’ve had*
182 *with one of the Board Members. He is trying to move this forward. I have pushed back these HOA*
183 *attorneys on deeding the property over to the CDD because of the way their HOA documents are*
184 *written. In addition, they do have some extraneous requirements that they want from the CDD*
185 *which I simply said no, the Staff is not going to be in a position to recommend those to you all. They*
186 *were things like they want control over the District’s ability to maintain the lake and we have to*
187 *notify them of this, that and the other thing. The fountain that’s there, they want to have certain*
188 *maintenance standard and a certain maintenance standard for the lakes, etc. I said look, you have a*

189 *choice, either turn them over to us and let us do our jobs, or you can keep them and do whatever you*
190 *want with them. I think the biggest issue is the turnover of the lake itself by deed to the District, but*
191 *we will see how they get through that process over the next few months.*

192

193 *Mr. Alan Refkin: When we do the turnover do we pick up the fountain automatically? I mean, isn't it*
194 *unusual for us to pick up a fountain?*

195

196 *Mr. Ward: It's not unheard of. We have some and we don't have others. It's not unusual. I told*
197 *them, look, I think you guys ought to keep the fountain and we will just do an agreement with you so*
198 *you can maintain it and do what you want with the darn thing. We don't really need it for purposes*
199 *of our drainage system. They are still mulling things around. I don't think that's going to go through.*

200

201 *Mr. Refkin: but our fountains that we picked up, are they all connected to the water management*
202 *system?*

203

204 *Mr. Ward: Yeah. They are all in the lake, in a particular lake somewhere.*

205

206 *Mr. Refkin: So, if we picked up something that's outside the lake and it probably doesn't suit the*
207 *purpose that we designated of why we take over the responsibility. In other words, we only take*
208 *over the responsibility for the fountain if it extended to the water management system, right?*

209

210 *Mr. Ward: Yes. That's the only time we would have done it.*

211

212 *Mr. Mike Weber: When you say the lake, you can keep it or turn it over, what exactly are you*
213 *thinking?*

214

215 *Mr. Ward: Their association was not instructed by Miromar. It was some other development, so the*
216 *footprint for the original piece of property that the builder or developer bought included a piece of*
217 *an actual waterline. A pretty large piece of this community water system. They want to turn that*
218 *over to the District for obvious reasons and frankly we would like to have it for obvious reasons.*
219 *Their biggest issue with that is their condo documents require 100% of the owners. Their attorneys*
220 *are telling them that there has to be 100% consent of the owners plus all of the lenders which, in my*
221 *entire time in this business in 40 or more years now, I've never heard of a lender having to agree to*
222 *turnover a lake to a governmental agency. I think they are working through that with whoever their*
223 *attorneys may be to see if they can come up with another way to solve that particular problem.*

224

225 *Mr. Mike Weber: So with that being said the CDD is responsible for the lake and the maintenance of*
226 *the shoreline, and if they don't turn it over, does that exempt us from the responsibility or are we still*
227 *going to be responsible for maintaining the lake for water quality?*

228

229 *Mr. Ward: Based upon what happened during the Alico litigation, South Florida Water Management*
230 *District held our feet to the fire, so I think the answer to the question is yes.*

231

232 *Mr. Mike Weber: That being said, are they aware of that? Are they aware of the fact that if they*
233 *don't turn it over to the CDD that they are going to be responsible for the riprap, the lakeshore, the*
234 *lake itself, that whole area? And the problem is that we are going to be responsible to South Florida*
235 *Water Management District. If something should happen and they are refusing to turn it over, but*
236 *we are held responsible, what recourse do we have in that event?*

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Mr. Urbancic: The one question I have for Charlie is, if they come back and claim we are responsible, can't we point the finger at them? That may not mean that we don't have a responsibility to fix it. I don't know all the permit situations with respect to that community, but I am familiar with the layout. Couldn't we either drag them in or somehow go after them to the extent that we are responsible for fixing their non-attentiveness in theory to the shoreline?

Mr. Ward: In answer to your first question, they have taken responsibility. I think the shoreline has some degradation to it at the moment. I did speak to the HOA about that and they are working on trying to get that fixed. Assuming the worst-case scenario and they don't, and we do, the District, whether we have to go after them or not, the District could take the position that it's yours, but we have to fix it, and assess that community separately for that specific repair. We have not done that in the past and I would try to encourage us not to do that on a going forward basis, but as a last course, before we have to sue anybody, it would probably be the recommended way I would suggest we would go to solve that particular problem at that time.

Mr. Mike Weber: Well, wouldn't another option be to meet with them and see if the document states that states their HOA will be held responsible up to the point of the turnover, if and when that happens? So that we don't have to go down that path.

Mr. Ward: I think if we get to the point that they can't, we will have to go down that road at that point. There is no other way to deal with the issue.

Mr. Mike Weber: It seems to me that we'd be better off going to their board.

Ms. LeFevre: I don't really see their incentive to sign something like that.

Mr. Mike Weber: Actually, they do if they want to hold on to it.

Mr. Ward: Actually, they don't want to hold on to it. The issue really is (indecipherable 30:40). 100% consent of the owners, that's realistic, but adding the lenders to that for however many units are in this community is very unrealistic, and I think that's a very long stretch by some attorney who is unfamiliar with this process, but I think they need to go through that and see where they can go. We may have a backup plan at some point in the future.

Mr. Mike Weber: I'm just trying to understand, number one to understand, and number two kinda figure out the Board problem.

Mr. Ballinger: I have talked to a Board Member over there and there are things going on that will become easier in February when there's a change of the board. The thing is that's another month away and so if we can let that dust settle, I think we might be in a better position to get something done over there like you were talking about.

Mr. Bruce Bernard: At the last Board meeting I told the Board I would get an estimated repair cost for the riprap at Ravenna. It came out to \$26,000 dollars.

283 *Mr. Doug Ballinger: On that estimate, is that for (indecipherable)? It seems to me that's a small*
284 *amount to pay to fix that major problem we've got over there because of the angle of that rock and*
285 *also the size of the rocks which seem like they are moving around more than they should.*

286
287 *Mr. Bernard: Yes. The rock sizes are between 8 and 18 inches. They've got a few areas that are*
288 *bare right down to the paper and they got some around towards the channel that are missing rocks*
289 *at the top, and plus, like you said, the slope is a little steeper than usual, so it's a lot of things. But,*
290 *just to repair what they have there right now, to get it up so it would look like it does in all the other*
291 *places, it's \$26,000 dollars.*

292
293 *Mr. Doug Ballinger: For the number of problems that are obviously going wrong over there it seems*
294 *like to me that would be a temporary fix instead of a permanent fix.*

295
296 *Mr. Bernard: That's probably correct. As you know Ravenna has – the riprap headwall has not been*
297 *there long. With the smaller rocks it's easier for waves and stuff to move them around. If we want*
298 *to go back for a permanent fix, we would have to figure some way to remove and probably put those*
299 *smaller rocks down at the toe of the slope and bring in some bigger rocks up top to hold it in place so*
300 *it wouldn't move.*

301
302 *Mr. Doug Ballinger: Can you get us an estimate of a more permanent fix? Especially if we are going*
303 *to be inheriting this, or if we are going to give them the figure that each one of their residents over*
304 *there might have to chip in for.*

305
306 *Mr. Bernard: I can do that. I can get a quote to get 2 -3 foot rocks 4 foot from the top of the bank*
307 *down on the slope and taking whats there now to pushing it down to the tow.*

308
309 *Ms. LeFevre: We need to bring it up to the standards with all the other lakes.*

310
311 *Mr. Bernard: It will bring the rock sizes to the same size as the other lakes.*

312
313 *Mr. Doug Ballinger: it's 3 years and we haven't even had a hurricane. The wave action, you are so*
314 *correct Mike, about the type of boats that they've got over there, if you are paying particular*
315 *attention to the wave action, It comes all the way across from FGCU beach, and that problem is*
316 *going to be from now on. We've run out of places for boats to ski other than the big lake, #6, and*
317 *also lake #5. So, we need to fix that so it will withstand future waves in my opinion.*

318
319 *Mr. Ward: I will keep you up to speed as I have more information. Honestly, it's going to be a few*
320 *months before we hear anything.*

321
322 **II. District Engineer**

323
324 *Mr. Charlie Krebs: I also received a phone call about that encroachment over there at Portofino and*
325 *mentioned to them that they need to make a submittal to the District in order to get feedback from*
326 *the Board. Other than that, I have nothing else to report.*

327
328 *Mr. Mike Weber: Who reported to you?*

329

330 *Mr. Krebs: They sent it to Tim Byal, and Tim Byal forwarded it to me, and I responded to Tim that*
331 *they needed to submit this to the Board if they wanted to get any type of feedback.*

332

333 **III. Asset Manager**

334

335 **a) Operations Report December 2020**

336

337 *Mr. Bruce Bernard: The catching of the cane toads slowed down to hardly anything during this*
338 *cold weather. We only got in like 160 last month and they are all medium sizes, so it will be hit*
339 *and miss if we have anything until around April when we start up again with our program. Our*
340 *drainage contract, MRI, is completing Phase III of our stormwater cleaning program. The only*
341 *other thing we have coming up is we have Charlie working on a little drainage issue we had over*
342 *in Tivoli on Maderna Road where we have a berm that the CDD owns. It's cascading down and*
343 *keeping an area pretty wet right against the resident's property. We are going to put in three*
344 *yard drains there and drain it to the street, but that's all we have going on right now. Our lake*
345 *bank restoration contractor starts Monday.*

346

347 *Mr. Weber: I see the stocking of the lake by the fish did occur.*

348

349 *Mr. Bernard: It will be starting. We have a little bit of work over at St. Moritz and that lake and*
350 *then we will be coming on the east side.*

351

352 *Mr. Weber: No. What I'm saying is, on the top of your second page of your report, you*
353 *mentioned stocking of the lakes with fish. I was just wondering did that happen already or is*
354 *that going to happen?*

355

356 *Mr. Bernard: That is done. It was done 2 weeks ago. We did our portion with Miromar, and*
357 *Esplanade Lakes CDD did lake 5 and we did lake 6 with Miromar Lakes.*

358

359 **IV. District Manager**

360

361 **a) Financial Statements for period ending December 30, 2020 (unaudited)**

362

363 *Mr. Ward: I have nothing for you unless you have any questions on your financials. I think your*
364 *audit is about finished. I will put that on the next Agenda.*

365

366 *Ms. LeFevre: I just wondered. Although, we subcontract for landscaping to Miromar. We are*
367 *still responsible for landscaping as the bottom line. I'm just wondering if there has been any*
368 *communication in regards to if there's been any issues? Is anybody going to give us a report?*

369

370 *Mr. Ward: The agreement that we have with the developer doesn't require them to do anything.*
371 *We don't get any communications from them whatsoever. Of what's going on, the landscaping*
372 *we own David's other favorite assets the monuments. We own the monuments.*

373

374 *Ms. LeFevre: But should we be?*

375

376 *Mr. Alan Refkin: Is there any way to find out what it costs Miromar to what the CDD did before?*
377 *What that cost factor is? In other words, let's just say, as Mary said, this thing is being fully*

378 *subbed to Miromar because they have a stake. They are going to take it over and take over that*
379 *whole responsibility that we agreed to. And for that we gave up some cost, and they absorbed*
380 *that cost, which they quickly, faster than a gunshot, passed out to all the residents plus, plus,*
381 *plus some. Our dues went up from 14 something to 16 something almost instantaneously.*
382 *When I asked Tim about that he said oh, yeah, but we threw in the beach and the kitchen sink,*
383 *but I wouldn't be surprised that because they are doing some, they made some kind of a deal*
384 *with Estate. I would like to get my hands on what's that cost. What is it? Because if we have to*
385 *take it back, what's that cost? We should really know. Has it gone up? Has it gone down? If it's*
386 *gone down, I'd want to know that, but we have no idea what that cost is for what they are doing*
387 *to the area. Plus, we're taking over more of the berm space. A huge berm they just built over*
388 *there near Capri, that's going to be ours, right?*

389
390 *Mr. Ward: I don't know. I think it was intended to be.*

391
392 *Mr. Alan Refkin: Intended to be. I would like to get our hands proactively on what these costs*
393 *are that we very well could pull in. I don't want a surprise to say Oops, that's the cost and by the*
394 *way all the residents will have to be surprised with this. How do we find out from Tim what the*
395 *true cost is and maybe if he is feeling all that generous, what the anticipated cost is going to be*
396 *for all the new things we haven't yet got? Maybe we could get ahead of that.*

397
398 *Mr. Ward: Let's just go back a bit. I vaguely remember these numbers, ballpark. I recall when*
399 *we transferred that back over to the HOA, the cost we were paying for it was roughly the same*
400 *cost the HOA was paying to that vendor they use for the HOA stuff. I don't know the number,*
401 *but I know the number is roughly the same number. It translated to, if my memory serves me,*
402 *\$250 to \$300 dollars a unit a year from our that should have gone into you guys. What went*
403 *into the HOA I don't know, and I don't know what the actual contract values were that they*
404 *entered into. I certainly can ask Tim about that. One of the things that Tim did that I thought*
405 *was very good was, he did work with the County on that University Overlay District and they did*
406 *come to the plate and they are maintaining what they are supposed to and that cost they are*
407 *picking up in your HOA should be lower than what we were paying to do all of that maintenance.*

408
409 *Mr. Alan Refkin: I don't think that's the case, or I suspect that may not be the case, and I'll tell*
410 *you why. If you take a look, we were doing a one-time assessment of about \$600 dollars or*
411 *something per resident after IRMA, right?*

412
413 *Mr. Ward: The issue of why we did that was the reserves needed to –*

414
415 *Mr. Alan Refkin: I know the argument on the reserves.*

416
417 *Mr. Ward: That was the whole issue.*

418
419 *Mr. Alan Refkin: That was a Nuclear war. But here is the thing, if we are talking about \$200 or*
420 *\$300 dollars per resident, Miromar cranked that up to \$200 dollars per quarter, not per resident.*

421
422 *Mr. Mike Weber: How do we know that?*

423
424 *Mr. Alan Refkin: Because we were paying 14 something before and it went up to 16 something*
425 *per quarter.*

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Mr. Mike Weber: What I heard was that had to do with the new berm, the new entrance, the new guardhouse –

Mr. Alan Refkin: No. The new guardhouse took it from 16 to 17. That's the new Guardhouse. I'm talking about a year ago. I'm not talking about this recent one. I'm okay on the recent one because, yeah, we do have a new guardhouse, we do have a new entrance, and there are new costs. What I'm talking about is you go back to when we were paying 14 and something. Then the next newsletter that came out took it up 16 something. That's the exact time we turned over everything to them. They sent a letter to the residents and said, by the way, we are taking over all this, we are covering all the costs and doing all this, and it went from 14 something to 16 something. Well, if that's \$200 dollars per resident per quarter, okay, and we are talking about \$300 per whatever – there are other things in there I realize, but the fact is, you and I and Mary and Doug are guessing at what all these costs were. I would like to have some tangible numbers to know what our responsibilities would be, what our costs would be, if we took it in-house. Not that we are going to take it in-house. I'm not saying that, but I just think as a Board we probably should know. And you especially Mike, I mean, you're on top of numbers like nobody. If we are talking about that, I would like to know what these numbers are ahead of the game and say, yeah, we've got a good deal. We should keep doing it. But at least we would know what that maintenance costs.

Mr. Mike Weber: Can I suggest that maybe the most accurate way to come up with that number, would be getting a quote from Estates as to what they would charge us if we took over responsibility, because if we ask Miromar, they are allocating costs all over the place, so the point is going to be you are going to get the new direct cost, plus all these allocations, and then trying to weed all that out and getting something accurate. The best bet is to go to Estates and say, okay, these are the properties. We would like to know what it would cost us if we were to pay for it.

Mr. Alan Refkin: That's a really good suggestion, and maybe tack onto that, if the other berms that we don't have, what would the anticipated cost there if we did take those berms over so we would have a handle on what our future costs might be. But that's a good suggestion, thank you. Can we do that?

Mr. Mike Weber: I would think they would be open to doing that considering the magnitude of the contract, and as far as putting a quote together.

Mr. Alan Refkin: I think so. I think, keeping ahead of it for us is just as important as what we do on a daily basis. That's a good suggestion, thank you.

Mr. Ward: What I would do is probably, Bruce has on staff a really good landscaping architect. I think we should get a quote to do that for us, and they could put together exactly what we own, or should own, or what we will own, and they have some historical numbers, and maybe we can project out what we will own, and I can then put our side of it together and what that translates into as an assessment.

Mr. Mike Weber: That's fine. That's kind of the same thing. We are looking for somebody independent of Miromar to give us a cost.

474
475 *Mr. Ward: The only big element is – I think the real reason – the only reason we made that*
476 *decision was because of those reserves. We have no reserves for this. If you want to do it totally*
477 *right, and you know the HOA is not going to enter into an agreement with use to fund our*
478 *reserves, so we either have to stay out there on our own, or hindsight being what it is I would do*
479 *that reserve study differently than what I did 2 or 3 or 4 years ago. That is, I would just get a*
480 *firm who does this for a living to do a regular reserve study for \$3,000 to \$5,000 dollars, who*
481 *cares what it is, but something relatively inexpensive, but they are really good. These*
482 *companies, they do a lot of them for HOAs to give you what they should be. That is something*
483 *that I would do on this project if you really wanted to delve into this.*

484
485 *Mr. Mike Weber: Lets face it we got lucky when Miromar came in and said they would fund the*
486 *entire cost, it saved us because we had no reserves. I for one have a conservative approach to*
487 *these issues and to be without a reserve in this environment would be dangerous.*

488
489 *Mr. Alan Refkin: Didn't we get into an argument with Miromar over how the payments for the*
490 *reserves were being calculated. We had calculated it one way, and they came back to us and*
491 *calculated it another way. As I recall.*

492
493 *Mr. Ward: I calculated the reserves based upon the anticipated number of units within the*
494 *project. If you look at it from a developer side, I think the answer to their question was, they*
495 *don't have to pay any of that because there are already sufficient reserves in the existing HOA*
496 *reserves account, so there wasn't a need to actually bump up any kind of an assessment that you*
497 *have as residents within your HOA for the reserves. But it also, obviously, they would then also*
498 *be eligible for that. They wouldn't have to pay the CDD for increasing the reserves like you*
499 *would. So, it kind of benefitted both sides of the equation at that point in time.*

500
501 *Mr. Alan Refkin: I agree with Mike. I think it's only prudent to have reserves.*

502
503 *Mr. Ward: Yeah, I think it is prudent to have reserves. If we were going to move forward to to*
504 *that we should do a full-fledged reserves study.*

505
506 *Mr. Mike Weber: You oversee quite a few CDDs. What is the percentage that have reserves*
507 *versus don't?*

508
509 *Mr. Ward: Of all of the CDDs that I have, this one happens to be the oldest one. Every other CDD*
510 *that I have is new. Most of those have no operations and their HOAs have all of them. The few*
511 *CDDs that I now have that are doing operations are just getting into that, so at the moment,*
512 *none of them have a dime to their names. They are different from you all. That will be*
513 *something that I will have to do with them probably two years from now.*

514
515 *Mr. Mike Weber: Again, I think it's dangerous not to have reserves. I'm all for doing a study.*
516 *What are we talking about, a hundred dollars a unit or a thousand dollars a unit?*

517
518 *Mr. Ward: The key question, and I've said this for probably 30 years: If you want to control your*
519 *own destiny, you've got to control your assets. It's as simple as that. And whatever decision you*
520 *make is fine. If you don't want to do that, and you want to let it be in an HOA, that's not a bad*
521 *decision, that's just the decision. But if you want to control your destiny, you need to control*

522 *your assets and finances that go with it. Give us a couple of months and we will put together a*
523 *plan on how to do it, and plans to get all of this done, and we will go from there.*

524
525 *Mr. Mike Weber: how is the schedule for the reserves for next year?*
526

527 *Mr. Ward: Our reserves on the drainage system are starting to be breathable at this point in*
528 *time, so that's good. Landscaping was a big number. I remember millions of dollars in*
529 *landscaping and zero dollars in reserved, and then as Irma blew through, we got really lucky, and*
530 *I think we all got scared. Now we have some breathing room, let's take a look at again. And it's*
531 *good to start now, because I'm going to start budgets in two or three months.*
532

533 *Mr. Mike Weber: That's what I was saying and take a look at the assessments.*
534

535 *Mr. Alan Refkin: Didn't we last time, when we were talking about reserves, have a dollar*
536 *amount? We were talking about half a million, a million, and we were begging for a dollar*
537 *amount, but then we brought down to what it would be per.*
538

539 *Mr. Ward: With the drainage system it's a little easier because the asset value is substantively*
540 *lower. With a landscaping program the asset value is huge, it can be in the millions of dollars. I*
541 *remember a couple of years ago we were worried about where we were going and it just didn't*
542 *bind.*
543

544 *Mr. Alan Refkin: I don't think Jim wanted to go back and tell Margaret what we were thinking*
545 *about, which I think even motivated them to take over the landscaping.*
546

547

548 **SIXTH ORDER OF BUSINESS**

Supervisor's Requests and Audience Comments

549

550 Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any
551 audience comments; there were none.
552

553
554 **SEVENTH ORDER OF BUSINESS**

Adjournment

555

556 Mr. Ward adjourned the meeting at 2:50 p.m.
557

On MOTION made by Mr. Doug Ballinger, seconded by Mr. Mike Weber, and with all in favor, the meeting was adjourned.

560
561

562 ATTEST:

Miromar Lakes Community Development District

563

564

565

James P. Ward, Secretary

Alan Refkin, Chairman

566



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
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Memorandum

Date: February 1, 2021
To: James P. Ward- District Manager
From: Bruce Bernard - Field Asset Manager
Subject: Miromar Lakes CDD – January 2021 Report
CGA Project # 13-5692

Lake Maintenance

CDD staff has its contractor (Dragonfly Pond Services) commencing with the lake bank restoration program for this year at the non-residential lake (not adjacent to home sites / structures) at the St. Mortiz neighborhood. The contractor will then continue with other non-residential lakes areas in the Monte Bella and Ana Capri Cove areas before moving to the identified residential lake banks in the Valencia neighborhood. Riprap repairs are also scheduled to be accomplished on lake banks in the Volterra neighborhood this year.

Solitude Lake Management continues its shoreline treatment (spraying) for controlling midge flies within Castelli and Bellini neighborhoods along the riprap headwalls of these communities in Lake 5. This treatment will be completed in the first week of February 2021 with six (6) spray applications for controlling midge flies.

Stormwater

MRI Underground Services, the CDD stormwater contractor, is currently cleaning outfalls and structures identified in this year's inspection for Year 3 of the Miromar Lakes Stormwater Maintenance Program.

Permit Compliance

SWFWMD Notice of Inspection letter dated September 18, 2015, remaining open items / updates are as follows:

1. Application – Miromar Lakes Phase 1



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- a. Lake bank erosion - Erosion to the lake shoreline(s) has occurred in some areas of Lakes 6G, 6I, and 6J. Lake 6I has a drop of four (4) feet between lots. Also, erosion has occurred near control structure CS#1. Restore the lake shorelines to substantial compliance with permit.

Shoreline erosion mitigation efforts have been incorporated into the CCD Capital Improvements budget(s) from 2016-2020. The CDD itself has taken efforts to implement the maintenance repairs with prior approval from affected Homeowners Associations (HOA's) (shoreline erosion mitigation has been completed in thirteen of the fourteen neighborhoods to be repaired).

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JANUARY 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2900 NORTHEAST 12TH TERRACE, SUITE 1, OAKLAND PARK, FL 33334

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Miromar Lakes Community Development District

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JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334
(954) 658-4900

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2021**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 725,356	\$ -	\$ -	\$ -	\$ -	\$ 725,356
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	366,651	404,783	-	-	771,434
Revenue	-	748,790	681,356	-	-	1,430,146
Prepayment Account	-	13,619	1,683	-	-	15,302
Due from Other Funds						
General Fund	-	27,880	14,715	-	-	42,595
Debt Service Fund(s)						
Market Valuation Adjustments	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,259,477	-	2,259,477
Amount to be Provided by Debt Service Funds	-	-	-	14,755,523	-	14,755,523
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	36,514,917
Total Assets	\$ 725,356	\$ 1,156,941	\$ 1,102,537	\$ 17,015,000	\$ 36,514,917	\$ 56,514,751

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2021

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds						-
General Fund		-	-	-	-	-
Debt Service Fund(s)	42,595	-	-	-	-	42,595
Other Governments		-				-
Bonds Payable	-					-
Current Portion	-	-	-	960,000	-	960,000
Long Term	-	-	-	16,055,000	-	16,055,000
Total Liabilities	\$ 42,595	\$ -	\$ -	\$ 17,015,000	\$ -	\$ 17,057,595
Fund Equity and Other Credits						
Investment in General Fixed Assets	-			-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Unaudited)	-	601,279	993,904	-	-	1,595,183
Results from Current Operations	-	555,661	108,633	-	-	664,294
Unassigned						
Beginning: October 1, 2020 (Unaudited)	265,802			-	-	265,802
Reserve for Water Management System	50,000					50,000
Reserve for Disaster Relief Reserve	45,000					45,000
Results from Current Operations	321,959			-	-	321,959
Total Fund Equity and Other Credits	\$ 682,761	\$ 1,156,941	\$ 1,102,537	\$ -	\$ 36,514,917	\$ 39,457,155
Total Liabilities, Fund Equity and Other Credits	\$ 725,356	\$ 1,156,941	\$ 1,102,537	\$ 17,015,000	\$ 36,514,917	\$ 56,514,751

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Revised - Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest							
Interest - General Checking	-	5	7	6	18	250	7%
Special Assessment Revenue							
Special Assessments - On-Roll	561	130,551	332,076	17,246	480,435	580,182	83%
Special Assessments - Off-Roll	-	29,747	-	29,747	59,494	118,991	50%
Miscellaneous Revenue							
State Revenue Sharing-Emergency Mgmt Assis	-	-	-	-	-	0	N/A
Intragovernmental Transfer In	-	-	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 561	\$ 160,303	\$ 332,084	\$ 46,999	539,947	\$ 699,423	77%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	4,000	12,000	33%
Board of Supervisor's - Taxes	77	77	77	77	306	918	33%
Executive							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	3,000	-	3,000	4,000	75%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	18,000	18,000	100%
Arbitrage Rebate Services	350	1,000	-	-	1,350	2,000	68%
Bond Re-Amortizations	-	-	-	-	-	-	N/A
Other Contractual Services							
Legal Advertising	194	-	-	-	194	1,200	16%
Trustee Services	-	3,400	-	-	3,400	9,500	36%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	2,000	0%
Bank Services	34	34	49	35	151	500	30%
Travel and Per Diem							
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	67	51	58	58	233	800	29%
Insurance							
Insurance	6,928	-	-	-	6,928	7,000	99%
Printing & Binding							
Printing & Binding	-	95	-	111	206	2,200	9%
Website Maintenance							
Website Maintenance	50	50	50	50	200	1,200	17%
Office Supplies							
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships							
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Revised - Total Annual Budget	% of Budget
Legal - General Counsel	-	-	215	731	947	30,000	3%
Legal - Litigation	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	-	N/A
Legal - Center Place	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services - General Fund	-	58	-	615	673	7,000	10%
Asset Administration Services	-	-	-	833	833	10,000	8%
Center Place	-	-	-	-	-	-	N/A
GIS Services	-	-	-	-	-	-	N/A
Sub-Total:	12,207	9,097	25,782	6,843	53,929	148,493	36%
Hurricane Relief Services							
Engineering Services							
General Engineering	-	-	-	-	-	-	N/A
Water Mgt - Debris Removal							
Lake Bank Erosion	-	-	-	-	-	-	N/A
Landscaping - Debris Removal							
Landscaping Removal	-	-	-	-	-	-	N/A
Sub-Total:	-	-	-	-	-	-	-
Stormwater Management Services							
Professional Services							
Asset Management	-	3,817	3,817	3,046	10,679	35,800	30%
NPDES	-	-	-	-	-	2,000	0%
Utility Services							
Electric - Aeration Systems	-	90	944	511	1,545	4,800	32%
Lake System							
Aquatic Weed Control	-	4,772	-	9,544	14,316	71,000	20%
Lake Bank Maintenance	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	4,310	-	4,310	13,840	31%
Water Control Structures	-	-	-	-	-	26,000	0%
Grass Carp Installation	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	N/A
Cane Toad Removal	4,210	5,455	2,645	840	13,150	11,000	120%
Midge Fly Control	-	-	-	-	-	9,600	0%
Aeration System	810	-	3,050	6,938	10,798	2,000	540%
Wetland System							
Routine Maintenance	-	3,364	-	6,728	10,092	49,100	21%
Water Quality Testing	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Revised - Total Annual Budget	% of Budget
Capital Outlay							
Aeration Systems	-	-	-	-	-	13,260	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	6,000	0%
Lake Bank Restoration	-	900	1,350	1,500	3,750	-	N/A
Turbidity Screens	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	204,930	0%
Contingencies	-	-	-	-	-	3,000	0%
Sub-Total:	5,020	18,398	16,115	29,107	68,640	455,330	15%
Landscaping Services							
Professional Management							
Asset Management	-	-	-	-	-	-	N/A
Utility Services							
Electric	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	-	-	-	N/A
Repairs & Maintenance							
Public Area Landscaping	-	-	-	-	-	-	N/A
Irrigation System	-	-	-	-	-	-	N/A
Well System	-	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	-	-	N/A
Other Current Charges							
Lee County Assessments	-	-	-	-	-	-	N/A
Charlotte County Assessments	-	419	-	-	419	-	N/A
Hendry County - Panther Habitat Taxes	-	-	-	-	-	600	0%
Operating Supplies							
Mulch	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	N/A
Reserves for General Fund							
Water Management System	-	-	-	-	-	50,000	0%
Disaster Relief Reserve	-	-	-	-	-	45,000	0%
Sub-Total:	-	419	-	-	419	95,600	0%
Total Expenditures and Other Uses:	\$ 17,227	\$ 27,914	\$ 41,897	\$ 35,949	\$ 122,988	\$ 699,423	18%
Net Increase/ (Decrease) in Fund Balance	(16,666)	132,389	290,187	11,050	416,959	-	
Fund Balance - Beginning	265,802	249,136	381,524	671,711	265,802	265,802	
Fund Balance - Ending	\$ 249,136	\$ 381,524	\$ 671,711	\$ 682,761	\$ 682,761	\$ 265,802	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Reserve Account	3,772	-	-	-	3,772	7,200	52%
Prepayment Account	0	-	0	0	0	-	N/A
Revenue Account	1	1	0	1	4	4,500	0%
Interest Account	-	0	-	-	0	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	907	211,047	536,830	27,880	776,664	937,856	83%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,679	\$ 211,048	\$ 536,830	\$ 27,881	780,440	\$ 949,556	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2012 Bonds	-	-	-	-	-	\$ 510,000	0%
Principal Debt Service - Early Redemptions							
Series 2012 Bonds	-	5,000	-	-	5,000	-	N/A
Interest Expense							
Series 2012 Bonds	-	219,778	-	-	219,778	439,556	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 224,778	\$ -	\$ -	224,778	\$ 949,556	N/A
Net Increase/ (Decrease) in Fund Balance	4,679	(13,730)	536,830	27,881	555,661	-	
Fund Balance - Beginning	601,279	605,959	592,229	1,129,059	601,279	870,552	
Fund Balance - Ending	\$ 605,959	\$ 592,229	\$ 1,129,059	\$ 1,156,941	1,156,941	\$ 870,552	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2021

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Reserve Account	6,784	-	0	0	6,784	12,000	57%
Interest Account	-	0	0	-	0	-	N/A
Prepayment Account	-	0	0	0	0	5,600	N/A
Revenue Account	3	3	2	2	9	7,000	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	478	111,390	283,337	14,715	409,920	495,019	83%
Special Assessments - Off-Roll	-	-	-	-	-	418,881	0%
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments							
	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)							
	-	-	-	-	-	-	N/A
Bond Proceeds							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,265	\$ 111,393	\$ 283,338	\$ 14,717	\$ 416,713	\$ 938,500	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2015 Bonds	-	-	-	-	-	\$ 450,000	0%
Principal Debt Service - Early Redemptions							
Series 2015 Bonds	-	65,000	-	-	65,000	-	N/A
Interest Expense							
Series 2015 Bonds	-	244,250	-	-	244,250	488,500	50%
Original Issue Discount							
	(1,170)	-	-	-	(1,170)	-	N/A
Operating Transfers Out (To Other Funds)							
	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ (1,170)	\$ 309,250	\$ -	\$ -	308,080	\$ 938,500	N/A
Net Increase/ (Decrease) in Fund Balance	8,435	(197,857)	283,338	14,717	108,633	-	
Fund Balance - Beginning	993,904	1,002,339	804,481	1,087,820	993,904	-	
Fund Balance - Ending	\$ 1,002,339	\$ 804,481	\$ 1,087,820	\$ 1,102,537	1,102,537	\$ -	