
Miromar Lakes Community Development District

Regular Meeting Agenda

March 9, 2017



Visit our Web Site at: www.miromarlakescdd.org

Prepared by:

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

March 1, 2017

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, March 9, 2017, 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) February 9, 2017 Regular Meeting
3. Staff Reports
 - a) Attorney
 - I. University Overlay Landscape MSBU
 - b) Engineer
 - c) Asset manager
 - d) Manager
 - I. Financial Statements for the period ending January 31, 2017
4. Supervisor's Requests and Audience Comments
5. Adjournment

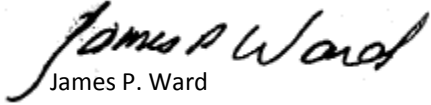
The second order of business is consideration of the minutes of the February 9, 2017 regular meeting.

Miromar Lakes Community Development District

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

Yours sincerely,

**Miromar Lakes
Community Development District**



James P. Ward
District Manager
Enclosures

The Fiscal Year 2017 schedule is as follows

October 13, 2016	November 10, 2016
December 8, 2016	January 12, 2017
February 9, 2017	March 9, 2017
April 13, 2017	May 11, 2017
June 8, 2017	July 13, 2017
August 10, 2017	September 14, 2017

**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, February 9, 2017, at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Board members present and constituting a quorum were:

David Herring	Vice Chairman
Doug Ballinger	Assistant Secretary
Burnett Donoho	Assistant Secretary
Alan Refkin	Assistant Secretary

Board members absent:

Michael Hendershot	Chairman
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Staff present:

James Ward	District Manager
Greg Urbancic	District Counsel
Paul Cusmano	Calvin Giordano & Assoc.
Bruce Bernard	Calvin Giordano & Assoc.
Charlie Krebs	District Engineer
Elden McDermitt (via telephone)	McDermitt Davis & Co.

1. Call to Order & Roll Call

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

2. Consideration of Minutes

a) December 8, 2016 Regular Meeting

Mr. Ward asked for any corrections or deletions to the minutes for this meeting, and reaffirmed that the audio file for these minutes was corrupted; therefore, these minutes were somewhat abbreviated.

Motion was made by Mr. Herring and seconded by Mr. Refkin to approve the Minutes as described above, and with all in favor the motion was approved.

3. Consideration of acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2016

Mr. Ward said on the phone was Mr. Elden McDimit, a partner with the firm of McDimit Davis, who was responsible for the preparation of the Audited Financial Statements. He told the Board that Mr. McDimit would explain the audit to them, answer any questions they may have, and then they would accept it for purposes of inclusion in the record. He informed the Board that this statement had already been filed as a matter of law with the appropriate state regulatory agencies.

Mr. McDimit stated the District received an unmodified report, which was the best or cleanest opinion that could be scored. Beginning with Page 10 on the Statement of Revenue and Expenses, he highlighted the excess revenue over expenses of \$295,000, leaving a fund balance of about \$463,000, which was a very healthy fund balance. The debt service fund had excess expenditures over revenue of about \$192,000. The assessments were less than the debt service for that year, but it left \$2.3 million in the fund balance which again was healthy. On Page 12, the Budget, the expenditures did not exceed any appropriations, so they were in compliance. On Page 27, there began other audit reports that stated there were no material weaknesses, and the District was in compliance. He said there was a separate letter stating that there were no significant difficulties with the audit, no disagreement with management as regards the audit, and all proposed journal entries were posted and agreed to by management. He called for questions.

Mr. Ward commented that the fund balance they had moved in to the current fiscal year within their general fund put their cash balances up into the \$400,000 level; obviously, that was due to being able to enter into the settlement agreement with Alico.

Motion was made by Mr. Donoho and seconded by Mr. Ballinger to accept the Audited Financial Statements as described above, and with all in favor the motion was approved.

4. Consideration of Resolution 2017-1 which replaces the Registered Agent and Registered office with the District Manager and the office of the District Manager

Mr. Ward stated this resolution essentially updated the registered agent, registered office and office of record for the District. He said this was a particularly old statute that essentially was from the “olden” days before computers that required the establishment of these three different offices, which the state used to mail administrative notices. He added to streamline the process, the resolution changed the agent and office over to him and his office, and the office of record to Mr. Krebs office in Ft. Myers.

Mr. Ward said if there were no questions, a motion to adopt the resolution was in order.

Motion was made by Mr. Refkin and seconded by Mr. Donoho to adopt Resolution 2017-1, as described above, and with all in favor the motion was approved.

5. Consideration of Resolution 2017-2 Amending the General Fund Budget for Fiscal Year 2017

Mr. Ward stated this resolution amended the 2017 budget. He explained that over the past few months they had talked about making some changes, and in the original adopted budget, the manager was authorized to make changes up to and including \$10,000 but not over. Mr. Ward said they are making changes over that amount, he wanted to put on record a change in the adopted resolution, which then flows directly into the Audit for 2017.

Motion was made by Mr. Ballinger and seconded by Mr. Herring to adopt Resolution 2017-2 as described above, and with all in favor the motion was approved.

4. Staff Reports

a) District Attorney

Mr. Urbancic addressed the issue of the University Overlay Landscape MSTBU. He directed the Board's attention to a memo included in their agenda packets that described the history of the issue. He said they could see from the exhibits how much they paid on an annual basis into the District. There was also a landscaping agreement in effect since 2008. He said the Village had consented to continuation through December 31, 2017. He directed the Board to a map that was included which showed how the responsibility was divided with the county. The Board needed to consider what was to be done to possibly have this agreement dissolved or maybe propose a different solution.

Mr. Urbancic said he had prepared a draft resolution to consider, if desired, to deliver to Lee County and ask them to dissolve the agreement. He stated he had no idea what their response would be or if additional support would be needed from surrounding property owners to generate some movement. He said he had spoken to the assistant County Attorney, and he had asked the CDD to make their position known. Mr. Urbancic felt that this was the time to resolve this issue.

Mr. Krebs explained the map of the overlay. Mr. Ward added that in the current year they were paying \$52,000 out of a \$220,000 total budget for the MSTBU, and that included a credit they were supposedly getting as being part of the Overlay District. However, he added the District was maintaining the entire portion of Ben Hill Griffin at their own expense, and he did not see much benefit from being part of the Overlay District. Mr. Ward said it was important to remember they start their budget process in another month or two as does the County and the Village of Estero.

Mr. Ward stated that the resolution that Mr. Urbancic prepared indicated that the Board would like the County Commission to consider dissolving the MSTBU in its entirety. He said the MSTBU did not have a function, an advisory board, and the CDD had no clue how the funds were expended, which was \$50,000 in their

budget. Mr. Ward said this money would be a help going into the future in terms of any capital outlays that were necessary, and it codified the fact that they would keep in place the agreement that the CDD had with the County to maintain a portion of the road right of way. He said this resolution would get the County to maybe take some action before the 2018 Budget.

A Board member asked for clarification about the history that led to Miromar Lakes maintaining the center median. The response was that the CDD wanted it to be maintained at a higher level than it was being maintained, and the County said the CDD could maintain it however they wished, as long as they maintained it. It was added that in addition to that, they now charged the CDD \$50,000.

Mr. Krebs added that when Florida Gulf Coast University started, they didn't have sufficient funding for improvements, and so MSTBU was created to provide funding for the infrastructure. He stated MSTBU had long lived out its intended use as a means to provide capital funding for these road improvements. Mr. Krebs said they have been thinking about how to end this agreement for some time, and he applauded Mr. Urbancic's efforts. He said now was an appropriate time as Estero was going to cut off their piece of it.

Mr. Ward clarified the CDD basically paid 25% of the MSTBU budget, plus they maintained part of the area. He said he agreed that the MSTBU had clearly outlived its useful life. He added the key was that since they are one of the largest taxpayers within the MSTBU, they would be telling the County and the Village they wanted to dissolve MSTBU, but continue to maintain the area they have been maintaining. He said that would drop \$50,000 to their bottom line.

A discussion took place about how the money was being spent and who was spending the money. It was decided that extracting Miromar Lakes from that process that they did not control or understand would be a prudent move.

Mr. Ward said if there were no more questions, staff was recommending consideration of a resolution to transmit to the County to dissolve the District but continue with the agreement as it relates to the maintenance of the portion of Ben Hill Griffin that was currently in place.

Motion was made by Mr. Herring and seconded by Mr. Ballinger to move forward with the MSTBU resolution described above, and with all in favor the motion was approved.

- b) Engineer – No further report given.
- c) Asset Manager

Mr. Bernard reported that they have resubmitted a Rip Rap permit to the County. After the permit was issued, they would get the approval of Miromar and then the Rip Rap could be installed in Verona Lago.

Mr. Bernard reported that the new landscape company was working out well. He introduced Mike Connor from Calvin Giordano who was a Landscape Architect and would be giving a report to the landscape company of things that needed attention.

Mr. Ward asked Mr. Bernard to update the Board on the transition from the old landscape company to the new. Mr. Bernard stated that the transition was smooth; Estate Landscapers had done the things they were asked to do; and the new company has been responsive. He said when they find issues, they bring them to management.

MRI has completed the third phase of the drainage. He said next fiscal year they will start again with getting a total inventory and a report of how to phase in the next three years.

Mr. Bernard added that they had a meeting today with two homeowners' groups, Verona Lago and Sienna, to go over the erosion restoration, and when they heard the price, they were cheerful and eager to get it done.

d) Manager

Mr. Ward provided:

- I. Financial Statements for the period ending September 30, 2016 (Final with audit adjustments)
- II. Financial Statements for the period ending December 31,2016

5. Supervisor's Requests and Audience Comment

Mr. Ward said a request had been made for an item to be placed on the agenda to give Miromar Development Corporation an opportunity to update the Board on construction.

It was reported that the area north of the construction access road was no longer overgrown. He said that near this area a road would be built that would end at a signal light at Gulf Coast Town Center. He said there would be a secured gate there. In addition, he said there would be two new neighborhoods developed in that area, which would be single family homes, 100% waterfront. He said they would be dedicating everything that was not in a neighborhood to the master association and doing this meant that it would not require Board signatures. He said they would finish all the development, and when it was done,

they would carve out the water management, the berm, etc., and make bulk contributions to the District, should the District wish to accept them. He felt this would smooth the whole process.

One Board member commented on the noise for the homes near Ben Hill Griffin, and the response was there would be a berm constructed and current windows were more soundproof than older ones.

A question was asked of Mr. Krebs concerning how the canals affected the water table and the big lake. The response was that it would not affect it at all, and actually it was a benefit to the overall system because water storage area was increased. Mr. Krebs was the engineer for this project, and he stated the lakes were constructed with a plug in place, which allows settling, and after construction, this would be removed.

Mr. Krebs added that in the second phase the boatyard would have to be removed temporarily.

A discussion ensued about a part of the property that would be maintained by the County, how it might be an eyesore and what it might do to property values. It was decided that could be part of future plans.

The representative from Miromar Development reported that originally in Positano there were plans to build two midrise buildings, but this has been changed to build eight single family homes, which he felt would be a better solution for the community in terms of exposure and impact. He said they were in the approval process for this construction which would be called Sardinia.

He said they have a golf course renovation in their plans, which would begin in mid-April and should be completed by December. He stated this was being done with the intent to reduce the amount of unplayable turf. He said they have hired Drew Rogers as the new architect as he had a good reputation with other golf courses in the area.

He said another project they were working on was a southern access road to FGCU and university housing.

An audience member asked if the erosion restoration project included Tenway (?) and the response was affirmative.

6. Adjournment

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

Motion was made by Mr. Herring and seconded by Mr. Donoho to adjourn the meeting, and with all in favor the motion was approved.

The meeting was adjourned at 2:53 p.m.

Miromar Lakes Community Development District

James P. Ward, Secretary
Chairman

Michael Hendershot **Error! Bookmark not defined.,**



Memorandum

Date: March 1, 2017

To: James P. Ward- District Manager

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

Subject: Miromar Lakes CDD
Asset Management Report- Feb 2017
CGA Project # 14-7438

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

GSA Contract Holder

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33316
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954.921.8807 fax

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Lake Maintenance

MRI has restored the lake bank within Monte Lago for the residents adjacent to Lake 6D. The contractor recaptured fill that had previously eroded into the lake to re-establish the bank sloping to the 18.0 mean water levels. MRI excavated around the drainage outfalls into the lake to remove silt from around the pipe openings for assist drainage operations. The CDD landscape contractor (Brightview) followed immediately behind MRI and installed St. Augustine sod on the newly formed lake bank slopes. The landscape contractor also pinned the sod at the edge of the slope to insure the sod would not move while establishing its hold on the bank.

GHD Services had completed our quarterly monitoring of Lake 6 on February 1, 2017. Lake measurements of both Nitrogen and Phosphorus are within acceptable ranges for this sampling period. Attached with the samples results in the report, is a map showing sampling locations along with an analytical summary of the CDD's first year of testing. Bill Kurth (Lake Masters) was sent the yearly summary to review and stated in his e-mail (enclosed) that the lake water quality is in the top third of all the lakes they test and considers the quality of water in the very good range.



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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Landscape Maintenance

Brightview Landscaping has been issued a purchase order to remove any dead plant material and replace all material that was destroyed in the berm fire east of Lake 6. The contractor will be replacing the same plant materials that was present on the berm prior to the fire. This will include 160 green arboricola, 175 ficus bush, 240 wax jasmine and 120 red oleanders and pinestraw mulch. This work will commence installation in March 2017.

Stormwater Maintenance

Permit Compliance

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

1. Application – Miromar Lakes Phase 1
 - a. Lake bank(s) slope (lake shoreline steeper than permitted) - Need to restore/address the shoreline slope to substantial compliance.
Efforts have commenced to address the shoreline issues as the CDD has contracted for rip-rap installation / maintenance activities on the shoreline slopes. This work is funded in the Capital Budget for 2016-17 with anticipated completion scheduled for January 2017 (On-going).
 - b. Unpermitted activity - rip-rap was installed along the recreational lake shoreline. Please apply for permit modification to include subject installed rip-rap.
The CDD Engineer has applied for the permit modifications required for all unpermitted rip-rap installation(s) (Pending).
 - c. Lake bank erosion - Erosion to the lake shoreline has occurred in some areas of Lakes 6H, 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.



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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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) (On-going).

- d. Unpermitted activity / retaining wall - A retaining wall was constructed within the Lake 6 maintenance easement. Restore the lake slope to comply with permit or apply for permit modification to include subject retaining wall.

The CDD Engineer has applied for a permit modification to include / allow for the retaining wall (Pending).

- 2. Application 030128-2 Mediterranean Village Phase 4 Vivaldi
 - a. Lake bank erosion - Erosion to lake shoreline has occurred in some areas on Lake 6H. Restore the lake shoreline to comply with permit.
Shoreline erosion mitigation efforts for this permit will be addressed within the Capital Improvements budget year 2017-2018.
- 3. Application 090903026- Miromar Lakes Tract f-f Beach Cottages
 - a. Lake shoreline maintenance - Washout to lake shoreline (beach easement) has occurred due to the concentration of roof run-off. Restore lake shoreline to substantial compliance with permit.
Shoreline restoration / maintenance efforts for this permit will be addressed within the CDD Capital Improvements budget year 2017.







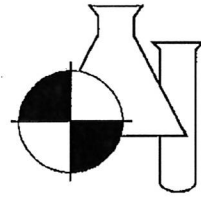
Table 1 - Analytical Results Summary
 Miromar Lakes
 Fort Myers, Florida
 February 2017

Sample Location:	WQ Location #1	WQ Location #1	WQ Location #1	WQ Location #1	WQ Location #2	WQ Location #2	WQ Location #2	WQ Location #3A	WQ Location #3A	WQ Location #3A	WQ Location #3A
Sample ID:	WQL1	WQL1	WQL1	WQL1	WQL2	WQL2	WQL2	WQL3A	WQL3A	WQL3A	WQL3A
Sample Date:	4/27/16	8/3/2016	10/31/16	1/31/17	4/27/16	8/3/2016	10/31/16	1/31/17	4/27/16	8/3/2016	10/31/16
Field Parameters	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Total Water Depth	7.66	NS	6.1	5.83	7.43	NS	9.2	8.56	3.78	3.64	3.52
Sample Depth	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Conductivity, field	408	353	387	369.3	422	359	384	406	385.7	406	375.7
Dissolved oxygen (DO), field	8.03	8.03	8.13	8.13	7.67	8.55	7.12	8.05	7.31	4.78	2.93
pH, field	8.44	8.19	7.92	8.13	8.37	8.07	7.68	7.97	8.44	8.0	6.99
Temperature, field	27.08	30.8	24	19.5	27.62	30.4	24.1	19.5	27.0	29.7	23.2
Turbidity, field	2.41	3.44	3.55	4.64	3.97	31.71	4.38	4.66	7.64	78.77	3.48
Wet Parameters	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Ammonia-N	U	0.0261	U	0.035	U	0.0191	U	0.071	U	0.0291	0.044
Biochemical oxygen demand (total BOD5)	0.7061	U	U	1.061	0.7781	U	U	1.331	U	U	U
Chlorophyll	5.91	7.32	7.86	11.1	6.59	7.28	8.08	11.7	5.76	8.71	10.1
Nitrite/Nitrate	U	U	U	0.0061	U	U	0.0121	U	U	U	0.021
Ortho phosphorus (Field Filtered)	0.074	0.071	0.030	0.012	0.077	0.070	0.064	0.015	0.073	0.012	0.051
Total phosphorus	0.087	0.091	0.068	0.038	0.079	0.087	0.066	0.031	0.088	0.0261	0.052
Total kjeldahl nitrogen (TKN)	0.626	0.878	0.911	0.988	0.745	1.15	0.888	1.04	0.581	0.949	1.11
Total nitrogen	0.626	0.878	0.911	0.974	0.745	1.15	0.900	1.04	0.581	0.949	1.13
Total suspended solids (TSS)	2.35	3.49	4.80	7.00	4.21	3.90	4.60	7.20	7.06	6.42	5.11
Sample Location:	WQ Location #3B	WQ Location #3B	WQ Location #3B	WQ Location #3B	WQ Location #4	WQ Location #4	WQ Location #4	WQ Location #4	WQ Location #5	WQ Location #5	WQ Location #5
Sample ID:	WQL3B	WQL3B	WQL3B	WQL3B	WQL4	WQL4	WQL4	WQL4	WQL5	WQL5	WQL5
Sample Date:	4/27/16	8/3/2016	10/31/16	1/31/17	4/27/16	8/3/2016	10/31/16	1/31/17	8/3/2016	10/31/16	1/31/17
Field Parameters	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Total Water Depth	3.78	4	3.52	2.98	12	7.77	14.88	7.91	NS	2	2.03
Sample Depth	3	3	3	2.5	1.5	1.5	1.5	1.5	NS	1.5	1.5
Conductivity, field	405	341	369	313.1	403	340	373	361.8	NS	411	515
Dissolved oxygen (DO), field	7.32	6.22	6.82	6.58	7.72	6.55	7.14	8.06	NS	4.84	6.22
pH, field	8.46	8.14	7.68	7.77	8.58	8.31	7.59	8.10	NS	7.83	7.77
Temperature, field	26.55	30.3	24.1	16.9	26.71	31.1	24.5	19.8	NS	30.6	26.4
Turbidity, field	7.98	10.03	3.15	21.38	1.87	2.04	3.60	3.02	NS	2.08	3.62
Wet Parameters	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units	Units
Ammonia-N	U	0.151	U	0.097	U	0.0231	U	0.0121	NS	0.033	U
Biochemical oxygen demand (total BOD5)	0.5561	U	U	6.47	U	U	U	1.091	NS	1.311	1.561
Chlorophyll	5.99	7.05	7.57	64.5	4.92	7.11	7.78	9.09	NS	15.1	12.5
Nitrite/Nitrate	0.0081	U	0.0121	U	U	U	0.028	U	NS	U	0.0081
Ortho phosphorus (Field Filtered)	0.088	0.064	0.029	0.012	0.094	0.017	0.024	0.017	NS	0.022	0.042
Total phosphorus	0.092	0.088	0.0311	0.168	0.101	0.0211	0.0271	0.038	NS	0.065	0.042
Total kjeldahl nitrogen (TKN)	0.736	0.860	1.04	2.90	0.868	0.887	0.780	0.976	NS	0.845	0.786
Total nitrogen	0.744	0.860	1.05	2.90	0.868	0.887	0.808	0.976	NS	0.845	0.786
Total suspended solids (TSS)	7.11	5.78	3.80	44.7	2.33	2.84	3.60	5.20	NS	4.10	4.80

Notes:
 NS - Not sampled during noted event
 i - Reported value is between the laboratory method detection limit and the practical quantitation limit
 U - Not detected at the associated reporting limit

BENCHMARK

EnviroAnalytical Inc.



NELAC Certification #E84167

ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 17020041

G H D Services, Inc.
2675 Winkler Ave., Ste.180
Fort Myers, FL 33901

Project Name : MIROMAR LAKES WQM QTLY
Date Received : 02/01/2017
Time Received : 1350

Submission Number: 17020041	Sample Date: 01/31/2017
Sample Number: 001	Sample Time: 1155
Sample Description: WQL #1	Sample Method: Grab

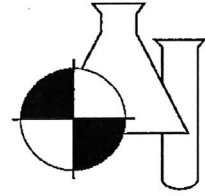
Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.035	MG/L	0.008	0.032	350.1	02/06/2017 11:53	SW
TOTAL KJELDAHL NITROGEN	0.968	MG/L	0.05	0.20	351.2	02/02/2017 10:44	PN
TOTAL NITROGEN	0.974	MG/L	0.05	0.20	353+351	02/03/2017 13:22	PN/MD
NITRATE+NITRITE AS N	0.006 I	MG/L	0.004	0.016	353.2	02/03/2017 13:22	MD
ORTHO PHOSPHORUS AS P	0.012	MG/L	0.002	0.008	365.3	02/01/2017 15:44	BLB
TOTAL PHOSPHORUS AS P	0.038	MG/L	0.008	0.032	365.3	02/02/2017 10:20	BLB
CHLOROPHYLL A	11.1	MG/M3	0.25	1.00	445.0	02/07/2017 13:00	NS
TOTAL SUSPENDED SOLIDS	7.00	MG/L	0.570	2.280	SM2540D	02/01/2017 15:19	E85086
BIOCHEMICAL OXYGEN DEMAND	1.06 I	MG/L	1	4	SM5210B	02/01/2017 14:28	LD/LD

Submission Number: 17020041	Sample Date: 01/31/2017
Sample Number: 002	Sample Time: 1140
Sample Description: WQL #2	Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.071	MG/L	0.008	0.032	350.1	02/13/2017 13:00	SW
TOTAL KJELDAHL NITROGEN	1.04	MG/L	0.05	0.20	351.2	02/02/2017 10:46	PN
TOTAL NITROGEN	1.04	MG/L	0.05	0.20	353+351	02/03/2017 13:24	PN/MD
NITRATE+NITRITE AS N	0.004 U	MG/L	0.004	0.016	353.2	02/03/2017 13:24	MD
ORTHO PHOSPHORUS AS P	0.015	MG/L	0.002	0.008	365.3	02/01/2017 15:44	BLB
TOTAL PHOSPHORUS AS P	0.031 I	MG/L	0.008	0.032	365.3	02/02/2017 10:20	BLB
CHLOROPHYLL A	11.7	MG/M3	0.25	1.00	445.0	02/07/2017 13:00	NS
TOTAL SUSPENDED SOLIDS	7.20	MG/L	0.570	2.280	SM2540D	02/01/2017 15:19	E85086
BIOCHEMICAL OXYGEN DEMAND	1.33 I	MG/L	1	4	SM5210B	02/01/2017 14:28	LD/LD

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NELAC Certification #E84167

Submission Number: 17020041
Sample Number: 003
Sample Description: WQL #3A

Sample Date: 01/31/2017
Sample Time: 1120
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.027 I	MG/L	0.008	0.032	350.1	02/06/2017 11:59	SW
TOTAL KJELDAHL NITROGEN	1.06	MG/L	0.05	0.20	351.2	02/02/2017 10:47	PN
TOTAL NITROGEN	1.06	MG/L	0.05	0.20	353+351	02/03/2017 13:26	PN/MD
NITRATE+NITRITE AS N	0.004 U	MG/L	0.004	0.016	353.2	02/03/2017 13:26	MD
ORTHO PHOSPHORUS AS P	0.012	MG/L	0.002	0.008	365.3	02/01/2017 15:44	BLB
TOTAL PHOSPHORUS AS P	0.033	MG/L	0.008	0.032	365.3	02/02/2017 10:20	BLB
CHLOROPHYLL A	10.4	MG/M3	0.25	1.00	445.0	02/07/2017 13:00	NS
TOTAL SUSPENDED SOLIDS	7.20	MG/L	0.570	2.280	SM2540D	02/01/2017 15:19	E85086
BIOCHEMICAL OXYGEN DEMAND	1.11 I	MG/L	1	4	SM5210B	02/01/2017 14:28	LD/LD

Submission Number: 17020041
Sample Number: 004
Sample Description: WQL #3B

Sample Date: 01/31/2017
Sample Time: 1110
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.097	MG/L	0.008	0.032	350.1	02/06/2017 12:01	SW
TOTAL KJELDAHL NITROGEN	2.90	MG/L	0.05	0.20	351.2	02/02/2017 10:48	PN
TOTAL NITROGEN	2.90	MG/L	0.05	0.20	353+351	02/03/2017 13:27	PN/MD
NITRATE+NITRITE AS N	0.004 U	MG/L	0.004	0.016	353.2	02/03/2017 13:27	MD
ORTHO PHOSPHORUS AS P	0.012	MG/L	0.002	0.008	365.3	02/01/2017 15:44	BLB
TOTAL PHOSPHORUS AS P	0.168	MG/L	0.008	0.032	365.3	02/02/2017 10:20	BLB
CHLOROPHYLL A	64.5	MG/M3	0.25	1.00	445.0	02/07/2017 13:00	NS
TOTAL SUSPENDED SOLIDS	44.7	MG/L	0.570	2.280	SM2540D	02/01/2017 15:19	E85086
BIOCHEMICAL OXYGEN DEMAND	6.47	MG/L	1	4	SM5210B	02/01/2017 14:28	LD/LD

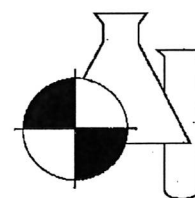
Submission Number: 17020041
Sample Number: 005
Sample Description: WQL #4

Sample Date: 01/31/2017
Sample Time: 1035
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.012 I	MG/L	0.008	0.032	350.1	02/08/2017 11:34	SW
TOTAL KJELDAHL NITROGEN	0.976	MG/L	0.05	0.20	351.2	02/02/2017 10:49	PN
TOTAL NITROGEN	0.976	MG/L	0.05	0.20	353+351	02/03/2017 13:28	PN/MD
NITRATE+NITRITE AS N	0.004 U	MG/L	0.004	0.016	353.2	02/03/2017 13:28	MD
ORTHO PHOSPHORUS AS P	0.017	MG/L	0.002	0.008	365.3	02/01/2017 15:44	BLB

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NELAC Certification #E84167

TOTAL PHOSPHORUS AS P	0.038	MG/L	0.008	0.032	365.3	02/02/2017 10:20	BLB
CHLOROPHYLL A	9.09	MG/M3	0.25	1.00	445.0	02/07/2017 13:00	NS
TOTAL SUSPENDED SOLIDS	5.20	MG/L	0.570	2.280	SM2540D	02/01/2017 15:19	E85086
BIOCHEMICAL OXYGEN DEMAND	1.09 I	MG/L	1	4	SM5210B	02/01/2017 14:28	LD/LD

Submission Number: 17020041

Sample Date: 01/31/2017

Sample Number: 006

Sample Time: 0912

Sample Description: WQL #5

Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 I	MG/L	0.008	0.032	350.1	02/08/2017 11:36	SW
TOTAL KJELDAHL NITROGEN	0.962	MG/L	0.05	0.20	351.2	02/02/2017 10:33	PN
TOTAL NITROGEN	0.962	MG/L	0.05	0.20	353+351	02/03/2017 13:29	PN/MD
NITRATE+NITRITE AS N	0.004 U	MG/L	0.004	0.016	353.2	02/03/2017 13:29	MD
ORTHO PHOSPHORUS AS P	0.017	MG/L	0.002	0.008	365.3	02/01/2017 15:44	BLB
TOTAL PHOSPHORUS AS P	0.036	MG/L	0.008	0.032	365.3	02/02/2017 10:20	BLB
CHLOROPHYLL A	13.9	MG/M3	0.25	1.00	445.0	02/07/2017 13:00	NS
TOTAL SUSPENDED SOLIDS	5.00	MG/L	0.570	2.280	SM2540D	02/01/2017 15:19	E85086
BIOCHEMICAL OXYGEN DEMAND	1.36 I	MG/L	1	4	SM5210B	02/01/2017 14:28	LD/LD



FIGURE: 1 Sample Location Plan	DESIGNED: JS DRAWN: JS CHECKED:	PROJECT # 11105477-01 DATE: February 21, 2017 CAD FILE:
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SITE:
 Water Quality Sampling Report –
 Quarter 4, Year 1
 Lakes 3 and 6 – Miromar Lakes
 Fort Myers, Lee County, Florida

Bruce Bernard

From: bill kurth <bill.kurth@lakemasters.com>
Sent: Thursday, February 23, 2017 9:35 AM
To: Bruce Bernard
Cc: Paul Cusmano; jim dougherty
Subject: RE: Scanned image from MX-5111N

Bruce,

It will take me a bit of time to analyze all of the data. The vast majority of every sample over time shows that the water quality is good to very good pretty consistently. I am ecstatic when phosphorus levels stay below .1 and nitrogen below 1.5, which are great numbers for Florida. Typically the numbers are way below that. On the recent testing, however there was a spike at site 3B which shows a huge spike in nitrogen. I will try to narrow in on the cause of this spike but I have two preliminary thoughts:

- 1) There is a corresponding spike of chlorophyll A, which means that where the sample was drawn there was most likely an isolated plankton algae bloom. Many of these blooms will stay near the surface, and can be blown around by prevailing winds. Since plankton are microscopic single celled algae, and they gather up nitrogen within them as they grow, and they are more or less part of the water being tested, plankton could temporarily impact nitrogen levels.
- 2) With water levels low, and little influx of fresh water due to lack of rain, there is no significant water movement Site 3B is very close to where lake banks were impacted due to new construction. This process can stir up sediments and add soil borne nutrients to the water column. This alone could have caused the spike. Or, maybe it caused a slight spike that promoted the plankton algae bloom in the area, which further concentrated levels as mentioned above.

I will take a closer look when I get the opportunity. I can still very confidently state that the water quality in this lake is in the top third of all of the lakes we test, so I would consider it very good.

Bill Kurth, Vice President of Operations Lake Masters Aquatic Weed Control Inc.

bill.kurth@lakemasters.com

239-707 4899 Cell

239-466-0403 Office

-----Original Message-----

From: Bruce Bernard [<mailto:BBernard@cgasolutions.com>]

Sent: Wednesday, February 22, 2017 2:50 PM

To: bill kurth

Cc: Paul Cusmano

Subject: FW: Scanned image from MX-5111N

Bill, please see the last years quarterly water quality test results. Let us know what you think of the water quality in your opinion. Tks

-----Original Message-----

From: FTL Scan On Behalf Of ftlscan@

CALVIN, GIORDANO & ASSOCIATES, INC.

Description of Service	YEAR 2	Agreement Terms		Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	YTD	Budget Variance
		Hourly Rate	Hours														
WATER MANAGEMENT SERVICES																	
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00		2	2		1								5	7.00
Prepare Scope of Service for Contract	\$ 100.00	16	\$ 1,600.00					4								6	10.00
NDPES Compliance/Reporting	\$ 100.00	50	\$ 5,000.00	4	4	2	3	8								21	29.00
Negotiation and Contract Execution	\$ 100.00	12	\$ 1,200.00					4								4	8.00
Operations and Maintenance Services	\$ 80.00	148	\$ 11,840.00	8	14	16	16	12								66	82.00
Sub-Total:		238	\$ 20,840.00	12	22	20	19	29								102	136
LANDSCAPING SERVICES																	
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00	3	2	3	4									12	0.00
Prepare Scope of Service for Contract	\$ 100.00	20	\$ 2,000.00	2	3	2	3	2								12	8.00
Prepare Specifications and Exhibits	\$ 100.00	12	\$ 1,200.00	6	3											9	3.00
Negotiation and Contract Execution	\$ 100.00	12	\$ 1,200.00	2	2	2		2								8	4.00
Operations and Maintenance Services	\$ 80.00	269	\$ 21,520.00	24	26	26	24	28								128	141.00
Sub-Total:		325	\$ 27,120.00	37	36	33	31	32								169	156
ASSET MONITORING																	
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00			2		2								4	8.00
Prepare Scope of Service for Contract	\$ 100.00	12	\$ 1,200.00				2	4								8	4.00
Prepare Specifications and Exhibits	\$ 100.00	15	\$ 1,500.00	2	3	1										6	9.00
Negotiation and Contract Execution	\$ 100.00	15	\$ 1,500.00		2		4									6	9.00
Operations and Maintenance Services	\$ 80.00	148	\$ 11,840.00	12	16	18	16	18								80	68.00
Sub-Total:		202	\$ 17,240.00	14	23	21	22	24								104	98
ADMINISTRATIVE MATTERS																	
Maintain electronic files, attendance at Board Meeting, general matters (all)	\$100	100	\$ 10,000.00	8	9	8	8	8								41	59.00
Sub-Total:		100	\$ 75,200.00	8	9	8	8	8	0	0	0	0	0	0	0	41	59.00
Total: All Hours		809		71	90	82	80	93								416	393

Miromar Lakes Community Development District

Financial Statements

January 31, 2017



Visit our web site: www.miromarlakescdd.org

Prepared by:

JPWARD AND ASSOCIATES, LLC

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

Miromar Lakes Community Development District

Table of Contents

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

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

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2017**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 984,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 984,103
Debt Service Fund								
Interest Account	-	4	-	-	-	-	-	4
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	448,637	876,017	-	-	-	-	1,324,654
Revenue	-	884,112	538,175	-	-	-	-	1,422,287
Prepayment Account	-	0	-	-	-	-	-	0
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	(0)	-	-	-	-	(0)
Market Valuation Adjustments	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,332,753	-	-	1,332,753
Amount to be Provided by Debt Service Funds	-	-	-	-	27,902,247	-	-	27,902,247
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	40,376,020	-	40,376,020
Total Assets	\$ 984,103	\$ 1,332,753	\$ 1,414,191	\$ -	\$ 29,235,000	\$ 40,376,020	\$ -	\$ 73,342,067

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending January 31, 2017

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets		
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion	-	-	-	-	1,075,000	-	1,075,000	-
Long Term	-	-	-	-	28,160,000	-	28,160,000	-
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,235,000</u>	<u>\$ -</u>	<u>\$ 29,235,000</u>	<u>\$ -</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-				-	40,376,020	40,376,020	-
Fund Balance								
Restricted								
Beginning: October 1, 2016 (Audited)	-	828,498	1,485,341	-	-	-	2,313,839	-
Results from Current Operations	-	504,255	(71,150)	-	-	-	433,106	-
Unassigned								
Beginning: October 1, 2016 (Audited)	463,308				-	-	463,308	-
Results from Current Operations	520,795				-	-	520,795	-
Total Fund Equity and Other Credits	<u>\$ 984,103</u>	<u>\$ 1,332,753</u>	<u>\$ 1,414,191</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,376,020</u>	<u>\$ 44,107,068</u>	<u>\$ -</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 984,103</u>	<u>\$ 1,332,753</u>	<u>\$ 1,414,191</u>	<u>\$ -</u>	<u>\$ 29,235,000</u>	<u>\$ 40,376,020</u>	<u>\$ 73,342,068</u>	<u>\$ -</u>

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest							
Interest - General Checking	14	14	41	43	111	300	37%
Special Assessment Revenue							
Special Assessments - On-Roll	337	196,696	555,587	33,321	785,941	859,717	91%
Special Assessments - Off-Roll	112,721	-	-	-	112,721	450,882	25%
Miscellaneous Revenue							
Miscellaneous Revenue	-	-	-	-	-	0	N/A
Intragovernmental Transfer In							
Intragovernmental Transfer In	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 113,071	\$ 196,710	\$ 555,628	\$ 33,364	898,773	\$ 1,310,899	69%
Expenditures and Other Uses							
Legislative							
Board of Supervisor's - Fees	1,000	-	2,000	-	3,000	12,000	25%
Board of Supervisor's - Taxes	153	-	153	-	306	918	33%
Executive							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	5,100	0%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	18,000	18,000	100%
Arbitrage Rebate Services	-	-	-	-	-	1,000	0%
Other Contractual Services							
Legal Advertising	76	-	51	-	127	1,200	11%
Trustee Services	-	-	3,091	-	3,091	7,900	39%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	2,400	0%
Bank Services	32	48	34	34	149	550	27%
Travel and Per Diem							
Travel and Per Diem	-	-	-	-	-	-	N/A
Communications & Freight Services							
Postage, Freight & Messenger	-	-	73	128	200	400	50%
Insurance							
Insurance	5,778	-	-	-	5,778	5,800	100%
Printing & Binding							
Printing & Binding	174	-	-	101	274	1,200	23%

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Website Development	-	-	-	-	-	1,000	0%
Office Supplies	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	175	175	100%
Legal Services							
Legal - General Counsel	-	-	6,516	-	6,516	30,000	22%
Legal - Litigation	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	861	-	861	100,000	1%
Legal - Center Place	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	4,615	-	4,615	-	N/A
Other General Government Services							
Engineering Services - General Fund	-	2,524	303	-	2,827	20,000	14%
NPDES	-	-	560	-	560	250	224%
Asset Administration Services	-	833	1,667	-	2,500	10,000	25%
Center Place	-	-	-	-	-	-	N/A
Sub-Total:	10,721	6,739	41,256	3,596	62,312	257,893	24%
Stormwater Management Services							
Professional Management							
Asset Management	-	2,317	4,633	-	6,950	27,800	25%
Mitigation Monitoring	-	-	-	-	-	500	0%
Utility Services							
Electric - Aeration Systems	-	113	396	452	960	500	192%
Lake System							
Aquatic Weed Control	-	10,928	5,464	5,464	21,856	65,568	33%
Lake Bank Maintenance	-	-	-	-	-	1,500	0%
Water Quality Testing	-	-	3,460	-	3,460	11,800	29%
Water Control Structures	-	-	6,800	-	6,800	7,000	97%
Grass Carp Installation	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	N/A
Aeration System	-	-	-	-	-	2,000	0%
Wetland System							
Routine Maintenance	-	6,267	3,133	3,133	12,533	42,100	30%
Other Current Charges	-	-	-	-	-	3,000	0%

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Capital Outlay							
Aerator's						13,900	
Littortal Shelf Replanting/Barrier						48,000	
Erosion Restoration	-	-	-	-	-	259,238	0%
Sub-Total:	-	19,624	23,886	9,049	52,560	482,906	11%
Landscaping Services							
Professional Management							
Asset Management	-	3,117	6,233	-	9,350	37,400	25%
Utility Services							
Electric	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	1,777	1,777	5,000	36%
Repairs & Maintenance							
Public Area Landscaping	-	27,434	15,756	137,767	180,957	444,000	41%
Landscape Lighting	-	-	-	-	-	-	N/A
Irrigation System	-	1,643	-	232	1,874	8,000	23%
Well System	-	-	-	-	-	1,000	0%
Plant Replacement	-	-	-	408	408	20,000	2%
Other Current Charges							
Lee County -Ben Hill Griffin Landscape	-	50,691	-	-	50,691	35,000	145%
Hendry County - Panther Habitat Taxes	-	372	-	-	372	700	53%
Operating Supplies							
Mulch	-	14,400	-	3,275	17,675	19,000	93%
Sub-Total:	-	97,658	21,990	143,459	263,106	570,100	46%
Total Expenditures and Other Uses:	\$ 10,721	\$ 124,021	\$ 87,132	\$ 156,104	377,977	\$ 1,310,899	29%
Net Increase/ (Decrease) in Fund Balance	102,350	72,689	468,496	(122,740)	520,795	-	
Fund Balance - Beginning	463,308	565,658	638,347	1,106,843	463,308	526,359	
Fund Balance - Ending	\$ 565,658	\$ 638,347	\$ 1,106,843	\$ 984,103	984,103	\$ 526,359	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through January 31, 2017

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Reserve Account	47,570	1,839	0	7	49,416	40,000	124%
Prepayment Account	-	0	-	-	0	-	N/A
Revenue Account	2	2	1	15	20	30	67%
Interest Account	4	-	-	-	4	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	326	183,770	519,075	31,131	734,302	803,283	91%
Special Assessments - Off-Roll	-	-	-	-	-	160,662	0%
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47,902	\$ 185,611	\$ 519,076	\$ 31,153	783,743	\$ 1,003,975	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2012 Bonds	-	-	-	-	-	\$ 445,000	0%
Principal Debt Service - Early Redemptions							
Series 2012 Bonds	-	-	-	-	-	-	N/A
Interest Expense							
Series 2012 Bonds	-	279,488	-	-	279,488	558,975	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 279,488	\$ -	\$ -	279,488	\$ 1,003,975	N/A
Net Increase/ (Decrease) in Fund Balance	47,902	(93,876)	519,076	31,153	504,255	-	
Fund Balance - Beginning	828,498	876,400	782,524	1,301,600	828,498	870,552	
Fund Balance - Ending	\$ 876,400	\$ 782,524	\$ 1,301,600	\$ 1,332,753	1,332,753	\$ 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, 2017

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income							
Reserve Account	112,874	4,267	0	3	117,144	90,000	130%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	832	132	1	21	986	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	89	63,744	180,051	10,798	254,682	278,561	91%
Special Assessments - Off-Roll	-	-	-	-	-	1,149,364	0%
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)							
	-	-	-	-	-	-	N/A
Bond Proceeds							
	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 113,794	\$ 68,143	\$ 180,053	\$ 10,823	\$ 372,813	\$ 1,517,925	N/A
Expenditures and Other Uses							
Debt Service							
Principal Debt Service - Mandatory							
Series 2015 Bonds	-	-	-	-	-	\$ 630,000	0%
Principal Debt Service - Early Redemptions							
Series 2015 Bonds	-	-	-	-	-	-	N/A
Interest Expense							
Series 2015 Bonds	-	443,963	-	-	443,963	887,925	50%
Operating Transfers Out (To Other Funds)							
	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 443,963	\$ -	\$ -	443,963	\$ 1,517,925	N/A
Net Increase/ (Decrease) in Fund Balance	113,794	(375,820)	180,053	10,823	(71,150)	-	
Fund Balance - Beginning	1,485,341	1,599,135	1,223,315	1,403,368	1,485,341	-	
Fund Balance - Ending	\$ 1,599,135	\$ 1,223,315	\$ 1,403,368	\$ 1,414,191	1,414,191	\$ -	