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*Miromar Lakes Community Development District*

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*Regular Meeting Agenda*

*March 3, 2016*



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

*Prepared by:*

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# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

March 3, 2016

Board of Supervisors  
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, March 10, 2016, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

1. Call to Order & Roll Call
2. Consideration of Minutes
  - a) February 11, 2016 Regular Meeting
3. Staff Reports
  - a) Attorney
  - b) Engineer
  - c) Asset Manager
    - I. Asset Management Report
  - d) Manager
    - I. Review of Anticipated Financial Position – General Fund – FYE 09/30/2016.
    - II. Unaudited Financial Statements – Period Ending January 31, 2016
4. Supervisor's Requests and Audience Comments
5. Adjournment

The second order of business is consideration of the minutes of the February 11, 2016 meeting.

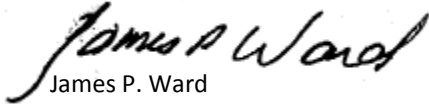
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The balance of the Agenda is standard in nature and I look forward to seeing you at the meeting, and if you have any questions and/or comments, please do not hesitate to contact me directly at (954) 658-4900.

Yours sincerely,

**Miromar Lakes**

**Community Development District**



James P. Ward  
District Manager  
Enclosures

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

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

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

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on Thursday, February 11, 2016, at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

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

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

**Staff present:**

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

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

Mr. Ward called the meeting to order at 2:00 p.m. The roll call determined that all members of the Board were present, with the exception of Supervisor Ballinger, who joined the meeting a minute later.

**2. Consideration of Minutes**

a) January 14, 2016 Regular Meeting

A correction was made to the minutes on page 3, in the second and last paragraphs, where "Mr. Byal" should replace by "Mr. Urbancic," beginning with "Mr. Urbancic responded..." Mr. Ward added that I will correct spelling of Ms. Heine's name.

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



Supervisor Ballinger joined the meeting in progress.

### **3. Discussion of Shoreline Management Report**

Mr. Ward gave an overview of the shoreline management situation, stating that it was mostly an offshoot of the Alico litigation and as a part of that litigation the District had been given a Notice of Violation by the South Florida Water Management District (SFWMD) and along with all of the depositions that occurred and discussions with all of the parties, we realized that it was necessary to take a look at their own reporting requirements in connection with SFWMD's regulations, with the goal of correcting the problems that were identified and examining further problems that might exist. We would also have to determine the cost of implementing Miromar Lakes' agreement with Alico Development. Contained in the report were all of the approximately 28 SFWMD permits they currently had. Each permit had general conditions and special conditions, as identified and analyzed by Glenn Smith. One of the things that came from the report was that, in the context of the entire community, the District had done an excellent job in ensuring that all of the general conditions, and a significant part of the specific conditions, were met.

Mr. Ward stated that an issue raised by the Notice of Violation pertained to the fact that some of the special conditions in the permits are related to property not under the District's control or ownership. In their Notice, SFWMD took the position that the District was responsible for maintaining the special conditions relating to private property owner lots and HOA lots. This seemed to represent a significant, major change in policy, and as such, they needed to think about what their response should be with respect to SFWMD, relating to some of the special conditions on property not within the District. One way they could proceed would be to start a discussion with SFWMD on whether this was going to be their position going forward, and whether SFWMD could ensure that they would be proceeding in the same way with respect to every District and other governments, including Counties and Cities, under their jurisdiction. He suspected part of the issue stemmed from the litigation, and it might not have come up otherwise; however, they needed to deal with it, along with addressing the Notice of Violation.

Dr. Herring asked whether it was an arbitrary decision on SFWMD's part, or whether there was a legal basis for their stipulation that the District was responsible for property it didn't even own. Mr. Urbancic answered that he thought it stated in the permit that we are responsible. A discussion ensued in which the point was made that their responsibility pertained to lake banks and easements along the banks that might cross private property. In the end, it was up to them to show, in good faith, that they were addressing SFWMD's concerns. However, Mr. Urbancic stated, and it was agreed, that should it prove that they were being singled out in this case, they might sue SFWMD on grounds of selective enforcement. Mr. Krebs observed that SFWMD had become more stringent and exigent on their applications for permits mandated by the Florida Department of Environmental Protection (FDEP), following questions that had been asked of SFWMD, and the scrutiny SFWMD had received in the course of the

legal depositions. Mr. Ward pointed out that all of the permits referenced in the book were originally issued as construction permits to the developer, but the obligations in those permits had been transferred to the operating entity, Miromar Lakes Community Development District.

Addressing the issue of the CDD's access to properties it didn't own but purportedly had responsibility for, they would need to ask for some sort of easement from the HOAs, in order to be able to implement provisions of the special conditions. Mr. Bernard added that if they went forward and decided they had to repair the lake easement bank, they would need some type of documentation giving them access rights.

Going back to the original question, Dr. Herring stated that the District would have to ask owners of a property, however many times it took, to rectify problems on their property. Then Miromar could report back to SFWMD that they had brought the problem to the homeowner's attention. Mr. Ward suggested that they could charge each homeowner, or multiple homeowners, anywhere in the District for remediation of the problem, levying an assessment within one specific community for their particular problem. From the standpoint of administration it would be difficult, with a lot of details to work out, but it was a simple solution. He added that some of the problems of lake bank erosion were being caused by people putting roof drains or pool drains into District facilities and although it was affecting our facilities, it was not necessarily consistent with the special conditions of the permits in South Florida. We would need to deal with such small details, as well.

Mr. Krebs commented that, in connection with most of the single-family communities, the CDD already had easements, so that access should not present a problem. They could proceed as they had done in the past in bringing roof drainage problems to Vivaldi's attention and working with them to get it fixed. It was important that they had pointed out Vivaldi's own obligation of addressing the problem before it became a SFWMD issue, because ultimately the residents would have to pay for it anyway. Issues regarding multi-family developments under an HOA, where there was no drainage or lake maintenance easements allowing access by the CDD, were another matter. Mr. Urbancic added that in addressing properties on a case by case basis, they could look at the declaration and other documentation of provisions regarding a particular property, which might give them some authority or right to go in if the owner were not cooperative.

Mr. Hendershot commented that one big question that remained was whether they would be not only legally, but financially responsible as well, for advanced erosion that was no fault of the homeowner. Also, how were they going to bill for the repairs? There was discussion on the problem of assessing if only a portion of a property's residents were affected by an issue. Mr. Ward responded that no matter where a problem cropped up, construction of a water management system for an entire community benefitted the entire community. Whether the resident's home was on a lake or not, drainage from their home was still going into the lake, and Charlie Krebs

could determine the quantifiable benefit to the community so that they could be charged for the repairs.

Mr. Hendershot reiterated the situation and their position with regard to remediation. They had to fix the specific violations listed by SFWMD. With reference to other problems that were uncovered through the Staff's astute inspection, they could formulate a cost estimate for the work they would have to do and take it to the homeowner. Mr. Bernard stated that he wanted to know what the CDD's responsibility was. They had met with a few of the HOAs and told them that Miromar couldn't do the work themselves. The HOAs didn't know how to go about it and wanted help to get the work done. Most of the cost incurred had to do with drainage improvements, not erosion, and in fact, it was lack of good drainage that caused erosion. There were properties where nothing had been done, as far as shore maintenance was concerned, for 15 years, and the potential for the resident to lose half his backyard from erosion existed. If the HOA didn't want to take care of it, they should send three or four letters to them and if SFWMD came back and blamed them, then Miromar Lakes would need to take legal action against SFWMD. Mr. Bernard added that there was \$200,000 of work to be done and that a crucial point to consider too, in light of the fact that SFWMD was insisting that they get the work done, was that they could not proceed unless the property above them were fixed first, as the logistics demanded. Mr. Bernard commented that most of the cost estimates had been broken down into drainage and erosion costs, cost to the HOA and cost to the CDD.

Returning to his main point, Mr. Ward stated that from his experience, often when you were dealing with infrastructure improvements in regard to water management systems, HOAs had no clue what they were doing. In his mind, they had an opportunity, having a District that could do it and could assess it through a specific Association, to get some of the work done in a reasonable way, to solve the problem. He said that they had to think about the larger system, as Bruce had aptly brought up, so that they had about \$300,000 worth of improvements they couldn't do because the upstream system is not fixed. Dr. Herring remarked that if they decided to go that way, they would have to bring in the HOAs whose property needed the work, and they would need to prioritize and lay out the program for them. Thanking Bruce Bernard for exceptional prep work he had done, Alan Refkin commented that they were seeing photos of people's decks and fences in the water and it was a complicated issue that involved more than just repairs. Clearly, education of residents was required. They needed to approach Tim or Miromar and tell them that homeowner's needed to be informed and educated, when they purchased property, to get CDD approval if they were going past a certain point in their construction projects. They could get a permit from Lee County and think everything was fine but there were ramifications that would affect the Staff, since they would be responsible for clean-up. Mr. Hendershot? (51:14) commented that Mr. Refkin's point referred back to an earlier question on disclosure documents presented to the homeowner at the time of closing. He thought, and Mr. Refkin agreed, that a letter from the CDD should be included with the documents at closing. Mr. Ward commented that a problem arose at closing when there were transfers from the second owner to the third, and the third to the fourth, and the fourth to the fifth, and so on, and things tended to fall through the cracks. Also, no one really

read much of what was included in the documents at closing. He concluded that at some point, they either needed to make residents take the responsibility of doing it themselves or they would do it and charge them for it, when it came to roof drains, docks, etc. It was really part of the larger issue that they were in the drainage business, they were the experts who should be handling things, and they needed to operate from that standpoint.

Going back to cost per unit for all the necessary repairs and infrastructure, Mr. Hendershot said it worked out to be about \$1,100 per resident. The question was how they could bill it. If they went to an individual HOA and it would be equitable, they would be pitting homeowners against homeowners, communities against communities. Some better, more creative way, to bill what was needed. Dr. Herring stated said that instead of dividing the total figure by the number of houses already in the development, they should divide it by the number of houses permitted to be built by future assessment and that would drop the cost per person down to about \$600, with the developer paying their fair share. Dr. Herring added that, as Bruce had indicated, they would have to go in and identify at what point along the shore to start, as they would have to address problems upstream first. Mr. Krebs commented that they would be laying the groundwork for ongoing and future projects. Mr. Krebs pointed out that, as other CDDs did, they could treat the water management system as an overall asset, where everyone is assessed as that maintenance responsibility. The lake provided benefits to everyone and afforded permanent compliance.

Mr. Hendershot inquired about the timeframe in which they could get it all done, if he made available the full \$1.3 million. Mr. Bernard replied 12 to 18 months. Dr. Herring referred to Mr. Hendershot's comment about if they could get Miromar to go along with their approach. Mr. Hendershot asked if they could not assess them. Mr. Hendershot answered that as a CDD, they assessed them just like anyone else. Mr. Hendershot commented that equitably, many of them counted on Miromar's involvement at the beginning of any project anyway. Mr. Refkin observed that Miromar would want it because it would make the property better, raising it to a higher standard and making it more sellable.

Mr. Hendershot asked if there was anything they were proposing that a homeowner might take issue with, based on what the homeowner already done on his property. He gave the example of a step-down wall built by a homeowner. In answer to another comment, Mr. Bernard stated that encroachment issues in regard to that would have to be addressed separately. Another question was, would the structures there be grandfathered in? Mr. Krebs inquired about approval of such structures, asking whether the matter of permits could be brought before the Board beforehand, by having the homeowner submit and informational letter that would serve to avoid compliance issues going forward.

Mr. Hendershot asked how they all felt about paying for the work to be done in the way they had discussed, with a cost of \$600 per unit, or \$150 per quarter in the first year. The general consensus was that it was a great idea. After doing some calculations, Mr. Ward stated that it turned out to be \$740 per unit, based on the 2016

budget numbers. However, it would not have to be charged in one year. We could charge \$350 in 2017, and the same in 2018 and 2019, so there would be no increase over 2016 and the increase already in place would remain relatively consistent. There was agreement that residents would complain, especially since Gulf Shore was getting ready to bring in rip rap to take care of the shoreline. They would wonder why they had to pay for the rest of the lake when their area was going to be perfect. Mr. Krebs commented that it was to everyone's benefit if all the lakes were in compliance and everyone was affected negatively if they were not. Mr. Hendershot added that the homeowner's were already conditioned to pay that sum and they might not even notice that they were paying it again. They could also make homeowners understand that the CDD was acting on behalf of the community and that before homeowner's had paid individually for own construction projects. Mr. Ward stated that conceptually, the Board's idea of taking the responsibility for the overall management of the water management system, was a great idea. The financing idea was a good solution also, with construction and billing spread out over a couple of years. He didn't believe SFWMD would balk either. He observed that there was no state funding for such structural improvements and federal funding remained questionable since it would be considered as maintenance performed in an affluent community. At any rate, a prioritization list could be drawn up as they had agreed on how to proceed. Board members congratulated staff each other on the good job they had done in preparation for the meeting.

Mr. Hendershot about the permitting that needed to be done is that included in these numbers. Mr. Krebs replied that they would have to pull a SFWMD permit to get the rip rap that was in place brought up to compliance. It would be the same with Lee County, going in to restore or modify an existing wall, where they would have to submit a Development Order stating what they were going to repair. Permitting should be simple. A Dock and Shore Permit would have to be pulled for jobs around the rip rap. The groundwork had been laid, however, by the Zoning Resolution, making it much simpler to deal with Lee County. Responding to a question, Mr. Krebs said the number of permits required would depend on how they approached it. They could do it all under one permit and put phases in, stating so much would be done per year. When the work was completed they would certify that it was done. Everything would be considered a maintenance issue, with the exception of the rip rap that hadn't been approved.

Mr. Hendershot? (1:16) inquired about their reserves, asking whether they would be back to normal if they went down the road they'd decided on. Mr. Bernard? (1:16) replied that he would probably know in another month, after clearing all the payables they had off the books. As of December 31, 2015, they were at 86% of collections on one of the taxes and they would obviously be collecting all the developer's assessment. They still had some ways to go, as on December 31 there was still \$170,000 in payables on the books. By his next financial report, he would have a much clearer handle on the status of their reserves. The key to the reserves, he pointed out, was how much of the existing \$350,000 in the fund they didn't spend. It was really a little early in the year to tell where they were. Mr. Hendershot observed that Miromar prepaid one section of the bonds and removed them from some of the buildings, and asked if they were still able to use the 2100 number for purposes of assessment. Mr.

Ward explained that prepayment of the bond did not affect the number of units they assessed for General Fund purposes.

### 3. Staff Reports

#### a) District Attorney

Mr. Urbancic provided an update on the FGCU pier, in reference to Mr. Byal's talk at the previous meeting. It was Mr. Urbancic's understanding that they (FGCU) had pulled it off the table for now. Nothing would be happening in the near future and he would inform them if the matter was taken up again.

#### b) District Engineer

Mr. Krebs said that he had begun a discussion with Carl Baracco and would try to set up a meeting date when they could actually go to look at the exhibits. Mr. Krebs had communicated his first thoughts to him, which he had shared beforehand with the Board and Staff, regarding the turbidity barriers, locations, and responsibilities. They agreed that at their earliest convenience, they would schedule a meeting to go over it.

#### c) Asset Manager

Mr. Bernard stated that there was nothing of note to report. They were looking into doing some replanting by the golf cart crossing bridge, on Ben Hill Griffin, which had proved a problem area to maintain. He would be submitting some thoughts to Tim with regard to undertaking a new design that would include flowering plants.

#### d) District Manager

Mr. Ward stated that it had been a long and informative meeting. Dr Herring however, he wondered how they had gone from water management to the landscaping business. He didn't think they had owned all the berms originally, and he didn't see the importance of their decorative function as compared with water management. He thought it needed to be acknowledged that they had moved from water management to aesthetics. Comments were made that the emphasis on the aesthetic was clearly aimed at driving sales and it was pointed out that some of the berms did have water features requiring management. Dr. Herring asked if most CDD's had responsibilities like they had. In answer to Mr. Herring's question, Mr. Ward replied that you did see CDD's across the State that did, essentially, nothing, but had a ton of capital assets. Miromar was different, being a gated community where privacy was of the utmost importance. Because of that, fewer of the assets were in the CDD, and most were in the HOA. Outside of the gated facility at Miromar, the assets did become CDD assets for purposes of ownership, operation, and maintenance, on a long-term basis. If they weren't in the CDD, they would end up in the Master HOA, and you would have to pay anyway. Over the life cycle of Districts across the State, from 1980 to the present, there were as many CDD's doing everything as there were CDDs doing nothing, depending

on the developer's wishes and what the community eventually decided it wanted, as things evolved over time.

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

Dr. Herring reported that in the Spring of 2017, a major renovation of the golf course would be undertaken. The golf course would be closed from Spring to Fall 2017. He indicated that he did not know how much impact it would have on any water management matters affecting Miromar Lakes, but there were lakes on the golf course that they were responsible for. He did not have any details on the plan. No specifics had been divulged and only a general announcement had been made. Mr. Bernard said that he would include a plan in the coming budget on how the project would be funded.

Mr. Ward said that they could go forward with addressing the SFWMD violations, but their other plans with regard to decisions they had made that afternoon could not be acted upon till 2017, with the exception of emergency remediation done for a homeowner, which could be accounted for in the budget process.

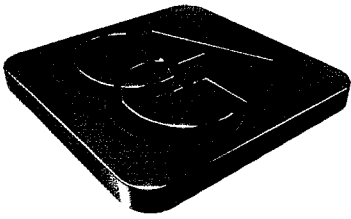
**5. Adjournment**

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

The meeting was adjourned at 3:36 p.m.

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Michael Hendershot, Chairman



Building Code Services  
Coastal Engineering  
Code Enforcement  
Construction Engineering  
and Inspection  
Construction Services  
Contract Government  
Data Technologies  
and Development  
Emergency Management  
Services  
Engineering  
Environmental Services  
Facilities Management  
Indoor Air Quality  
Landscape Architecture  
Municipal Engineering  
Planning  
Public Administration  
Redevelopment  
and Urban Design  
Surveying and Mapping  
Traffic Engineering  
Transportation Planning

**GSA Contract Holder**

1800 Eller Drive  
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[www.cgasolutions.com](http://www.cgasolutions.com)

## Memorandum

Date: March 1, 2016

To: James P. Ward. District Manager

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

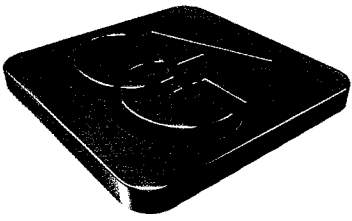
Subject: Miromar Lakes CDD  
Asset Management Report – February 2016  
CGA Project # 13-5692

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### Landscape Maintenance

On Feb. 15, 2016, there was a vehicular accident on Ben Hill Griffin Pkwy., north of the FGCU northern entrance that resulted in damage to the median (landscaping and irrigation equipment) at this location. The County's electrical panel rack that services the roadway lighting along a portion of the roadway was destroyed along with the District's electrical junction box that supplies power to energize the CDD irrigation pumps within the medians. Hence, CDD staff coordinated efforts to provide temporary electrical power supply(s) for the median irrigation pumps until such time that a new electrical panel can be permitted and installed. The irrigation system will need to be powered by portable generators to ensure watering of the planted materials is maintained in the Ben Hill Griffin Pkwy. corridor to prevent damage from inadequate watering. The CDD will be pursuing an accident report to submit all additional costs for reimbursement due to this incident (photos attached).





Building Code Services  
Coastal Engineering  
Code Enforcement  
Construction Engineering  
and Inspection  
Construction Services  
Contract Government  
Data Technologies  
and Development  
Emergency Management  
Services  
Engineering  
Environmental Services  
Facilities Management  
Indoor Air Quality  
Landscape Architecture  
Municipal Engineering  
Planning  
Public Administration  
Redevelopment  
and Urban Design  
Surveying and Mapping  
Traffic Engineering  
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## Lake Maintenance

The CDD's aquatic contractor (Lake Masters) has sprayed Lake 6 to control an algae bloom within the lake. The recent heavy rains experienced last month along with the SFWMD's release of substantial amounts of water from Lake Okeechobee has contributed to the algae bloom experienced this month.

The CDD has also contracted with GHD Services, Inc. (GHD) for water quality monitoring of Lakes 5 and 6. The samples locations in lake 5 will be within the CDD jurisdiction of this water body. This sampling and analysis program will commence in April 2016 with quarterly sampling, preparation and delivery of a monitoring report from each sample location, and an annual analysis interpreting the state (condition) of the lakes. These samples results along with the samples taken by ML Development will enable the CDD to correlate multiple sample data to track water quality progress within Lakes 5 and 6. GHD will be taking five samples each quarter for the following parameters requested by CDD staff as follows:

- Dissolved Oxygen,
- Turbidity,
- Biochemical Oxygen Demand,
- Chlorophyll
- Total Suspended Solids,
- Total Nitrogen, and
- Total Phosphorus

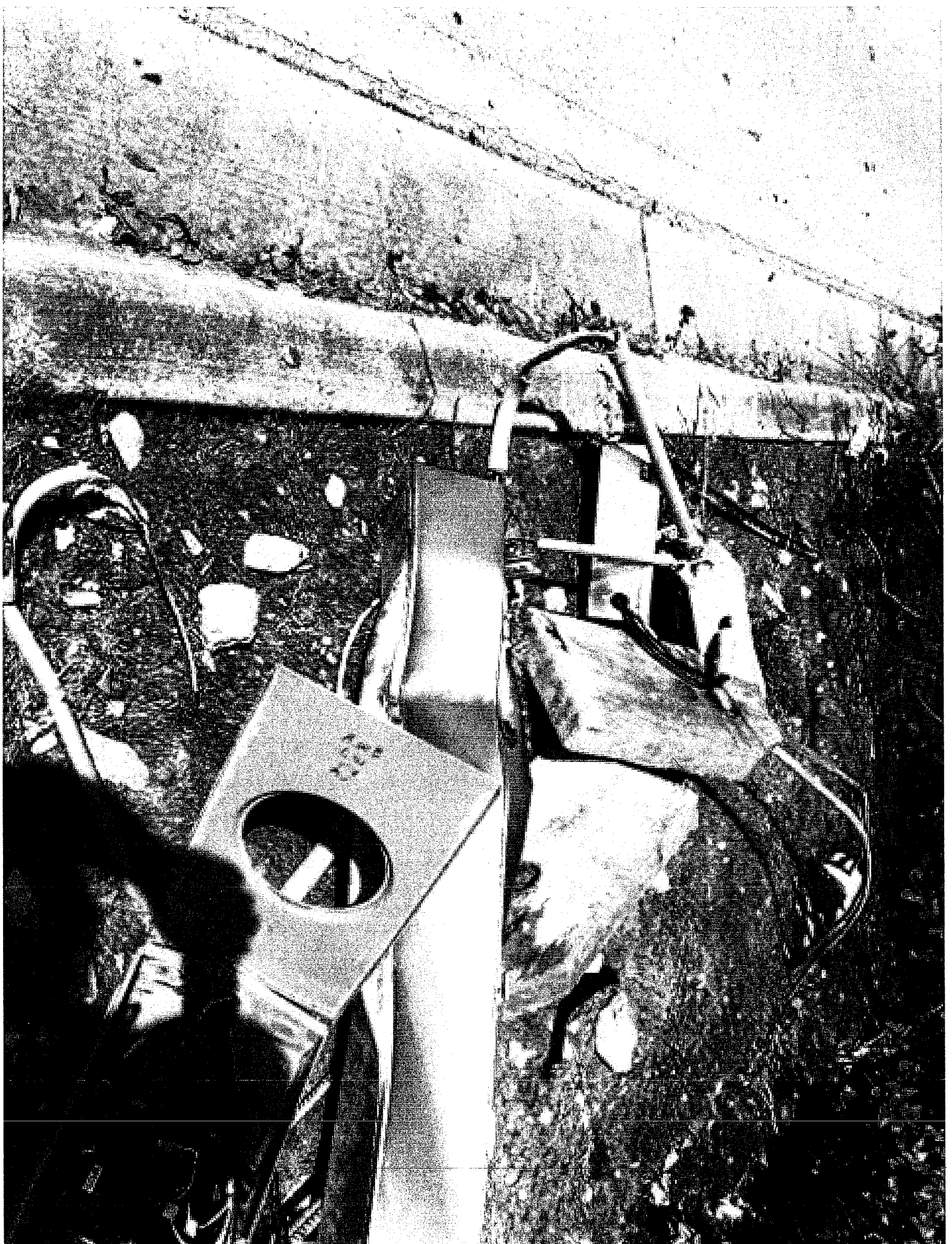
## Miromar Lakes CDD Hurricane Plan

District Staff has prepared a general instruction plan to be implemented in the event of a disaster. The plan encompasses and includes steps to be taken after the event has passed, contact information for CDD staff and contractors as well as Lee County contacts, FEMA information for record keeping and reimbursement applications, along with maps of CDD property boundaries for CDD contractors. The Hurricane Plan is attached to this report, and upon approval, will be disturbed to CDD contractors for their use.

CALVIN, GIORDANO & ASSOCIATES, INC.

Description of Service	YEAR 3	Agreement Terms		Total Fee	Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16	Jul-16	Aug-16	Sep-16	YTD	Budget Variance	
		Hourly Rate	Hours																
<b>WATER MANAGEMENT SERVICES</b>																			
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00														0	12.00	
Prepare Scope of Service for Contract	\$ 100.00	16	\$ 1,600.00														0	16.00	
Prepare Specifications, Exhibits and Contract Execution	\$ 100.00	18	\$ 1,800.00				10		4								14	4.00	
Water Quality Meetings and Reporting	\$ 100.00	15	\$ 1,500.00		2	3		2	1								8	7.00	
Operations and Maintenance Services	\$ 80.00	115	\$ 9,200.00	18	14	24	26	10									92	23.00	
Sub-Total:		176	\$ 15,300.00	18	16	27	38	15									114	62	
<b>LANDSCAPING SERVICES</b>																			
Procurement and Bidding Services	\$ 100.00	18	\$ 1,800.00														0	18.00	
Prepare Scope of Service for Contract	\$ 100.00	12	\$ 1,200.00	2													2	10.00	
Prepare Specifications, Exhibits and Contract Execution	\$ 100.00	25	\$ 2,500.00		4	2			2								8	17.00	
Landscape and Irrigation Site Meetings	\$ 100.00	12	\$ 1,200.00	4	3	4		3	4								18	(6.00)	
Operations and Maintenance Services	\$ 80.00	250	\$ 20,000.00	20	22	21	12	22									75	175.00	
Sub-Total:		317	\$ 26,700.00	26	29	27	15	28									125	192	
<b>ASSET MONITORING</b>																			
Procurement and Bidding Services	\$ 100.00	10	\$ 1,000.00														0	10.00	
Prepare Scope of Service for Contract	\$ 100.00	10	\$ 1,000.00	2													2	8.00	
Prepare Specifications, Exhibits and Contract Execution	\$ 100.00	25	\$ 2,500.00		2	2		12	2								18	7.00	
Regulatory Meetings, Annual Training and Monthly Inspections	\$ 100.00	45	\$ 4,500.00	4	8	8	6	4									30	15.00	
Operations and Maintenance Services	\$ 80.00	80	\$ 6,400.00	8	8	10	8	16									50	30.00	
Sub-Total:		170	\$ 15,400.00	14	18	20	26	22									100	70	
<b>ADMINISTRATIVE MATTERS</b>																			
Maintain electronic files, attendance at Board Meeting, general matters (all)	\$ 70.00	100	\$ 7,000.00	8	8	8	10	8									42	58.00	
Sub-Total:		100	\$ 64,400.00	8	8	8	10	10	8								42	58.00	
Total: All Hours		763		66	71	82	89	89									381	382	

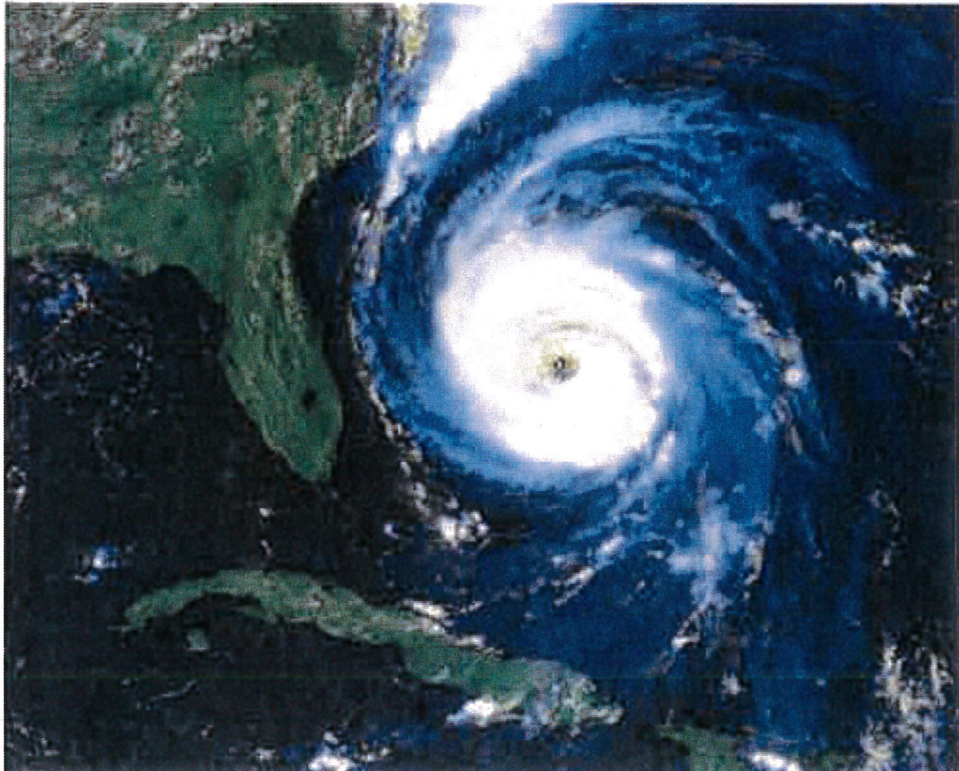








Miromar Lakes  
Community Development District  
**GENERAL INSTRUCTIONS**  
*IN THE EVENT OF A HURRICANE*



## CONTACT INFORMATION

### CGA

Main Office 954-921-7781

CDD Field Managers

Bruce Bernard 954-658-1000

[bbernard@cgasolutions.com](mailto:bbernard@cgasolutions.com)

Paul Cusmano 813-377-1796

[pcusmano@cgasolutions.com](mailto:pcusmano@cgasolutions.com)

### CLUBHOUSE AND AMENITY MANAGER

Mike Fabian 239-287-2916

[mfabian@miromar.com](mailto:mfabian@miromar.com)

### FEMA

800-621-3362

Online Registration and Assistance 800-745-0243

### Landscape Company

Estate Landscaping 239-498-1187

Mark Johonnett (Field Manager) 239-340-0014

[mjohonnett@eatatelandscape.com](mailto:mjohonnett@eatatelandscape.com)

### LAKE AND POND MANGEMENT

Lake Masters Inc.

Jim Dougherty (Field Manager) 941-232-0490

[jim.dougherty@lakemasters.com](mailto:jim.dougherty@lakemasters.com)

**STORM MANGMENT SYSTEM**

MRI INC.	239-410-4511
Mike Radford	239-707-5034
<a href="mailto:m.r.i.@earthlink.net">m.r.i.@earthlink.net</a>	

**GENERAL IMPORTANT NUMBERS**

<b><u>LEE COUNTY</u></b>	<b><u>239-533-0622</u></b>
Utilities	239-936-0247
FPL	800-468-8243
Animal Services	239-533-7387
Lee County Sheriff's	239-477-1000

**Florida Division of Emergency Management**

Emergency	511 (FDOT)
Tallahassee office	850-413-9969



# HURRICANE ADVISORY PLAN

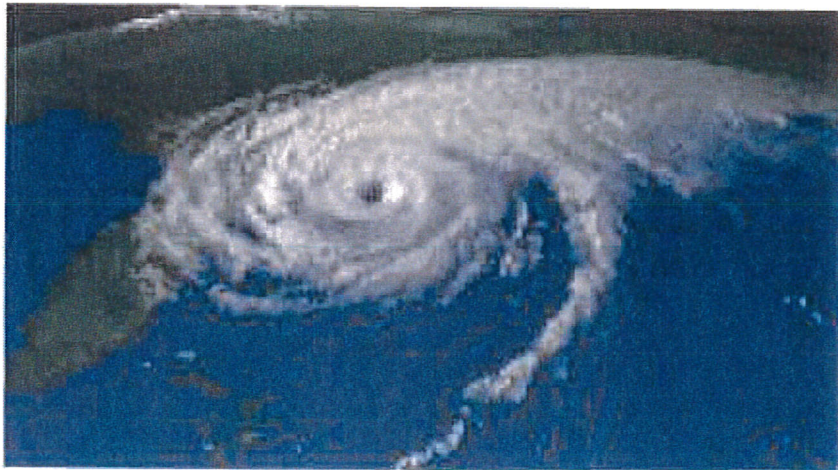
Estate Landscape, Lake Masters together with a CDD representative will assess the property needs within four hours after an "ALL CLEAR" has been announced.

## Day 1

- Set up staging area for debris as stated in the FEMA Guidelines
- Remove all debris from entrance and roads which are associated with the CDD responsibility to provide emergency vehicles access
- Clear debris from drains and storm system
- Drainage clean up on clogged drains post hurricane

## Day 2-5

- Straighten and/or upright any trees or shrubs down/leaning due to the storm
- Have electrician check /repair any CDD systems to bring service back on line once the all clear has been given
- Submit field \*reports to CDD field manager



# CGA Solutions

## General FEMA Instructions

In the event of a Hurricane or any other natural disaster causing damage to District Landscape, Irrigation and Lakes the following should be followed:

- 1- Check the following two web sites to determine if the District location is included in the area that has been declared a disaster. [www.fema.gov](http://www.fema.gov) and [www.florida.org](http://www.florida.org)
- 2- Fill out the form requesting public assistance (RPA) [www.floridapa.org](http://www.floridapa.org) making sure to complete all contact information for primary and secondary contact information.
- 3- The District will be notified of a KICK OFF meeting where information from State and Federal representatives will explain how the Application process works and will proceed.
- 4- On site concerns should be to clear all roadways and sidewalks to assure safe passage for emergency vehicles.
- 5- The District will be required to document all activities that generate a cost which will be apart of the claim for reimbursement.
  - a. Photos of all damages to structures and District landscape
  - b. Accurate measurements (cubic yards) of debris being removed. The trucks being used must be certified to haul debris. A copy of all dump tickets and there dump location address must be certified and included in the claim.
  - c. Provide an independent monitor to document each load of debris.
  - d. A record of all employees and their time sheets for each should be maintained.
  - e. Type of equipment used documented. Equipment includes, chainsaws, shelves, bobcats, backhoes, fuel consumption, hours of operation and any misc. personal or equipment necessary to complete the clean-up.
  - f. The temp staging site will need a permit from the EPA prior to storage of any debris or equipment.
  - g. If any trees are removed, a plan with a GPS location must be submitted with the claim. This must include type of landscape, size, estimated age and replacement cost.
  - h. A GPS location must be submitted for the staging area and the district boundaries.
  - i. Provide a copy of the District insurance policy.
  - j. A copy of the ordinance which created the District.
  - k. Map of the District
  - l. Include all invoices and records of preparation for the hurricane.

Contact information for submitted of claims from subcontractors is:

CGA Solutions 1800 Eller Drive, Suite 600 Fort Lauderdale , Fl. 33316

Bruce Bernard 954-658-1000

[bbernard@cgasolutions.com](mailto:bbernard@cgasolutions.com)

Paul Cusmano 813-377-1796

[pcusmano@cgasolutions.com](mailto:pcusmano@cgasolutions.com)

## HURRICANE ADVISORY PLAN – FEMA & FLC PROCEDURES

### Loss Response Procedures

In order to assist FMIT Members with Cost-effective, rapid recovery, FMIT requests that members follow these procedures when losses are incurred:

1. Contact 1-855-364-8567, option 3 to report property damage.
2. Leave the damaged property in original damaged place and condition until reviewed by FMIT Response Team.
  - a. Unless required by safety or operational requirements, do not modify or have vendors modify damaged property prior to notify FMIT.
  - b. FMIT has rapid Damage Assessment Teams that can be at your location quickly to help you identify and quantify the loss at no additional cost to you.
3. Do not remove contents unless absolutely necessary for safety or operational reasons.
  - a. Similar to not modifying damaged property, please do not remove damaged contents unless absolutely necessary.
  - b. The closer the damaged contents are to being in their original damaged location, the better we can adjust your loss to ensure you received the full support that your policy provides.
4. Document initial response/ recovery activities for claims review
  - a. This is especially important since this event may not become a Declared Event available for federal support.
  - b. If possible, take photos, videos of losses that show property damages. Take photos/ videos of damaged contents as well if applicable.

### Helpful Resources

FEMA	<a href="http://www.fema.gov">www.fema.gov</a>
National Weather Service	<a href="http://www.nws.noaa.gov">www.nws.noaa.gov</a>
National Hurricane Center	<a href="http://www.nhc.noaa.gov">www.nhc.noaa.gov</a>
American Red Cross	<a href="http://www.redcross.org">www.redcross.org</a>
US Department of Health and Humana Services	<a href="http://www.hhs.gov">www.hhs.gov</a>
The Weather Channel	<a href="http://www.bereavweather.com">www.bereavweather.com</a>



COUNTY	NAME	ADDRESS	PHONE	FAX
<u>Hamilton</u>	<u>Henry Land</u> , Director	1133 US Hwy 41 NW Jasper, 32052	(386) 792- 6647	(386) 792- 6648
<u>Hardee</u>	<u>Jill Newman</u> , Director	404 West Orange Street Wauchula, 33873-2831	(863) 773- 6373	(863) 773- 9390
<u>Harney</u>	<u>Brian Newhouse</u> , EM Director	PO Box 2340 LaBelle, 33975	863-674- 5404	
<u>Hernando</u>	<u>Cecilia Patella</u> , Director	18900 Cortez Blvd Brooksville, 34601	(352) 754- 4083	(352) 754- 4090
<u>Highlands</u>	<u>Scott Canaday</u> , Director	6850 George Blvd. Sebring, 33870	(863) 385- 1112	(863) 402- 7404
<u>Hillsborough</u>	<u>Preston Cook</u> , Director	2711 East Hanna Avenue Tampa, 33610	(813) 236- 3800	(813) 272- 6878
<u>Holmes</u>	<u>Wendy Mayo</u> , Director	1001 East Highway 90 Bonifay, 32425	(850) 547- 1112	(850) 547- 7002

**I**

COUNTY	NAME	ADDRESS	PHONE	FAX
<u>Indian River</u>	<u>John King</u> , Director	4225 43rd Avenue Vero Beach, 32967	(772) 226- 3851	(772) 567- 9323

**J**

COUNTY	NAME	ADDRESS	PHONE	FAX
<u>Jackson</u>	<u>Anthony Anderson</u> , Director	2819 Panhandle Rd Marianna, 32446	(850) 718- 0007	(850) 482- 9683
<u>Jefferson</u>	<u>Carol Ellerbe</u> , Director	169 Industrial Park Blvd Monticello, 32344	(850) 342- 0211	(850) 342- 0214

**L**

COUNTY	NAME	ADDRESS	PHONE	FAX
<u>Lafayette</u>	<u>Marc Land</u> , Assistant EM Director	194 SW Virginia Circle Mayo, 32066	(386) 294- 1950	(386) 294- 2846
<u>Lake</u>	<u>Thomas Carpenter</u> , Director	PO Box 7800 Tavares, 34778-7800	(352) 343- 9420	(352) 343- 9728
<u>Lee</u>	<u>Robert Farmer</u> , Public Safety Director	2675 Ortiz Ave Fort Myers, 33905	(239) 533- 3914	(239) 477- 3636
<u>Leon</u>	<u>Kevin Peters</u> , Director	911 A Easterwood Drive Tallahassee, 32311	(850) 606- 3700	(850) 606- 3701
<u>Levy</u>	<u>John MacDonald</u> , Director	PO Box 221 Bronson, 32621	(352) 486- 5213	(352) 486- 3366
<u>Liberty</u>	<u>Rhonda Lewis</u> , Director	10979 NW Spring Street Bristol, 32321	(850) 643- 3477	(850) 643- 3499

**M**

COUNTY	NAME	ADDRESS	PHONE	FAX
<u>Madison</u>	<u>Alan Whigham</u> , Director	1083 SW Harvey Greene Drive Madison, 32340	(850) 973- 3698	(850) 973- 4026
<u>Manatee</u>	<u>Don Hamney</u> , Chief of Emergency Management	2101 47th Terrace East Bradenton, 34206	941-749- 3507	(941) 749- 3576
<u>Marion</u>	<u>Chip Wildy</u> , Lieutenant / Director	PO Box 1987 Ocala, 34478	(352) 369- 8185	(352) 369- 8101
<u>Martin</u>	<u>Debra McCaughay</u> , Director	800 Monterey Road Stuart, 34994	(772) 219- 4942	(772) 286- 7626
<u>Miami-Dade</u>	<u>Curt Sommerhoff</u> , EM Director	9300 NW 41st Street Miami, 33178	(305) 468- 5400	(305) 468- 5401
<u>Monroe</u>	<u>Irene Toner</u> , Director	490 63d Street, Ocean Suite 150 Marathon, 33050	(305) 289- 6065	(305) 289- 6333

**N**

COUNTY	NAME	ADDRESS	PHONE	FAX
<u>Nassau</u>	<u>Billy Estep</u> , Director	77150 Citizens Circle Yulee, 32097	(904) 548- 0954	(904) 548- 9335

**O**

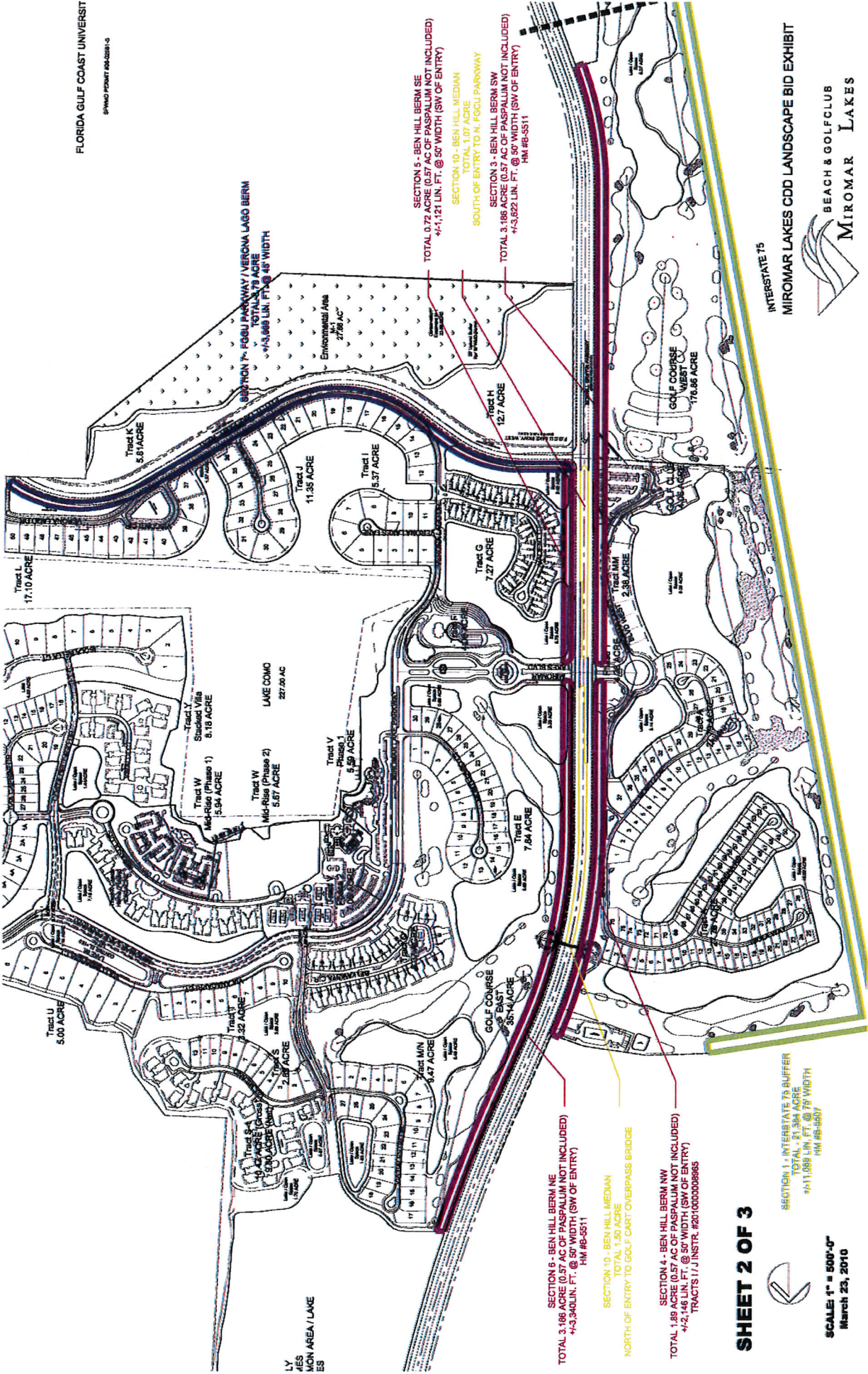
COUNTY	NAME	ADDRESS	PHONE	FAX
<u>Ocala</u>	<u>Randy McDental</u> , Division Chief	90 College Boulevard East Niceville, 32578	(850) 651- 7150	(850) 651- 7170
<u>Okeechobee</u>	<u>Nich Szemczak</u> , Director	707 NW 6th St Okeechobee, 34972	(863) 763- 3212	
<u>Oranges</u>	<u>Ron Plummer</u> , Emergency Manager	6590 Amory Court Winter Park, 32792	(407) 836- 9026	(407) 737- 2489
<u>Osceola</u>	<u>Stephen Watts</u> , EM Director	2586 Partin Settlement Road Kissimmee, 34744	(407) 742- 9000	407-742- 9021

**P**

COUNTY	NAME	ADDRESS	PHONE	FAX
<u>Palm Beach</u>	<u>Bill Johnson</u> , Director	20 South Military Trail West Palm Beach, 33415	(561) 712- 6321	(561) 712- 6464
<u>Pasco</u>	<u>Jim Johnston</u> , Interim Director	8744 Government Drive - Bldg A New Port Richey, 34654	(727) 847- 8137	(727) 847- x8518 8004
<u>Pinellas</u>	<u>Sally Bishop</u> , Director	10750 Ulmerton Blvd, Building 1, Suite 267 Largo, 33778	(727) 464- 5550	(727) 464- 4024
<u>Polk</u>	<u>Pete McNally</u> , Director			







**SHEET 2 OF 3**



SCALE: 1" = 500'-0"  
March 23, 2010

INTERSTATE 75

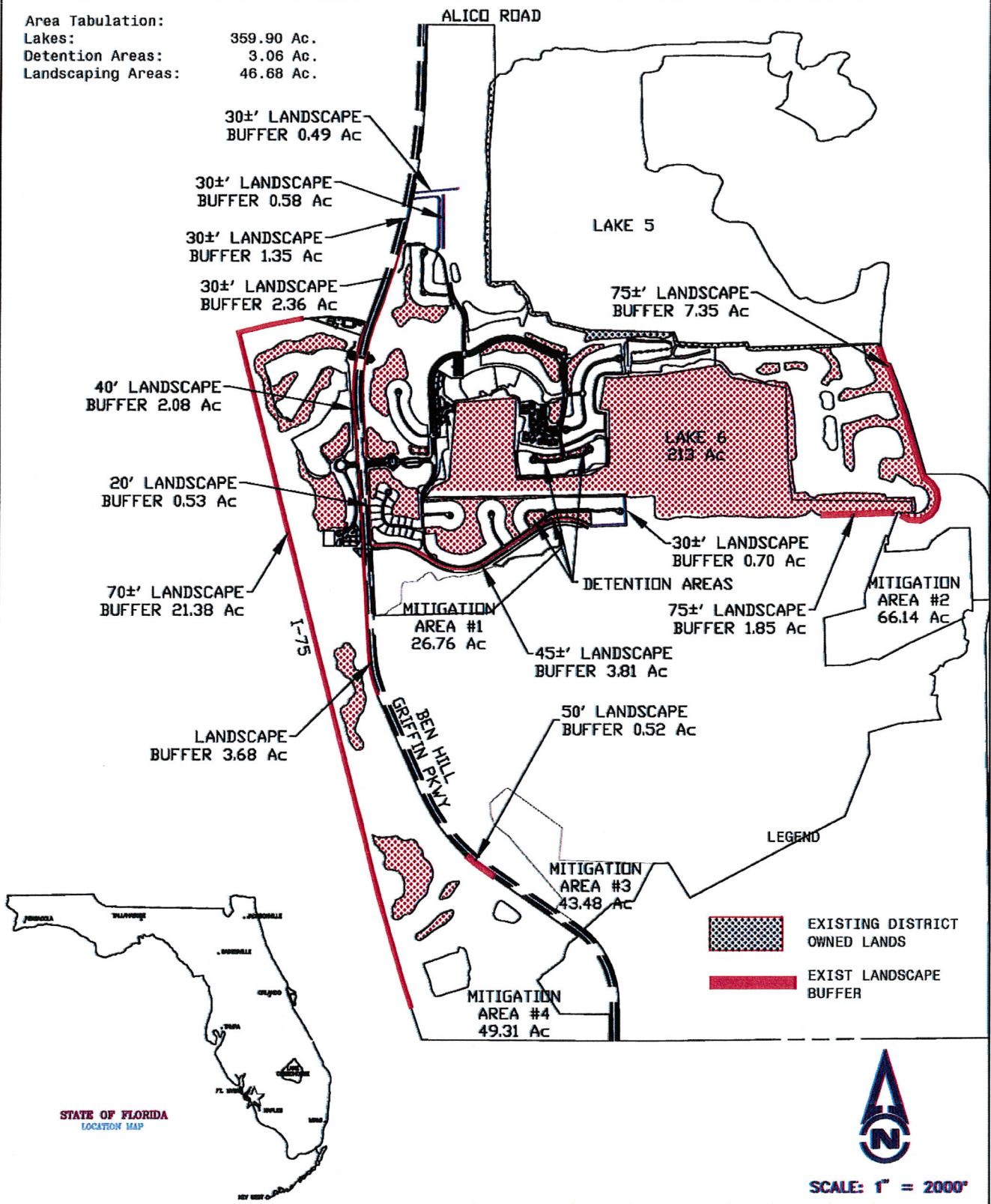
MIROMAR LAKES CDD LANDSCAPE BID EXHIBIT







Area Tabulation:  
 Lakes: 359.90 Ac.  
 Detention Areas: 3.06 Ac.  
 Landscaping Areas: 46.68 Ac.



6202-F Presidential Court  
 Fort Myers, FL 33919  
 Phone : (941) 985-1200  
 Florida Certificate of  
 Authorization No.1772

Miromar Lakes CDD  
 WATER MANAGEMENT AND LANDSCAPING

DATE: December 2003	JOB No. 2003.022	SHEET No. Exhibit 3
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Miromar Lakes Community Development District  
Profit & Loss Budget vs. Actual  
October 2015 through January 2016

	Oct '15 - Jan 16	Budget	\$ Over Budget	% of Budget	Anticipated at FYE		Notes
					09/30/2016	% of Budget	
<b>Income</b>							
3610000 - Interest Income							
3610001 - Interest - General Checking	85.73	300.00	-214.27	28.58%	257.19	85.73%	
3610006 - Interest - Construction	0.00	0.00	0.00	0.0%	0	0.00%	
<b>Total 3610000 - Interest Income</b>	<b>85.73</b>	<b>300.00</b>	<b>-214.27</b>	<b>28.58%</b>	<b>257.19</b>	<b>85.73%</b>	
3630000 - Special Assessments							
3630001 - Special Assessments - On-Roll	713,674.33	788,521.00	-74,846.67	90.51%	788,521.00	100.00%	
3630002 - Special Assessments - Off-Roll	129,967.25	519,869.00	-389,901.75	25.0%	519,869.00	100.00%	
<b>Total 3630000 - Special Assessments</b>	<b>843,641.58</b>	<b>1,308,390.00</b>	<b>-464,748.42</b>	<b>64.48%</b>	<b>1,308,390.00</b>	<b>100.00%</b>	
<b>Total Income</b>	<b>843,727.31</b>	<b>1,308,690.00</b>	<b>-464,962.69</b>	<b>64.47%</b>	<b>1,308,647.19</b>	<b>100.00%</b>	
<b>Expense</b>							
5110000 - Legislative							
5111100 - Board of Supervisor's	4,000.00	12,000.00	-8,000.00	33.33%	12,000.00	100.00%	
5112100 - Board of Supervisor's - FICA	306.00	918.00	-612.00	33.33%	918.00	100.00%	
<b>Total 5110000 - Legislative</b>	<b>4,306.00</b>	<b>12,918.00</b>	<b>-8,612.00</b>	<b>33.33%</b>	<b>12,918.00</b>	<b>100.00%</b>	
5120000 - Executive							
5123100 - Professional - Management	13,333.32	40,000.00	-26,666.68	33.33%	40,000.00	100.00%	
<b>Total 5120000 - Executive</b>	<b>13,333.32</b>	<b>40,000.00</b>	<b>-26,666.68</b>	<b>33.33%</b>	<b>40,000.00</b>	<b>100.00%</b>	
5130000 - Financial and Administrative							
5133201 - Audit Services	5,000.00	5,000.00	0.00	100.0%	5,000.00	100.00%	
5133203 - Assessment Roll Services	18,000.00	18,000.00	0.00	100.0%	18,000.00	100.00%	
5133204 - Arbitrage Rebate Services	1,000.00	1,000.00	0.00	100.0%	1,000.00	100.00%	
<b>Total 5130000 - Financial and Administrative</b>	<b>24,000.00</b>	<b>24,000.00</b>	<b>0.00</b>	<b>100.0%</b>	<b>24,000.00</b>	<b>100.00%</b>	
5133400 - Other Contractual Services							
5133402 - Legal Advertising	0.00	1,200.00	-1,200.00	0.0%	1,200.00	100.00%	
5133403 - Trustee Services	3,090.63	7,900.00	-4,809.37	39.12%	7,900.00	100.00%	
5133405 - Prop. Appr. & Tax Coll. Fees	0.00	2,400.00	-2,400.00	0.0%	2,400.00	100.00%	
5133406 - Bank Service Fees	135.35	550.00	-414.65	24.61%	406.05	73.83%	
<b>Total 5133400 - Other Contractual Services</b>	<b>3,225.98</b>	<b>12,050.00</b>	<b>-8,824.02</b>	<b>26.77%</b>	<b>11,906.05</b>	<b>98.81%</b>	
5134100 - Communications & Freight Serv.							
5134102 - Postage, Freight & Messenger	288.89	400.00	-111.11	72.22%	866.67	216.67%	
<b>Total 5134100 - Communications &amp; Freight Serv.</b>	<b>288.89</b>	<b>400.00</b>	<b>-111.11</b>	<b>72.22%</b>	<b>866.67</b>	<b>216.67%</b>	
5134404 - Computer Services	0.00	1,000.00	-1,000.00	0.0%	1,000.00	100.00%	
5134500 - Insurance	5,665.00	5,800.00	-135.00	97.67%	5,800.00	100.00%	
5134700 - Printing and Binding	651.19	1,200.00	-548.81	54.27%	1302.38	108.53%	
5135400 - Subscriptions & Memberships	175.00	175.00	0.00	100.0%	175.00	100.00%	
5140000 - Legal Services							
5143100 - General Counsel	12,902.50	20,000.00	-7,097.50	64.51%	29,030.63	145.15%	
5143101 - Litigation Counsel	0.00	40,000.00	-40,000.00	0.0%	-	0.00%	
5143103 - Center Place	42,494.87	250,000.00	-207,505.13	17.0%	95,613.46	38.25%	SFWMD permit analysis, on-going public records requests, etc.
<b>Total 5140000 - Legal Services</b>	<b>55,397.37</b>	<b>310,000.00</b>	<b>-254,602.63</b>	<b>17.87%</b>	<b>124,644.08</b>	<b>40.21%</b>	
5190000 - Other General Government Serv.							
5193101 - Engineering Services	7,114.79	20,000.00	-12,885.21	35.57%	16,008.28	80.04%	
5193102 - NPDES	0.00	2,500.00	-2,500.00	0.0%	2,500.00	100.00%	

Miromar Lakes Community Development District  
Profit & Loss Budget vs. Actual  
October 2015 through January 2016

	Oct '15 - Jan 16	Budget	\$ Over Budget	% of Budget	Anticipated at FYE		Notes
					09/30/2016	% of Budget	
5193103 · Asset Management	2,333.32	7,000.00	-4,666.68	33.33%	7,000.00	100.00%	
5193104 · Center Place	1,820.86	100,000.00	-98,179.14	1.82%	4,096.94	4.10%	
<b>Total 5190000 · Other General Government Serv.</b>	<b>11,268.97</b>	<b>129,500.00</b>	<b>-118,231.03</b>	<b>8.7%</b>	<b>29,605.21</b>	<b>22.86%</b>	
<b>5380000 · Stormwater Management Services</b>							
<b>5383100 · Professional Services</b>							
5383102 · Asset Management	7,933.32	23,800.00	-15,866.68	33.33%	23,800.00	100.00%	
5383103 · Mitigation Monitoring	0.00	500.00	-500.00	0.0%	500.00	100.00%	SFWMD permit required report
<b>Total 5383100 · Professional Services</b>	<b>7,933.32</b>	<b>24,300.00</b>	<b>-16,366.68</b>	<b>32.65%</b>	<b>24,300.00</b>	<b>100.00%</b>	
<b>5384300 · Utility Services</b>							
5384301 · Electric - Aeration System	1,318.02	500.00	818.02	263.6%	3,954.06	790.81%	
<b>Total 5384300 · Utility Services</b>	<b>1,318.02</b>	<b>500.00</b>	<b>818.02</b>	<b>263.6%</b>	<b>3,954.06</b>	<b>790.81%</b>	
<b>5384600 · Repairs &amp; Maintenance</b>							
<b>5384650 · Lake System</b>							
5384651 · Aquatic Weed Control	21,856.00	65,568.00	-43,712.00	33.33%	65,568.00	100.00%	
5384652 · Lake Bank Maintenance	0.00	5,000.00	-5,000.00	0.0%	0.00	0.00%	Significant Costs identified in Master Restoration Plan
5384653 · Water Quality Testing	0.00	3,800.00	-3,800.00	0.0%	5,800.00	152.63%	Water Quality Testing starting the end of March, 2016.
5384654 · Water Control Structures	7,770.00	9,500.00	-1,730.00	81.79%	0.00	0.00%	
5384655 · Grass Carp Installation	0.00	0.00	0.00	0.0%	0.00	0.00%	
5384656 · Aeration System	0.00	3,500.00	-3,500.00	0.0%	1,800.00	51.43%	
5384657 · Grass Carp Removal	0.00	30,000.00	-30,000.00	0.0%	30,000.00	100.00%	\$99k identified in the entire CDD for shelf replanting &
5384658 · Littoral Shelf Barrier/Replant	0.00	18,000.00	-18,000.00	0.0%	18,000.00	100.00%	barriers - \$48k is anticipated for C/Y work program.
<b>Total 5384650 · Lake System</b>	<b>29,626.00</b>	<b>135,368.00</b>	<b>-105,742.00</b>	<b>21.89%</b>	<b>121,168.00</b>	<b>89.51%</b>	
<b>5384660 · Wetland System</b>							
5384661 · Routine Maintenance	12,533.32	49,600.00	-37,066.68	25.27%	40,600.00	81.85%	
<b>Total 5384660 · Wetland System</b>	<b>12,533.32</b>	<b>49,600.00</b>	<b>-37,066.68</b>	<b>25.27%</b>	<b>40,600.00</b>	<b>81.85%</b>	
<b>Total 5384600 · Repairs &amp; Maintenance</b>	<b>42,159.32</b>	<b>184,968.00</b>	<b>-142,808.68</b>	<b>22.79%</b>	<b>161,768.00</b>	<b>87.46%</b>	
5384900 · Other Current Charges	0.00	0.00	0.00	0.0%	0.00	0.00%	
<b>5386000 · Capital Outlay</b>							
5386300 · Aeration Systems	0.00	9,750.00	-9,750.00	0.0%	9,750.00	100.00%	Lake 6E and 6G - Tubing replacements/weights
5386399 · Contingencies	0.00	3,000.00	-3,000.00	0.0%	1,000.00	33.33%	
<b>Total 5386000 · Capital Outlay</b>	<b>0.00</b>	<b>12,750.00</b>	<b>-12,750.00</b>	<b>0.0%</b>	<b>10,750.00</b>	<b>84.31%</b>	
<b>Total 5380000 · Stormwater Management Services</b>	<b>51,410.66</b>	<b>222,518.00</b>	<b>-171,107.34</b>	<b>23.1%</b>	<b>200,772.06</b>	<b>90.23%</b>	
<b>5790000 · Landscaping Services</b>							
<b>5793100 · Professional Services</b>							
5793102 · Asset Management	11,466.68	34,400.00	-22,933.32	33.33%	34,400.00	100.00%	
<b>Total 5793100 · Professional Services</b>	<b>11,466.68</b>	<b>34,400.00</b>	<b>-22,933.32</b>	<b>33.33%</b>	<b>34,400.00</b>	<b>100.00%</b>	
<b>5794300 · Utility Services</b>							
5794302 · Irrigation Water	1,777.43	5,000.00	-3,222.57	35.55%	3,554.86	71.10%	
<b>Total 5794300 · Utility Services</b>	<b>1,777.43</b>	<b>5,000.00</b>	<b>-3,222.57</b>	<b>35.55%</b>	<b>3,554.86</b>	<b>71.10%</b>	
<b>5794600 · Repairs &amp; Maintenance</b>							
5794651 · Public Area Landscaping Maint.	95,732.32	434,029.00	-338,296.68	22.06%	429,024.00	98.85%	
5794661 · Irrigation System	0.00	7,500.00	-7,500.00	0.0%	4,500.00	60.00%	
5794662 · Well System	0.00	2,500.00	-2,500.00	0.0%	500.00	20.00%	
5794671 · Plant Replacement	0.00	20,000.00	-20,000.00	0.0%	12,000.00	60.00%	
<b>Total 5794600 · Repairs &amp; Maintenance</b>	<b>95,732.32</b>	<b>464,029.00</b>	<b>-368,296.68</b>	<b>20.63%</b>	<b>446,024.00</b>	<b>96.12%</b>	

Miromar Lakes Community Development District  
**Profit & Loss Budget vs. Actual**  
 October 2015 through January 2016

	Oct '15 - Jan 16	Budget	\$ Over Budget	% of Budget	Anticipated at FYE		Notes
					09/30/2016	% of Budget	
<b>5794900 - Other Current Charges</b>							
5794901 - Lee County Assessments	34,598.83	30,000.00	4,598.83	115.33%	34,598.83	115.33%	
5794902 - Charlotte Cty Assessments	372.48	700.00	-327.52	53.21%	372.48	53.21%	
<b>Total 5794900 - Other Current Charges</b>	<b>34,971.31</b>	<b>30,700.00</b>	<b>4,271.31</b>	<b>113.91%</b>	<b>34,971.31</b>	<b>113.91%</b>	
<b>5795200 - Operating Supplies</b>							
5795201 - Mulch	0.00	15,000.00	-15,000.00	0.0%	15,000.00	100.00%	
<b>Total 5795200 - Operating Supplies</b>	<b>0.00</b>	<b>15,000.00</b>	<b>-15,000.00</b>	<b>0.0%</b>	<b>15,000.00</b>	<b>100.00%</b>	
<b>Total 5790000 - Landscaping Services</b>	<b>143,947.74</b>	<b>549,129.00</b>	<b>-405,181.26</b>	<b>26.21%</b>	<b>533,950.17</b>	<b>97.24%</b>	
<b>Total Expense</b>	<b>313,670.12</b>	<b>1,308,690.00</b>	<b>-995,019.88</b>	<b>23.97%</b>	<b>986,939.63</b>	<b>75.41%</b>	
<b>Net Income</b>	<b>530,057.19</b>	<b>0.00</b>	<b>530,057.19</b>	<b>100.0%</b>	<b>321,707.57</b>		

Fund Balance - October 1, 2015 (Audited) 162,379.09

Fund Balance - September 30, 2016 (Anticipated) **484,086.66**

With the savings identified in this budget - we will bring the cash balance at year end back up to pre-litigation amounts.

Fund Balance - at Year End - FY 2012 - FY 2015	
Fiscal Year 2012	490,288.00
Fiscal Year 2013	485,132.00
Fiscal Year 2014	433,148.00
Fiscal Year 2015	162,379.00

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*Miromar Lakes Community Development District*

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*Financial Statements*

*January 31, 2016*



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

*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

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*Miromar Lakes Community Development District*

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

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending January 31, 2016**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets		
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 696,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 696,176
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	438,384	851,688	-	-	-	-	1,290,072
Revenue	-	890,274	361,287	-	-	-	-	1,251,561
Prepayment Account	-	0	-	-	-	-	-	0
<b>Due from Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>								
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	1,328,658	-	-	1,328,658
Amount to be Provided by Debt Service Funds	-	-	-	-	28,936,342	-	-	28,936,342
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	40,376,020	-	40,376,020
<b>Total Assets</b>	<b>\$ 696,176</b>	<b>\$ 1,328,658</b>	<b>\$ 1,212,975</b>	<b>\$ -</b>	<b>\$ 30,265,000</b>	<b>\$ 40,376,020</b>	<b>\$ -</b>	<b>\$ 73,878,830</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending January 31, 2016**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ 168,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 168,327
<b>Due to Other Funds</b>	-	-	-	-	-	-	-	-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>	-	-	-	-	-	-	-	-
Current Portion	-	-	-	-	1,030,000	-	-	1,030,000
Long Term	-	-	-	-	29,235,000	-	-	29,235,000
<b>Total Liabilities</b>	<u><u>\$ 168,327</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 30,265,000</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 30,433,327</u></u>
<b>Fund Equity and Other Credits</b>								
<b>Investment in General Fixed Assets</b>	-	-	-	-	-	40,376,020	-	40,376,020
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2015 (Audited)	-	836,409	1,670,657	-	-	-	-	2,507,065
Results from Current Operations	-	492,249	(457,681)	-	-	-	-	34,568
<b>Unassigned</b>								
Beginning: October 1, 2015 (Audited)	166,119	-	-	-	-	-	-	166,119
Results from Current Operations	361,731	-	-	-	-	-	-	361,731
<b>Total Fund Equity and Other Credits</b>	<u><u>\$ 527,850</u></u>	<u><u>\$ 1,328,658</u></u>	<u><u>\$ 1,212,975</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 40,376,020</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 43,445,503</u></u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u><u>\$ 696,176</u></u>	<u><u>\$ 1,328,658</u></u>	<u><u>\$ 1,212,975</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 30,265,000</u></u>	<u><u>\$ 40,376,020</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 73,878,830</u></u>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2015**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>							
Interest - General Checking	14	12	33	27	86	300	29%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	419	136,497	544,403	32,356	713,674	788,521	91%
Special Assessments - Off-Roll	129,967	-	-	-	129,967	519,869	25%
<b>Miscellaneous Revenue</b>							
	-	-	-	-	-	0	N/A
<b>Intragovernmental Transfer In</b>							
	-	-	-	-	-	-	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 130,400</b>	<b>\$ 136,508</b>	<b>\$ 544,436</b>	<b>\$ 32,383</b>	<b>843,727</b>	<b>\$ 1,308,690</b>	<b>64%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's - Fees	-	2,000	1,000	1,000	4,000	12,000	33%
Board of Supervisor's - Taxes	-	153	77	77	306	918	33%
<b>Executive</b>							
Professional Management	3,333	3,333	3,333	3,333	13,333	40,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	5,000	-	5,000	5,000	100%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	18,000	18,000	100%
Arbitrage Rebate Services	500	-	-	500	1,000	1,000	100%
<b>Other Contractual Services</b>							
Legal Advertising	-	-	-	-	-	1,200	0%
Trustee Services	-	3,091	-	-	3,091	7,900	39%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	2,400	0%
Bank Services	31	43	30	31	135	550	25%
<b>Travel and Per Diem</b>							
	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	118	-	142	29	289	400	72%
<b>Insurance</b>							
	-	-	5,665	-	5,665	5,800	98%

Prepared by:

**JPWARD and Associates, LLC**



**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2015**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Printing &amp; Binding</b>	413	80	36	123	651	1,200	54%
<b>Website Development</b>	-	-	-	-	-	1,000	0%
<b>Office Supplies</b>	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	13,130	3,965	-	17,095	20,000	85%
Legal - Litigation	-	7,256	17,867	-	25,123	-	N/A
Legal - Center Place	-	87,215	81,693	9,145	178,053	40,000	445%
Legal - Center Place - Litigation Counsel	-	-	-	-	-	250,000	0%
<b>Other General Government Services</b>							
Engineering Services - General Fund	-	-	5,531	1,583	7,115	20,000	36%
NPDES	-	-	-	-	-	2,500	0%
Asset Administration Services	583	583	583	583	2,333	7,000	33%
Center Place	-	-	5,274	-	5,274	100,000	5%
<b>Sub-Total:</b>	<b>5,153</b>	<b>116,884</b>	<b>148,197</b>	<b>16,404</b>	<b>286,638</b>	<b>537,043</b>	<b>53%</b>
<b>Stormwater Management Services</b>							
Professional Management							
Asset Management	1,983	1,983	1,983	1,983	7,933	23,800	33%
Mitigation Monitoring	-	-	-	-	-	500	0%
Utility Services							
Electric - Aeration Systems	-	424	440	454	1,318	500	264%
Lake System							
Aquatic Weed Control	5,464	5,464	5,464	5,464	21,856	65,568	33%
Lake Bank Maintenance	-	-	-	-	-	5,000	0%
Water Quality Testing	-	-	-	-	-	3,800	0%
Water Control Structures	-	770	7,000	-	7,770	9,500	82%
Grass Carp Installation	-	-	-	-	-	30,000	0%
Litoral Shelf Barrier/Replanting	-	-	-	-	-	18,000	0%
Aeration System	-	-	-	-	-	3,500	0%
Wetland System							
Routine Maintenance	3,133	3,133	3,133	3,133	12,533	49,600	25%

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, 2015**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Other Current Charges	-	-	-	-	-	3,000	0%
Capital Outlay							
Aerator's	-	-	-	-	-	9,750	0%
<b>Sub-Total:</b>	<b>10,581</b>	<b>11,775</b>	<b>18,021</b>	<b>11,035</b>	<b>51,411</b>	<b>222,518</b>	<b>23%</b>
<b>Landscaping Services</b>							
Professional Management							
Asset Management	2,867	2,867	2,867	2,867	11,467	34,400	33%
Utility Services							
Electric	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	1,777	1,777	5,000	36%
Repairs & Maintenance							
Public Area Landscaping	-	34,570	-	61,162	95,732	434,029	22%
Landscape Lighting	-	-	-	-	-	-	N/A
Irrigation System	-	-	-	-	-	7,500	0%
Well System	-	-	-	-	-	2,500	0%
Plant Replacement	-	-	-	-	-	20,000	0%
Other Current Charges							
Lee County - Ben Hill Griffin Landscape	-	34,599	-	-	34,599	30,000	115%
Charlotte County - Panther Habitat, Fire	-	372	-	-	372	700	53%
Operating Supplies							
Mulch	-	-	-	-	-	15,000	0%
<b>Sub-Total:</b>	<b>2,867</b>	<b>72,408</b>	<b>2,867</b>	<b>65,806</b>	<b>143,948</b>	<b>549,129</b>	<b>26%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 18,601</b>	<b>\$ 201,067</b>	<b>\$ 169,084</b>	<b>\$ 93,245</b>	<b>481,997</b>	<b>\$ 1,308,690</b>	<b>37%</b>
Net Increase/ (Decrease) in Fund Balance	111,800	(64,559)	375,353	(60,863)	361,731	-	
Fund Balance - Beginning	166,119	277,919	213,360	588,712	166,119	146,131	
<b>Fund Balance - Ending</b>	<b>\$ 277,919</b>	<b>\$ 213,360</b>	<b>\$ 588,712</b>	<b>\$ 527,850</b>	<b>527,850</b>	<b>\$ 146,131</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2012 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2016**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Reserve Account	35,497	1,840	0	0	37,338	15,000	249%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	6	30	21%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	437	142,417	568,016	33,759	744,630	820,346	91%
Special Assessments - Off-Roll	-	-	-	-	-	164,074	0%
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 35,937</b>	<b>\$ 144,259</b>	<b>\$ 568,017</b>	<b>\$ 33,761</b>	<b>781,974.12</b>	<b>\$ 999,450</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2012 Bonds	-	-	-	-	-	\$ 420,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2012 Bonds	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2012 Bonds	-	289,725	-	-	289,725	579,450	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 289,725</b>	<b>\$ -</b>	<b>\$ -</b>	<b>289,725</b>	<b>\$ 999,450</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	35,937	(145,466)	568,017	33,761	492,249	-	
Fund Balance - Beginning	836,409	872,346	726,880	1,294,897	836,409	866,391	
<b>Fund Balance - Ending</b>	<b>\$ 872,346</b>	<b>\$ 726,880</b>	<b>\$ 1,294,897</b>	<b>\$ 1,328,658</b>	<b>1,328,658</b>	<b>\$ 866,391</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2016**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ 177,380	0%
<b>Interest Income</b>							
Reserve Account	84,850	4,363	0	0	89,213	15,000	595%
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	2	133	1	2	138	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	53	17,110	68,242	4,056	89,461	98,463	91%
Special Assessments - Off-Roll	-	-	-	-	-	1,410,287	0%
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 84,904</b>	<b>\$ 21,606</b>	<b>\$ 68,244</b>	<b>\$ 4,058</b>	<b>\$ 178,811</b>	<b>\$ 1,701,130</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2012 Bonds	-	-	-	-	-	\$ 610,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2012 Bonds	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2012 Bonds	-	636,493	-	-	636,493	1,091,130	58%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 636,493</b>	<b>\$ -</b>	<b>\$ -</b>	<b>636,493</b>	<b>\$ 1,701,130</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	84,904	(614,887)	68,244	4,058	(457,681)	-	
Fund Balance - Beginning	1,670,657	1,755,561	1,140,674	1,208,918	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,755,561</b>	<b>\$ 1,140,674</b>	<b>\$ 1,208,918</b>	<b>\$ 1,212,975</b>	<b>(457,681)</b>	<b>\$ -</b>	

Prepared by:

**JPWard and Associates, LLC**