

JPWard and Associates, LLC

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

BOARD OF SUPERVISORS

AGENDA

February 13, 2014

Board of Supervisor's

**Michael Hendershot, Chairman
Dr. David Herring, Vice Chairman
Burnett W. Donoho, Assistant Secretary
Alan Refkin, Assistant Secretary
Doug Ballinger, Assistant Secretary**

James P. Ward
District Manager
513 Northeast 13th Avenue
Fort Lauderdale, Florida 33301

Phone: 954-658-4900
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**Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence**

MIROMAR LAKES

COMMUNITY DEVELOPMENT DISTRICT

February 8, 2014

Board of Supervisors
Miromar Lakes
Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, February 13, 2014 at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

1. Call to Order & Roll Call
2. Consideration of Minutes:
 - a) January 9, 2014
 - b) February 12, 2014
3. Request by Miromar Development/WCI Communities to install a fountain in the lake to the north of Porto Romano
4. Staff Reports
 - a) District Attorney
 - b) District Engineer
 - c) Asset Manager
 - I. Status Report on Operations
 - II. Request to replace pump station that supplies irrigation to the District's landscaped areas.
 - d) District Manager
 - I. Update – Series 2003 paydown by Miromar Development for density changes.
 - i. Miromar Development has currently indicated they plan to buy down the Series 2003 Bonds for density reductions in the development – the total buydown is \$1,099,402.89 and will occur in time to prepay debt on May 1, 2014.
 - II. Financial Statement – January 31, 2014
 - III. Fiscal Year 2014 – Agenda Schedule
5. Supervisor's Requests and Audience Comments
6. Adjournment



James P. Ward
District Manager

513 NORTHEAST 13TH AVENUE
FORT LAUDERDALE, FL 33301

PHONE (954) 658-4900

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Miromar Lakes Community Development District

Item two is consideration of the minutes from the January 9th and February 12th meetings.

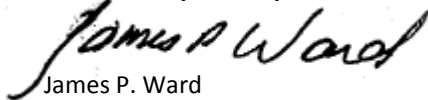
Item three on the Agenda is a request to permit the installation of a fountain in the lake to the north of Porto Romano and adjacent to the 6th gold hole. The request is by Miromar Development/WCI Communities, and if the Board is amenable to the request, specific plans/specifications will be submitted for review/approval along with an agreement for ownership/maintenance of the fountain.

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

Yours sincerely,

Miromar Lakes

Community Development District



James P. Ward
District Manager

Enclosures



James P. Ward
District Manager

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

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on Thursday, December 12, 2013, at 2:00 p.m., at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum were:

**Mike Hendershot
David Herring
Burnett Donoho
Alan Refkin
Doug Ballinger**

**Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary
Assistant Secretary**

Also present were:

**Jim Ward
Greg Urbancic
Charlie Krebs
George Keller
Paul Cusmano
Alice Carlson**

**District Manager
District Counsel
District Engineer
Calvin Giordano & Associates
Calvin Giordano & Associates
AJC Associates**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 2:00 p.m. and the record reflected all members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

- a. **November 14, 2013, Regular Meeting**

<p>On MOTION by Mr. Herring and seconded by Mr. Donoho, with all in favor of approving the November 14, 2013, Regular Meeting minutes.</p>

THIRD ORDER OF BUSINESS

Staff Reports

- a. **Attorney**

No report

b. Engineer

No report

c. Asset Manager

Mr. Cusmano stated he would go through the storm water items, noting that MRI was completed, including the work on Verona Lago, where they looked at the dry retention areas and observed the needed clearing out. The area appeared overgrown and it was the CDD's responsibility to keep the area clear and would require an additional cost, as over the years the grass and trees that grew in the area prevented water from bubbling up and out. He was unable to complete his report in time for Mr. Ward to include in the backup and, as he had the report with him, he reviewed it for the Board. He showed before and after pictures he took of the area, noting the report included the added cost to bush hog the area, a cost could that should be added into the District's next year's budget.

Mr. Hendershot asked if the cost to bush hog was not included in the District's budgeting of \$300,000 for landscaping, believing the clearing of the subject area was done every other year.

Mr. Ward recalled it as being every other year, but the cost was not included in the landscaping budget, and depending on the cost presented by Mr. Cusmano, there may be some funds available in the District's water management budget.

Mr. Herring inquired how the area came to be so overgrown.

Mr. Cusmano replied, though the District usually cleaned out the dry retention areas every two years, the subject area was located behind trees, and that particular area was missed at the last cutting. The vegetation grew fast due to the constant presence of water, and the additional cost to keep it cleaned out had to be added to the budget.

Mr. Herring questioned how the subject area was not included on a maintenance list for scheduled cleaning out.

Mr. Cusmano spoke with Estate, as they had not cut the area in the last year and a half.

Mr. Hendershot stated he was aware of numerous complaints over the past five years about the overgrowth in the subject area and wondered if the area had been cleared

out every other year as expected, noting it was unlikely to have been a part of Estate's budget.

Mr. Cusmano commented Estate was directed by Mike Elgin to clear out the area every eight months to a year, but they missed the last cutting, as the directive to do the work was not released by Mr. Elgin last year, so Estate cut around the area. He reviewed Estate's contract, and that job was not part of their general contract, always requiring a purchase order amendment to their contract, and the last amendment was two years ago. The work should be added to Estate's contract, and he received two proposals for \$8,300 and for \$9,300 that included bush hogging the area, removing trees, and grading after if required. He received a price from Estate Landscaping to add the work to their contract as a yearly maintenance that would entail about four cuts to keep the growth in check for \$2,700. The proposed costs would be submitted in his next report for addition to the District's budget.

Mr. Herring asked if Mr. Elgin did the work previously as a CDD job or as a developer job.

Mr. Cusmano replied it was a grey area, and he was unsure how the job was billed.

Mr. Refkin asked if the area was located on the CDD's property?

Mr. Cusmano affirmed it was, reviewing the maps contained in the backup.

Mr. Hendershot asked how many other areas required similar maintenance.

Mr. Cusmano remarked on not being able to answer to what work was done before he came to the CDD, but his recommendation to Mr. Ward was for the proper maintenance of the areas annually. As he went through the area and issues came to his attention, he would relay them to the Board along with cost estimates.

Mr. Herring sought clarification as to which entity paid for the work two years prior.

Mr. Ward believed Mr. Elgin was very good at ensuring the work was done, including knowing what level of detail was required at the various areas. If the work was done at an additional cost to what was budgeted in the existing contracts, a purchase order would have been submitted. He did not recall seeing a purchase order to that effect, so either Mr. Elgin had the work done under an existing contract for no additional fee, or he had one of his staff members examine the area to determine if it needed clearing out.

Mr. Herring pointed out the area was CDD property, and it benefited the residents, so keeping it cleared should be a part of the CDD's regular budget.

Mr. Herring wondered if there were other retention areas the CDD should be maintaining.

Mr. Cusmano indicated he was about half way through walking the property, going neighborhood by neighborhood, bank by bank.

Mr. Donoho agreed all the retention areas for which the CDD was responsible for keeping clear should be identified and that cost included in the District's budget.

Mr. Herring asked if there were any retention areas on the golf club side.

Mr. Cusmano said they intended to go over the golf course area, as there was one overgrown area identified by the dumpsters, and he needed to get the various subcontractors to the area to give him an estimate to clear the area, though it was small.

Mr. Ward questioned if the subject areas were storm water grates.

Mr. Cusmano affirmed they were called bubblers.

Mr. Ward assumed the District had a map with all the grates identified, and asked Mr. Krebs to get the map to Mr. Cusmano for him to identify their locations.

Mr. Cusmano stated he had all the drawings and was going over each of them to identify the retention areas, and he would be taking the MRI of the areas with the TV to examine them structure by structure.

Mr. Ward asked if the grates were located in non-lake areas.

Mr. Cusmano affirmed they were in dry retention area.

Mr. Ward inquired if the dry retention areas were on a regular maintenance schedule for drainage, such as what Lake Masters did.

Mr. Cusmano replied the dry retention areas were not under Lake Masters, as the latter handled ponds and lakes that were constantly filled with water. At present, the two overgrown areas he discovered were not being maintained.

Mr. Ward stated Mr. Cusmano should use the maps from Mr. Krebs to identify all the dry retention areas so the cost of their maintenance could be included in the budget.

Mr. Herring commented there were other retention areas that were being maintained, so there appeared to be a previous obligation to maintain the retention areas. This meant some entity was not fulfilling their obligation, so Mr. Cusmano should ask Mr. Elgin about the arrangement.

Mr. Cusmano responded he would have another conversation with Mr. Elgin, but based on his review of Estate's contract, some services were included, while others were left out. The result was that some areas were being maintained and others fell through the cracks; the aim of his present effort was to take care of all the retention areas. His report contained a number of sketches illustrating various landscape issues; for example, in Verona Lago, their banks were covered in pine straw and wind gusts and rain would push them into the storm drains, clogging them. The District needed to consider switching to another type of mulch or raising the grass line higher to keep the pine straw contained.

Mr. Herring stated that we would have an issue if we wanted to change mulch or the color or eliminate it, because of the aesthetic value it provides to the community.

Mr Cusmano moved onto the NPDES, stating they submitted their annual report to Mr. Ward, hiring David at Johnson Engineering to submit the report. He recommended the District put Mr. Johnson on a yearly contract, as he took information from Mr. Ward, Mr. Krebs and him and created a comprehensive report,

Mr. Herring asked if David Johnson Engineering submitted the report initially.

Mr. Ward affirmed he was already under contract with the District.

Mr. Cusmano noted an issue brought up at the meeting he attended with Mr. Johnson was that the District needed to submit reports, which was not being done due to a lack of staffing. He would implement that all vendors under contract with the District had to attend a class that monitored illegal discharges and other activities on the property, and write a report on those findings.

Mr. Herring questioned the ramifications if the District began imposing requirements on its vendors.

Mr. Cusmano responded the reports were beneficial for the District, as they kept him informed as to what was happening on the property, and submitting such information as part of the annual reporting requirement helped with the District not getting audited.

Mr. Herring wondered how other communities were doing, as he was surprised at how sparse the initial filing was, wondering if the District was doing more than was required.

Mr. Cusmano stated other districts had their contractors doing the same thing, the only difference with some communities was they had a maintenance agreement with their overall master association or club association, and they helped with supplying the

information that would be included in the annual reports. The vendors acted as extra eyes and ears for the District, and the class was at no extra cost to the District, rather it would cost each vendor under \$100 for the class. He felt workers from Estate and Lake Masters should take the class, as they were always out in the field around the District and saw issues he might miss. Having the vendors take the class showed the District was proactive.

He next discussed the maintenance bridge, showing the Board large drawings of the back of the CDD property to indicate where he suggested the District install a bridge, as the existing temporary land bridge was being removed. The District was required to provide access to the back of the property, and currently the only two options was through the landowner and the school, or building a bridge across, pointing out various areas where the bridge could be installed. The developer would be removing the existing bridge, as it was not permitted and installed to provide temporary access to the plants, etc.

Mr. Urbancic explained when the bonds were issued, part of the project that was built in for the CDD to acquire when it was set up was the berm along FCCU, and then the berm along the other side of the lake. When the CDD purchased the land from the developer, the temporary land bridge was in place and was the means of access, and the District had an understanding at the time that there would be a problem with access. The District entered into an agreement to buy the assets with a plan to devise a permanent solution for access. He said at a later time, there was the expectation that the roads would be developed on the District's eastern boundary and provide access, but the plans were never realized; as property sales were now on the rise, the access issue had to be resolved.

Mr. Refkin asked if there was any plan when the District purchased the land from the developer that a bridge would be built.

Mr. Urbancic stated there were no plans for a bridge, reiterating the expectation was that the roads would be developed, solving the access issue. The proposed bridge would go from CDD property to CDD property.

Mr. Herring thought the question was where was the District building a bridge to, and was this location worth getting to.

Mr. Cusmano affirmed it was necessary for access to the District's landscaped areas that they might be properly maintained. The question was whether to build the bridge or find other means of access. The landowner from whom access might be granted wished the

District to put its request for access in writing, stating what the District needed, why that route was being selected, and for how long was access needed.

Mr. Refkin asked how wide the existing land bridge was.

Mr. Cusmano replied the land bridge was about 20 feet wide across the water.

Mr. Krebs stated the unpermitted land bridge was left in place to allow access to maintain the nearby berm, and due to the down turn in the economy, an alternate access was never developed.

Mr. Hendershot asked if the District was unable to build the bridge and the property owner would not allow the CDD temporary access, would the subject area become an eyesore to the purchasers of the adjacent lots.

Mr. Donoho answered yes.

Mr. Hendershot wondered if the District was legally obliged to maintain the area.

Mr. Cusmano affirmed it was the District's obligation to maintain the area.

Mr. Urbancic explained the CDD had to maintain the property to a standard that did not put the District out of compliance with county code.

Mr. Hendershot asked what the code requires.

Mr. Ward thought the next best step was to let Mr. Urbancic and Mr. Cusmano continue their discussions with the adjoining property owner, so the District could access the area to maintain it, as this would be free access. Mr. Krebs could then look into the cost to erect some minimal, temporary access to that land area, so the District could continue to maintain the area until it received permitted access.

Mr. Krebs commented Mr. Cusmano and he discussed possible access, exploring alternatives to building a bridge. The problem was where the weir set, the areas were separated their whole length by water, so there was no good access from the west side of the lake to get to the east side of the berm, and the only choice seemed to be to build a bridge, either an open bridge or large box culverts. As this was the main outfall, it was important to have as little in the flow way as possible, so the wood bridge with piles was the less obstructive.

Mr. Refkin asked about the estimated cost of a bridge.

Mr. Cusmano replied an estimate from York to build a temporary bridge was \$180,000, as there was 110 to 120 feet to span.

Mr. Hendershot inquired as to who maintained the property adjacent to the District's berm.

Mr. Cusmano replied that property was not being maintained at present, though it was the responsibility of the owner, it was part of the abandoned Rinker mine.

Mr. Refkin asked if the \$180,000 bridge would be an ornamental bridge or an access bridge.

Mr. Cusmano responded it would be a flat access bridge; he priced out the pouring columns, the culverts, and the bridge, and \$180,000 was half the price of other possible access ways, including the engineering, etc. that had to be done, so this was the easiest fix.

Mr. Herring wanted to know how long the Board was aware of the need to build a bridge.

Mr. Refkin believed the Board did not really know about it, as he had not been told the existing bridge was a temporary construct owned by the developer. Had the Board been so informed, the discussions for alternative access could have begun much earlier.

Mr. Herring asked Mr. Ward how long he knew about the bridge situation.

Mr. Ward recalled recently receiving an email on the matter.

Mr. Urbancic believed the process had been accelerated.

Mr. Krebs stated the only thing the Board had to do at present was to allow the developer to remove the bridge at no cost to the District, then decide on the most feasible access to install.

Mr. Herring inquired if the Board could go on a field trip to look at the area.

Mr. Cusmano remarked he already sent Lake Management and Estate over to the area to do the next month's maintenance early, so that lake was taken care of. Everything was trimmed and/or cut, including the trees, etc. He wanted to concentrate on the future, and Mr. Urbancic and he already opened conversation with the property owner, Equity Properties, to see if they would give the District access, and they appeared open to the idea but required the request in writing from the Board. The time of access could be extended if needed, and in the interim the Board and staff could explore the options for a permanent resolution.

Mr. Refkin observed the maintenance of the berm was for the view of the homeowners that purchased lots in the subject area; it seemed the District was contemplating spending \$180,000, so they could have a nice view.

Mr. Cusmano responded he was focusing on the fact that the District planted vegetation on the berm and the County required the District to maintain the area, and if this was not done, the District would be fined by the County.

Mr. Refkin suggested if the District was unable to build in the area of the berm, the land should be given to FCCU, sparing the District the expense of \$180,000 and the need to maintain the berm, and Estate's budget would eventually decrease.

Mr. Krebs pointed out if the District gave the university the property, they could build on it, and that included the possibility of a parking garage being built up against the lake line, as there was no County requirement for the berm to remain. The berm was fairly wide between 120 to 200 feet, and about ten feet above natural ground; it was built as a visual barrier so residents would not see whatever was on the other side.

Mr. Cusmano reiterated Mr. Urbancic and he would continue speaking to the property owner, and get cost estimates and address the matter at a later time.

Mr. Herring hoped the subject matter would not become a situation where property was handed over to the District only to cost the CDD to maintain it, such as with the monument, and the lighting along the street, as \$180,000 was a significantly larger amount of money. The Board needed sufficient time to explore its options.

Mr. Ward felt the Board need not make any decision immediately, this gets the issue on the table and Mr. Urbancic and Mr. Cusmano should be given time to review the matter.

Mr. Hendershot inquired about the upcoming closing on the weekend.

Mr. Urbancic affirmed the lot would be closing in the coming week, and Mr. Elgin informed him they would have to gear up the equipment to remove the land bridge, noting Mr. Elgin told him the process went more quickly than they anticipated. This was due to the closing being accelerated and the removal of the bridge being brought forward.

Mr. Ward stated getting access from the adjoining property owner appeared to be the quickest, cleanest and no-cost route to go. Thus, Mr. Urbancic and Mr. Cusmano should continue discussions with the property owner to gain temporary access for at least six months to allow the exploration of possible resolutions.

Mr. Krebs believed the developer gave the CDD the land north and south of the land bridge, but Miromar continued to own the temporary land bridge up to where the berm began. When they removed the bridge, he expected the them to write a legal description covering the empty area and turn it over to the CDD, since the District owned and maintained the rest of the lake. Eventually, the developer would leave and the berm would be owned by the master association or the CDD, so the residents would pay for its maintenance one way or another.

Mr. thought whoever bought the lot would have a stipulation that the land bridge should be removed.

d. District Manager

I. Financial Statement – October 30, 2013

Mr. Ward heard nothing further about the prepayment on the 2003 bonds the Board discussed the previous month, so he would continue to monitor the situation and relay any information he learned to the Board.

II. Fiscal Year 2014 – Agenda Schedule

Mr. Ward pointed out a number of items with the agenda schedule, noting the contract for Estate Landscape expired June 2015 and not 2014, so that matter would not be on the February agenda. Regarding Lake Masters, he asked CGA to present to the Board at its February 2014 meeting what actions the District would take, and the budget process would begin later in the year. He mentioned the irrigation system analysis, stating he hoped to have that matter resolved by the end of the 2014 calendar year. He asked Mr. Cusmano and CGA to monitor ongoing items that would be added to the District’s budget for 2015 to keep the Board and him informed as to what items needed to be added to the next fiscal year’s budget, taking into consideration there would be a reduction of some units for 2014.

FOURTH ORDER OF BUSINESS

Supervisor’s Requests/Audience Comments

Mr. Hendershot asked if Lake Masters sprayed for bugs, such as mosquitoes.

Mr. Ward indicated they did not.

Mr. Hendershot observed there were large quantities of little white flies on the lake.

Mr. Cusmano stated they were call midget flies or cow flies, noting it was a cycle, whereby when the water level was high, it got into the grass where the flies laid their eggs in the damp, then spiders came out to eat the flies that caught in their webs. Due to the additional rain in the District, very little could be done to address the situation. He witnessed other districts spending large sums trying to address the problem, but the flies went away for a short time, only to return with the next rains. Once the temperature drops below 60 or 50 degrees, the flies would start dying off.

Mr. Hendershot asked if there was any update on how the grass carp were doing.

Mr. Cusmano replied he would check and report back to the Board.

Mr. Herring asked if the Board would receive unfiltered, written reports from CGA that the Board could review thoroughly before meetings. He mentioned the Board had not been paid for last month's meeting, which led him to question if the District's bills were being paid on time.

Mr. Cusmano stated that the items he brought up today, he did not include in his report that was submitted to Mr. Ward.

Mr. Ward replied the District's bills were being paid, stating he usually sent a text to his AP clerk after Board meetings, though he periodically forgot, so he would make sure that was rectified after the meeting, and the Board would be paid accordingly.

FITH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Refkin, seconded by Mr. Hendershot, with all in favor of adjourning at 3:04 p.m.

James P. Ward, Secretary

Mike Hendershot, Chairman

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

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on Thursday, January 9, 2014, at 2:00 p.m., at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum were:

**Mike Hendershot
David Herring
Alan Refkin
Doug Ballinger**

**Chairman
Vice Chairman
Assistant Secretary
Assistant Secretary**

Also present were:

**James Ward
Greg Urbancic
George Keller
Paul Cusmano**

**District Manager
District Counsel
Calvin Giordano & Associates
Calvin Giordano & Associates**

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 2:00 p.m. and the record reflected all members of the Board were present at roll call with the exception of Supervisor Donoho.

SECOND ORDER OF BUSINESS

Staff Reports

a. Attorney

Mr. Urbancic indicated he had no specific report, but he would comment on previously discussed access issues as they were brought up in the meeting.

b. Engineer

No report

c. Asset Manager

Mr. Cusmano distributed copies of a plan done by District Engineer Charlie Krebs that illustrated past and present access points in the District, including land that was deeded to FCCU by the developer. District staff needed to speak to FCCU and the Equity Group, the

other property owner, about allowing the District access to maintain the berm owned by the CDD in that area. Thus, there was a need for two access agreements.

Mr. Herring asked if the developer deeded the property to FCGU, what responsibility did the District have regarding the berm.

Mr. Cusmano explained the berm belonged to the District, as it was deeded to the CDD by Miromar Lakes.

Mr. Hendershot asked if the District could give the berm away.

Mr. Ward replied the District could give the berm to a governmental entity, such as FCGU.

Mr. Urbancic explained the berm was a part of the requisition from the developer, so the District acquired the berm, including the landscaping that went with it.

Mr. Hendershot asked if the berm was part of the original CDD boundary.

Mr. Urbancic replied it was within the CDD and the District purchased the simple title to that property.

Mr. Herring questioned the rationale for the District doing that, as it seemed the only benefit was the ability to maintain it.

Mr. Urbancic commented it was part of a greater methodology, as when they went through the process, they created an engineer's report and developed what the original developer contemplated was a public project. Part of the project was the construction of a landscaping berm, similar to I-75, and they contemplated that the CDD would own it, so ultimately, as bonds were issued, the construction fund was funded, and part of the project was to purchase some of these other berms.

Mr. Hendershot sought clarification the berm was a part of the original CDD set up, and the berm was created with bond money only.

Mr. Urbancic affirmed this to be the case.

Mr. Hendershot stated it appeared the transaction was done by the developer from one set of books to the other for their convenience.

Mr. Herring observed there was an actual boundary in the subject area of what the District owned and what FCCU would be given by the developer and noting this was land the District could theoretically give to the University.

Mr. Hendershot questioned if there was any physical means of separating or identifying the boundary other than what was landscaped and what was not.

Mr. Cusmano replied no, as there was no fencing or other demarcation.

Mr. Herring wondered what the benefit to the University to own the land the developer was deeding to them, if they had any plans to build on it.

Mr. Cusmano learned in a meeting earlier in the day that FCCU had planned to build on the land, possibly in four to five years. They gave no specifics on what they intended to build, and the berm would block the view of whatever they built, so if the District gave the University the berm, it lost control of what could be there.

Mr. Donoho asked if the bonds used to create the berm had been paid down at all, and would they be affected if the District gave the berm to the University.

Mr. Ward stated the bond would not be affected, as the liens were on the lots not on any of the physical assets the District owned. The District had the right, under the law, to donate the berm to another governmental agency, but it could not be transferred to a private company.

Mr. Hendershot inquired, if the District deeded the berm to the University and they became the titleholder up to the water line, would this affect any rights of ingress or egress, and use of the waterway.

Mr. Urbancic believed they would be affected.

Mr. Hendershot asked if deeding the berm would give the University more rights than they had at present.

Mr. Ward remarked the University would have the right to do whatever they wished to the berm; that is, maintain it, tear it down, etc.

Mr. Urbancic affirmed this to be the case, unless the University agreed to some kind of deed restriction.

Mr. Ward doubted the University would agree to a deed restriction.

Mr. Cusmano commented his goal was to maintain the berm until any other decisions were made, so he was looking into getting access to the berm, and in meeting with the University, the District would have access to the berm once the developer deeded the land to FCCU. He spoke to Don with the Equity Group, and they agreed to give the District access via their property as well. Mr. Urbancic and he were to meet with Don to write up an

agreement for the Board to review, noting one of the stipulations Don asked for was an estimate of how long the District would need access. It was difficult to estimate, as with the plan for the access road shown in the plan, he put the onus on when the school and when the developer would build; nothing would be developed immediately. Part of the agreement would entail the District looking at the matter yearly, see if either the University or the Equity Group were developing and, if there was no development, the District could continue using the temporary access points.

For the present, he would not pursue the District's building a bridge over the weir, and temporary access from the University and the Equity Group was the easiest and most cost effective route. If there was a problem and they refused to sign the agreements, he would go back to exploring installing a bridge.

There was discussion on how the berm would be serviced, based on the information on the map provided by Mr. Krebs.

Mr. Cusmano stated it could be five to ten years before the permanent road and bridge were built, and they would be funded by both the University and the Equity Group. When they were built, the District would then have access to the berm area.

Mr. Herring asked fellow Board members if they saw any reason why the District should retain ownership of the berm.

Mr. Refkin replied the only reason he could think of was that the adjacent residents could be adversely affected, as the District would have no control as to what could be built on the berm.

Mr. Hendershot asked what duty the District had to preserve the property values of the residents.

Mr. Ward responded there was no affirmative duty to do that, but if the Board looked at the way the District's bond documents were structured, assessments were levied on all the developed properties. One of the concepts of an assessment was property values increased as a result of improvements that were put in and then ultimately maintained. To the extent that an improvement was made and then was not maintained, causing property values to decrease, this would adversely affect the assessment levels, not in terms of what the District levied, but in terms of your obligation to increase values from the imposition of

the assessments. He felt the District had some obligation to maintain the property at a level that was reasonable through expectations.

Mr. Hendershot questioned if the CDD or the Board had any liability to residents if the decision was made to deed the berm over to the University and the berm became overgrown.

Mr. Urbancic believed there would be no liability.

Mr. Donoho inquired if there was a possibility that Miromar Lakes might consider taking over on the maintenance of the berm again, as they were still trying to sell lots in the subject area.

There was a general comment that this was unlikely.

Mr. Ward remarked if the District bought and acquired either the land and/or the improvements through bond funds, the CDD would not be able to turn over the land to the developer. The best that could be done was to form an agreement to permit Miromar Lakes to maintain the berm at a set standard or they could agree to share the maintenance.

Mr. Urbancic thought Miromar Lakes might become concerned if they learned the District was considering handing the berm over to the University.

Mr. Krebs pointed out the University was not responsible to anyone, and if they wished to wipe out wetlands, by obligation and as a good neighbor, they would go to the South Florida Water Management District and the Army Corps to get permits. However, he did not think they were required to do so, and if they decided to develop a baseball stadium on the land, they had every right to do it. He felt to give the University the berm would be detrimental to the community, as they could build anything they wanted without restriction.

Mr. Herring understood but claimed there were a number of waterfront views with the equivalent of that scenario, and there were people living right next door to the stadium across the waterway, so let the buyer beware.

Mr. Hendershot commented he knew of numerous residents complaining about the stadium, and in the subject situation, the berm existed and the District would be giving it to the University with the possibility that a conflict might be created. There was the issue of the District being good neighbors to the residents.

A male speaker sought clarification as to the amount of money the District spent to maintain the berm.

Mr. Cusmano responded he would call Estate and ask them to break out the cost to maintain the berm.

Mr. Ward asked if the cost to landscape the berm was significant.

Mr. Cusmano believed it to be an annual cost between \$5,000 and \$10,000, as the area was only being cut and maintained, with mulch being added periodically.

Mr. Ward stated a maintenance cost between \$5,000 and \$10,000 a year worked out to a \$3 to \$6 a year per resident.

Mr. Donoho asked if the developer turned the land over to the Master Association in a five-year period, whatever access agreements the District made would move to the Master Association.

Mr. Hendershot noted the District would still be independent even when the land was turned over.

Mr. Urbancic commented the District took back much of the maintenance responsibility that was originally with the Master Association, and he was not aware if the latter was doing much for the District at present.

There was a general Board consensus for Mr. Cusmano and Mr. Urbancic to proceed with drafting temporary access agreements with the University and the Equity Group.

Mr. Cusmano explained they were likely to require a hold-harmless letter or a copy of the District's insurance and insurance for vendors working on the berm.

Mr. Ward thought the Board's consensus to go forward with setting up the two agreements for temporary access was a good idea just to set the issue aside for now, but on a long-term basis, the area was remote and yielded little benefit for the District. The nearby homeowners were the ones who benefited from the berm staying as is. He mentioned two possibilities: at some point the District could do an agreement with one or multiple homeowners' associations (HOA) to permit them to maintain the berm at whatever standard they desired; alternatively, the District could charge those adjacent owner's to maintain the berm.

Mr. Hendershot concurred, in the latter option it would be a special assessment to specific neighborhoods.

Mr. Ward shied away from dedicating land to schools, as it was a nightmare to deal with. If it was possible to keep the matter in-house, and if it was not a particularly obtrusive financial number, the either option was feasible.

Mr. Cusmano moved onto the budget report, noting he went through the contracts and updated them.

Mr. Ward inquired as to the lake maintenance contract, which was coming up for renewal in June, asking if CGA would rebid the work or renew the existing contract.

Mr. Cusmano recommended renewing the contract with Lake Masters.

Mr. Ward asked Mr. Cusmano to please have the renewal placed on the February 2014 meeting agenda.

Mr. Hendershot sought an update on the grass carp.

Mr. Cusmano spoke with Mike Elgin, and he would be sending the contact information for Florida Wild Life that did the program. At present, the lake looks good, which meant the presence of the grass carp was working. He said there was no way to count the carp, as they were not tagged, but comparing photographs of the lake when the carp was first put in to what the lake looked like today showed a significant improvement. The permit allowed more carp to be added if the area was not looking good. He would meet with Florida Wild Life, but the lake looked fine to him, and the program was working.

Mr Herring asked if anyone tried to capture any of the carp, as he was present when they were put in the lake, and they were quite big at the time.

Mr. Cusmano commented once the level of the lake went down, it would be possible to see the size of the carp in the shallow, as they ate the grass.

Mr. Herring believed there were areas in the lake that were navigable at present that were not before.

Mr. Hendershot wondered if the \$103,000 was necessary for Lake Master services in light of the presence of the grass carp reducing the need to spray.

Mr. Cusmano noted Lake Master's contract had been the same for three or four years, and with the carp going down and with cost increases, he was reluctant to approach Lake Masters about reducing the contract. He suggested leaving the prices as is, as when he compared their cost to that of other projects, they were lower than most projects, being only three percent higher on one project. Lake Master did a good job, as they understood

the project, it was the same contact person for 16 years, and they were very responsive to his requests.

Mr. Refkin questioned the \$60,000 for chemicals for the lake.

Mr. Hendershot replied the District paid for a lot of special spraying at one time.

Mr. Refkin concurred, stating that was not part of Lake Master's contract, it was an additional fee.

Mr. Ward thought this was when a sonar was used to try to treat the vegetation, and there were additional chemicals; that action was eventually replaced with the grass carp. It had been a very expensive process.

Mr. Cusmano remarked, if the District changed the program, the costs would vary, reiterating his recommendation not to change Lake Master's contract price. He noticed that if Lake Master was asked to redo a task, they did so without resistance. On the issue of storm water drainage, he reviewed the issue and put together some numbers to go into each neighborhood and spoke with Mr. Krebs about it. He would be taking MRI out there starting in February and, based on the CDD neighborhoods, they would to the HOA neighborhoods that drained into the District's storm drains. If the homeowners failed to keep their storm drains clear, the District would notify them of the need to do so.

He would make a plan with MRI over the next two months to see which drains needed to be cleaned out, along with any additional work that was needed. He included some budget numbers based on the costs at Verona Lago, as this was the worst case scenario, noting theirs was \$12,000 based on what they had to clean out due to the effects of the storm. In most cases, it would be a few drains on the main road, cleaning them out, determining if the District's drains were clear or blocking neighborhood drains, or vice versa.

Mr. Hendershot queried if the figures shown were all incremental budget costs.

Mr. Cusmano answered correct, they were not to exceed the estimates he gave, and if work was not required in an area, there was no cost. As no annual examination of the storm drains had not been done for some time, it was necessary to do the walk through examinations.

Mr. Hendershot commented an alternative was to wait until a problem arose to examine the drains, questioning if the District had the funds to do the examinations.

Mr. Ward responded the District had a healthy reserve, so a budget amendment was possible to deal with the issue. He recalled there was about \$25,000 in contingencies throughout the budget for various line items. If Mr. Cusmano wanted to examine the storm drains just before the rainy season, it was possible to move some of the contingencies from various line items to cover the cost.

Mr. Cusmano indicated there were two neighborhoods he was concerned about, but he foresaw few problems with the rest of the neighborhoods, though the figures he gave covered if he had to clear six or seven drains. The upfront cost was his going in with the subcontractor to walk through the area and open up the storm drains.

Mr. Hendershot questioned if an HOA was informed that their drains were dumping debris into the District's drains, what happened if they refused to clear the drain(s).

Mr. Cusmano replied the District had to clear its storm drains and deal with any problems that arose. He wanted to keep the District's drains clear to prevent the District being blamed for any neighborhood drainage issues. Before the rainy season, the dry retention areas would be cut by Verona Lago, and he would do an addendum to the contract to add \$2,750 to have Estate Landscaping cut the area on a regular basis to keep it down. The figure would be added into next year's budget.

Mr. Herring asked Mr. Cusmano if he had an easy time figuring out which retention ponds belonged to the District versus the HOAs.

Mr. Cusmano received plans that allowed him to go through the neighborhoods piece by piece.

Mr. Herring thought it was very helpful to go out and look at the existing land bridge and the berm the District maintained, stating he once served on a greens committee for a country club up north and they went out twice a year and looked at everything as a group. He asked if any Board members went out to the area, as he was unable to tell what belonged to the District versus anybody else, wondering if the Board could do a road trip around the District.

Mr. Ward replied yes you can, however they are difficult, as the only way to do one as a group was to advertise the tour as a regular Board meeting, and it would be open to members of the public, and the trip would have to be recorded and minutes generated. The

alternative was Board members could individually go out with Mr. Cusmano or another District staff member to tour District property.

Mr. Ward stated Mr. Krebs had the most in depth knowledge of the physical aspects of the District's land, so he encouraged interested Board members to schedule individual tours with Mr. Krebs.

Mr. Cusmano mentioned usually visiting the District's property Mondays or Fridays, but, in February, he would be onsite Thursdays, Fridays and Monday doing the review with MRI. He invited Board members to email him the names of their neighborhoods, and when he was reviewing their area, he would contact them so they could join him if they wished. For the next meeting, he would take the plans sent to him by Mr. Krebs and highlight the systems on the plans to show what parts were CDD in one color, where the retention areas were located, and give the Board a plan, so they could independently visit those areas. The report he was reviewing in the present meeting was to facilitate updating the contracts.

Mr. Hendershot asked what a Hoover Pump was.

Mr. Cusmano replied the Hoover Pump was pumping the irrigation, which the CDD maintained; Hoover was the only vendor available and their contract was up for renewal, and as the service was the same, the contract would be renewed with no price change.

Mr. Herring inquired which entity was responsible for maintaining the big bridge that went across Ben Hill Griffin?

Mr. Herring replied the CDD, wondering if the CDD could have the bridge painted.

Mr. Ward said he did not recall the maintenance of the subject bridge being the District's responsibility.

Mr. Donoho recalled the District painted the bridge two years prior.

Mr. Krebs stated all the internal roads were owned by the Master Association.

Mr. Cusmano wondered who maintained the walkway outside the building, as he was unable to find out, though he thought it was the Master Association.

Mr. Ward believed areas internal to the project and behind the gates belonged to the Master Association; the CDD owned none of the bridges, roads, sidewalks or a light, etc.

Mr. Herring questioned who comprised the Master Association, wondering if it was the developer or Mike Elgin.

Mr. Ward indicated I assume it would be the officers of the Miromar Development Corporation, as that would be relatively consistent with the larger DRIs.

Mr. Hendershot observed the developer usually kept control of the Master Association until they sold all the lots, and no residents were involved other than as billing recipients.

d. District Manager

I. Financial Statement – November 30, 2013

Mr. Ward stated the District’s financial statements were in very good shape, as illustrated in the subject statement.

II. Fiscal Year 2014 – Agenda Schedule

Mr. Ward updated the Board’s meeting outline for the coming year, noting his only request was if the Board would move its March meeting a day or two, as he was planning on being on vacation on March 13, 2014, the date on which the Board’s meeting was scheduled. He would send an email with alternative dates and the Board members could indicate their availability.

Mr. Ward indicated that one item we discussed during the budget was the web site – and he began work on the District’s website, and in another 60 to 90 days he would give the Board a preview; he was able to bundle the process with the other districts for which he was creating websites. As the format for all of them would be the same, he would divide the cost to create the websites among them, making the cost substantively less than if the District’s website was done as a standalone project. He noted the website was anticipated to include all the District’s records: minutes, agendas, etc., with various links to other websites, so it would act as a basic tool for Board members and the public to use to access District information.

THIRD ORDER OF BUSINESS

Supervisor’s Requests/Audience Comments

Mr. Ward noted Mr. Refkin mentioned some bullrush at Sienna and Bella Vista, and he authorized Mr. Cusmano to have them cut down, as he heard the issue mentioned before, so they would be repeatedly cut down when they grew back. The goal was to keep the residents happy while meeting the regulatory requirements.

Mr. Herring mentioned seeing seven to eight-foot alligators in the areas.

FIFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Herring, seconded by Mr. Refkin, with all in favor of adjourning at 2:48 p.m.

James P. Ward, Secretary

Mike Hendershot, Chairman



February 7, 2014

Dear CDD Board,

On behalf of Miromar Development, WCI Communities and the residents of Porto Romano, we would like to request permission to install a fountain in the lake to the north of Porto Romano and adjacent to the 6th golf hole. We believe this fountain will improve the views from the neighborhood and golf course as well as help mitigate traffic noise from I – 75. The style and location of the fountain would be similar to the one located behind St. Moritz adjacent to the 18th hole.

We respectfully request your approval to install this fountain. Upon approval we will submit specifications of the fountain for review.

Best Regards,

A handwritten signature in blue ink, appearing to read "Tim Byal", is written over the printed name.

Tim Byal

CC: Jim Ward
Michael Elgin



MEMO

To: Miromar Lakes CDD Board

From: CGA Solutions - Paul Cusmano, Director of Field Operations

Date: 1/24/14

Re: Asset Management

ASSET MANAGEMENT REPORT

CGA has been with Miromar Lakes project for 6 months as Asset Manager. This report will reflect past, current and future items and issues.

PROJECT DIVISION

Lake Maintenance

Upon initial inspection in September of 2013 the Lakes and pond areas were well maintained. There was no heavy growth, settling of lily's and collection of debris.

Recent inspection has shown over time, due to this year's heavy rains, there has been an increase in growth to the Lake Bank weeds and Bulrush.

The Carp program which was put in place over a year ago is working to specifications.

Resolution:

- 1- Removal of selected areas of growth thru out project to bring back to original design

Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection
Construction Services
Contract Government
Data Technologies & Development
Emergency Management Services
Engineering
Governmental Services
Indoor Air Quality
Landscape Architecture & Environmental Services
Municipal Engineering
Planning
Public Administration
Redevelopment & Urban Design
Renewable Energy
Resort Development
Surveying & Mapping
Transportation Planning & Traffic Engineering
Utility & Community Maintenance Services
Water Resources Management

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807

www.cgasolutions.com



- 2- Scope of removal needs to be set
 - a. Lake Masters is pricing the removal of overgrown plant material. This should be a yearly cost added to the budget
- 3- CGA has reached out to the Fish and Wildlife division. Within the program we are allowed to add carp as needed to maintain our specifications. Meeting has been requested. Pending return call.

Storm Water

The storm water system has been working since the initial inspection and clean out of Verona Largo. The out falls are clean and functioning.

The district engineer is preparing color indicated drawings reflecting the areas which are CDD and HOA.

Asset management and there respected subs will be going to the NPDES class in April. This class is accentual for reporting the condition of the Lakes.

Resolution:

- 1- Upon receipt of the storm plans, inspection will be made of each section of storm
- 2- HOA's will be notified to clean out any debris which is dumping into the CDD lines
- 3- Bi-yearly inspection will be needed for most of the system and yearly on the outfalls and sections which are prone to clogging.

Landscape and Irrigation

Landscape is always ongoing and changing. Due to excessive rain, dry spells pests, human interaction and maturity of the planting a close inspection must be completed monthly.

Current sections of the landscape have reached maturity and will need to be in filled.

Irrigation repair cost will continue to be a burden due to traffic driving on the medians/swales, other construction equipment parking and working in the area and age of system.

- Building Code Services
- Coastal Engineering
- Code Enforcement
- Construction Engineering & Inspection
- Construction Services
- Contract Government
- Data Technologies & Development
- Emergency Management Services
- Engineering
- Governmental Services
- Indoor Air Quality
- Landscape Architecture & Environmental Services
- Municipal Engineering
- Planning
- Public Administration
- Redevelopment & Urban Design
- Renewable Energy
- Resort Development
- Surveying & Mapping
- Transportation Planning & Traffic Engineering
- Utility & Community Maintenance Services
- Water Resources Management

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807



Calvin, Giordano & Associates, Inc.

EXCERPT: ONAL SOLUTIONS

- 1- Budget yearly and by section cost for tree and shrub replacement
- 2- Use the previous years expenses to budget new fiscal year cost(irrigation, repairs, replacement)
- 3- Continue to us the same vendor due to his knowledge of the project and current condition

Ongoing Items

- 1- Bridge
 - a. A conference call was held with the developer, Greg Urbancic and myself.
 - b. Greg is preparing the documents for the boards review prior to submission to the developer for sign off

p/c 1/22/14

Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection
Construction Services
Contract Government
Data Technologies & Development
Emergency Management Services
Engineering
Governmental Services
Indoor Air Quality
Landscape Architecture & Environmental Services
Municipal Engineering
Planning
Public Administration
Redevelopment & Urban Design
Renewable Energy
Resort Development
Surveying & Mapping
Transportation Planning & Traffic Engineering
Utility & Community Maintenance Services
Water Resources Management

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807

www.cgasolutions.com

Proposal



2801 N. Powerline Road
Pompano Beach, FL 33069
Tel 954-971-7350 Fax 855-365-PUMP (7867)

Proposal#	SPN 84314
Proposal Date:	1/10/2014
Valid Until:	2/9/2014

Lump Sum Price.... \$9,578.81

TERMS: Full payment is due upon receipt of invoice. Interest will be due and shall accrue at the rate of 1-1/2% per month compounded on any overdue amount. Collection costs, including attorney's fees, will be due in the event of nonpayment.

Upon receipt of an executed agreement by mail or fax, we will schedule this work. Thank you.

Accepted by:
HOOVER PUMPING SYSTEMS

A handwritten signature in black ink, appearing to read "Nathan Dreher", is written over a horizontal line.

Nathan Dreher 1/10/2014

Accepted by:
Miromar Lakes Community Development District -

Signature/ Name Printed/ Date

MEMO

To: Board of Supervisor's
From: James P. Ward, District Manager
Date: February 13, 2014 (Board Meeting)
Re: Fiscal Year 2014 – Meeting Outline

1. March 13, 2014 (Thursday at 2:00 P.M.) (DATE CHANGE REQUESTED)

- a. Lake Masters Contract terminates June 30, 2014 – Project Cost does NOT require competitive bidding, however Board Action to renew is required. (Anticipated for March, 2014 Meeting – renewal of Lake Masters)
- b. Board Meeting Date – Change requested to either Tuesday, March 11th or Wednesday March 12th, 2014 – same time (2:00 P.M.) at the Beach Club.

2. April 10, 2014 (Thursday at 2:00 P.M.)

- a. Presentation of FY 2013 Audited Financial Statements (This date is flexible and will be based on completion of Audit)

3. May 8, 2014 (Thursday at 2:00 P.M.)

- a. Consideration of Proposed Fiscal Year 2015 Budget
- b. Web Site Presentation

4. June 12, 2014 (Thursday at 2:00 P.M.)

- a. Continued Discussion of Proposed Fiscal Year 2015 Budget

5. July 10, 2014 (Thursday at 2:00 P.M.)

- a. Continued Discussion of Proposed Fiscal Year 2015 Budget

6. August 14, 2014 (Thursday at 2:00 P.M.)

- a. Continued Discussion of Proposed Fiscal Year 2015 Budget

7. September 11, 2014 (Thursday at 2:00 P.M.)

- a. Public Hearing on the Adoption of the Fiscal Year 2015 Proposed Budget.

Unscheduled Open Items:

1. Administrative Matters:

- a. Irrigation System Review –

- i. Identifying firms for a cursory review of the system.

2. Legal Matters:

- a. Continuing Item – dedication of systems/properties from Developer to CDD.

3. Field Operation Matters: (CGA)

- a. Capital and Operational Budget considerations – FY 2015
- b. Grass Carp Program
- c. Operation Items under Review:
 - i. Maintenance responsibilities Association/CDD
 - ii. Maintenance Schedule for Drainage Pipes
 - iii. Removal of Bull Rush – Sienna.
 - iv. Status of Preparation of Bid Documents for Landscape Program

Contract Termination Dates:

Company	Termination Date	Services Provided	Contract Amount
Estate Landscaping	June 30, 2015	Landscaping Maintenance	\$342,189.80/year
Miromar Development	On-going (30 days notice by the CDD to terminate)	Field Asset Management	\$15,000/year
Lake Masters	June 30, 2014	Lake/Wetland Maintenance	\$103,168.00/year
McDermitt Davis	At the completion of the FY 2017	Auditing Services	\$4,800 (FY 2013 Audit)
AJC & Associates	On-Going (must be terminated before 04/01 each year)	Assessment Rolls	\$18,000/year
Johnson Engineering	On-Going (30 days notice by the CDD to terminate)	NPDES Coordination	Determined Yearly
Calvin Giordano & Associates	On-Going (90 days notice by the CDD to terminate)	Asset Management Services	\$65,200/year

There are a number of small vendors who are issued purchase orders yearly to provide maintenance services. These purchase orders are issued by the Field Asset Manager and subject to the Manager’s approval.

Miromar Lakes Community Development District

Financial Statements

January 31, 2014



Prepared by:

JPWARD AND ASSOCIATES LLC

513 NE 13TH AVENUE

FORT LAUDERDALE, FLORIDA 33301

E-MAIL: WARD9490@COMCAST.NET

PHONE: (954) 658-4900

Miromar Lakes Community Development District

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JPWard & Associates, LLC

513 NE 13th Avenue

Fort Lauderdale, Florida 33301

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2014**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2003	Series 2012	Capital Project Fund	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 846,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 846,000
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	2,059,120	417,878	-	-	-	-	2,476,998
Revenue	-	145,261	873,481	-	-	-	-	1,018,742
Prepayment Account	-	2,315	0	-	-	-	-	2,315
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-
Escrow Deposit Fund	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	3,498,055	-	-	3,498,055
Amount to be Provided by Debt Service Funds	-	-	-	-	33,031,945	-	-	33,031,945
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	40,376,020	-	40,376,020
Total Assets	\$ 846,000	\$ 2,206,696	\$ 1,291,359	\$ -	\$ 36,530,000	\$ 40,376,020	\$ -	\$ 81,250,075

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2014

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2003	Series 2012	Capital Project Fund	General Long Term Debt	General Fixed Assets		
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								-
Current Portion	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	36,530,000	-	-	36,530,000
Notes Payable - Miromar Development Corp	-	-	-	-	-	-	-	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,530,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,530,000</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-					40,376,020		40,376,020
Fund Balance								
Restricted								
Beginning: October 1, 2013 (Unaudited)	-	2,965,485	877,560	-	-	-	-	3,843,046
Results from Current Operations	-	(758,789)	413,799	-	-	-	-	(344,990)
Unassigned								
Beginning: October 1, 2013 (Unaudited)	535,864					-	-	535,864
Results from Current Operations	310,136					-	-	310,136
Total Fund Equity and Other Credits	<u>\$ 846,000</u>	<u>\$ 2,206,696</u>	<u>\$ 1,291,359</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,376,020</u>	<u>\$ -</u>	<u>\$ 44,720,075</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 846,000</u>	<u>\$ 2,206,696</u>	<u>\$ 1,291,359</u>	<u>\$ -</u>	<u>\$ 36,530,000</u>	<u>\$ 40,376,020</u>	<u>\$ -</u>	<u>\$ 81,250,075</u>

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ 26,350	N/A
Interest							
Interest - General Checking	27	26	44	40	137	500	27%
Special Assessment Revenue							
Special Assessments - On-Roll	180	71,967	255,152	30,012	357,311	402,920	89%
Special Assessments - Off-Roll	91,748	-	-	91,748	183,496	362,991	51%
Note Payable - Miromar Lakes LLC	-	-	-	-	-	-	-
Intragovernmental Transfer In	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 91,955	\$ 71,992	\$ 255,197	\$ 121,799	540,943	\$ 792,761	68%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's - Fees	600	-	1,800	800	3,200	12,000	27%
Board of Supervisor's - Taxes	46	-	138	61	245	918	27%
Executive							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	5,500	0%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	18,000	0%
Arbitrage Rebate Services	-	-	500	-	500	1,000	50%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Other Contractual Services							
Legal Advertising	1,094	-	-	-	1,094	1,200	91%
Trustee Services	-	2,688	-	-	2,688	7,900	34%
Property Appraiser/Tax Collector Fees	-	844	-	-	844	2,400	35%
Bank Services	38	59	28	55	181	500	36%
Travel and Per Diem					-	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	-	-	33	63	96	500	19%
Insurance	5,665	-	-	-	5,665	5,800	98%
Printing & Binding	217	-	-	169	387	500	77%
Website Development	-	-	229	-	229	4,200	5%
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							
Legal - General Counsel	1,086	-	907	1,293	3,286	15,000	22%
Debt Service - Miromar Lakes LLC Note	-	-	-	-	-	-	N/A
Other General Government Services							
Engineering Services - General Fund	506	302	-	-	808	10,000	8%
NPDES	-	-	1,039	-	1,039	7,500	14%
Asset Administration Services	-	-	-	-	-	7,000	0%
Other Current Charges	-	-	-	-	-	-	N/A
Sub-Total:	12,761	7,226	8,007	5,775	33,769	140,093	24%

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services							
Professional Management							
Asset Management	313	313	11,179	313	12,117	30,000	40%
Mitigation Monitoring	-	-	-	-	-	500	N/A
Utility Services							
Electric - Aeration Systems	-	-	22	18	40	1,500	3%
Lake System							
Aquatic Weed Control	-	5,464	-	10,928	16,392	80,568	20%
Lake Bank Maintenance	-	-	-	-	-	2,500	0%
Water Quality Testing	-	-	-	-	-	2,000	0%
Water Control Structures	-	-	11,728	-	11,728	-	N/A
Grass Carp Installation	-	-	-	-	-	-	N/A
Wetland System							
Routine Maintenance	-	3,133	-	6,267	9,400	42,600	N/A
Other Current Charges	-	-	-	-	-	2,500	0%
Operating Supplies	-	-	-	-	-	-	N/A
Capital Outlay							
Aerator's	-	-	-	-	-	-	N/A
Sub-Total:	313	8,910	22,929	17,525	49,676	162,168	31%

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Landscaping Services							
Professional Management							
Asset Management	938	6,371	938	938	9,183	45,000	20%
Utility Services							
Electric	24	-	-	-	24	-	N/A
Irrigation Water	-	-	-	-	-	6,000	0%
Repairs & Maintenance							
Public Area Landscaping	-	134	72,858	161	73,153	300,000	24%
Landscape Lighting					-	-	N/A
Irrigation System	-	-	-	-	-	6,000	0%
Well System	-	411			411	3,500	12%
Plant Replacement	-	-	-	3,690	3,690	25,000	15%
Other Current Charges							
Lee County -Ben Hill Griffin Landscape	-	40,875	-	-	40,875	45,000	91%
Charlotte County - Panther Habitat, Fire	-	-	-	-	-	-	
Operating Supplies							
Mulch	-	-	20,025	-	20,025	60,000	33%
Sub-Total:	962	47,791	93,820	4,789	147,362	490,500	30%
Total Expenditures and Other Uses:	\$ 14,035	\$ 63,927	\$ 124,757	\$ 28,088	230,807	\$ 792,761	29%
Net Increase/ (Decrease) in Fund Balance	77,920	8,065	130,440	93,711	310,136	-	
Fund Balance - Beginning	535,864	613,784	621,849	752,289	535,864	348,426	
Fund Balance - Ending	\$ 613,784	\$ 621,849	\$ 752,289	\$ 846,000	846,000	\$ 348,426	

Miromar Lakes Community Development District
Debt Service Fund - Series 2003 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	N/A
Reserve Account	0	11,198	0	0	11,199	70,000	16%
Prepayment Account	0	0	0	0	0	-	N/A
Revenue Account	7	8	1	1	17	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	49	19,501	69,141	8,133	96,824	108,522	89%
Special Assessments - Off-Roll	-	-	-	-	-	2,010,134	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 56	\$ 30,707	\$ 69,142	\$ 8,133	108,039	\$ 2,188,656	5%
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2003 Bonds	\$ -		\$ -	\$ -	-	\$ 495,000	0%
Principal Debt Service - Early Redemptions							
Series 2003 Bonds	-	20,000	-	-	20,000	-	N/A
Interest Expense							
Series 2003 Bonds	-	846,828	-	-	846,828	1,693,656	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 866,828	\$ -	\$ -	866,828	\$ 2,188,656	40%
Net Increase/ (Decrease) in Fund Balance	56	(836,121)	69,142	8,133	(758,789)	-	
Fund Balance - Beginning	2,965,485	2,965,542	2,129,421	2,198,563	2,965,485	2,883,529	
Fund Balance - Ending	\$ 2,965,542	\$ 2,129,421	\$ 2,198,563	\$ 2,206,696	2,206,696	\$ 2,883,529	

Prepared by:

JPWard and Associates, LLC

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2014

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Interest Account	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	N/A
Reserve Account	0	1,929	0	0	1,930	20,000	10%
Prepayment Account	0	0	-	-	0	-	N/A
Revenue Account	2	2	1	1	7	50	14%
Special Assessment Revenue							
Special Assessments - On-Roll	369	147,227	521,983	61,397	730,977	819,313	89%
Special Assessments - Off-Roll	-	-	-	-	-	163,868	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 372	\$ 149,159	\$ 521,984	\$ 61,399	732,914.44	\$ 1,003,231	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2012 Bonds	-	-	-	-	-	\$ 385,000	0%
Principal Debt Service - Early Redemptions							
Series 2012 Bonds	-	10,000	-	-	10,000	-	N/A
Interest Expense							
Series 2012 Bonds	-	309,116	-	-	309,116	618,231	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 319,116	\$ -	\$ -	319,116	\$ 1,003,231	N/A
Net Increase/ (Decrease) in Fund Balance	372	(169,957)	521,984	61,399	413,799	-	
Fund Balance - Beginning	877,560	877,932	707,976	1,229,960	877,560	477,729	
Fund Balance - Ending	\$ 877,932	\$ 707,976	\$ 1,229,960	\$ 1,291,359	1,291,359	\$ 477,729	

Prepared by:

JPWard and Associates, LLC