

JPWard and Associates, LLC

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
AGENDA**

April 11, 2013

Board of Supervisor's

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

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

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**Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence**

MIROMAR LAKES

COMMUNITY DEVELOPMENT DISTRICT

April 4, 2013

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, April 11, 2013, at 2:00 P.M.** at the **offices of Miromar Development, Inc., 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.**

1. Call to Order & Roll Call
2. Consideration of Minutes
 - a) March 13, 2013 Regular Meeting
3. Discussion and Presentation by Vendors to provide Field Asset Management Services for Fiscal Year 2013.
4. Staff Reports
 - a) Attorney
 - b) Development Manager
 - c) Engineer
 - d) Manager
 - I. Updated Board Agenda Schedule for balance of FY 2013.
 - II. Financial Statements for the period ending February 28, 2013.
5. Supervisor's Requests and Audience Comments
6. Adjournment

The second order of business is consideration of the minutes of the March 13 2013 Meeting. The transcript of the meeting have been shortened as requested.



James P. Ward
District Manager

513 NORTHEAST 13TH AVENUE
FORT LAUDERDALE, FL 33301
PHONE (954) 658-4900
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The third order of business is to review the proposals submitted by vendors for the Field Asset Management Services for Fiscal Year 2013.

The two firms that submitted proposals are Morris-Riley Development Management LLC – a small firm located in the Bradenton area which I have worked with in providing these services on other CDD's in that area. The firm is professional and provides a high quality service at reasonable rates. The second firm is Calvin, Giordano and Associates, a firm based in the Lauderdale area, but with a broader reach of resources across the State, I have worked with this firm on a number of projects, most notably during my tenure with the City of Weston. This firm also provides a high quality service at reasonable rates.

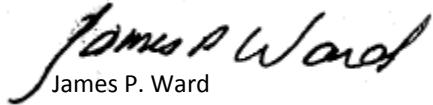
Both firms have been asked to be in attendance at the Board meeting and be prepared to make a short fifteen (15) minute presentation to the Board after which a question and answer session will follow by the Board.

As to timing of the decision, our schedule is to make a decision by the April, 2013 meeting, so these services can be included in our upcoming FY 2013 Budget.

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

Yours sincerely,

**Miromar Lakes
Community Development District**



James P. Ward
District Manager
Enclosures



James P. Ward
District Manager

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

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on Wednesday, **March 13, 2013**, at **12:00 p.m.**, at the offices of **Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.**

Present and constituting a quorum were:

Mike Hendershot	Chairman
David Herring	Vice Chairman
Doug Ballinger	Assistant Secretary
Burnett Donoho	Assistant Secretary

Also present were:

James Ward	District Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Stephen Riggs	Carl Riggs & Ingram (Telephonic)

Members of the public were:

Mike Elgin	Miromar Development Corporation
Tim Byal	Miromar Development Corporation

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 12:00 p.m. and the record reflected all members of the Board were present at roll call with the exception of Supervisor Refkin.

SECOND ORDER OF BUSINESS

Consideration of Minutes

a) February 7, 2013 Regular Meeting

Mr. Ward asked if there were any additions, corrections or deletions and received none.

On MOTION made by Mr. Hendershot and seconded by Mr. Herring, with all in favor, the regular meeting minutes of February 7, 2013, were approved as presented.

THIRD ORDER OF BUSINESS

Presentation by AJC & Associates, Inc., of the Services Related to the Preparation of Assessment Methodologies and the Assessment Rolls that are provided by the firm

Mr. Ward stated the Board's agenda package contained a brief outline of the services provided by AJC & Associates and I will introduce Ms. Alice Carlson to you to make a presentation on the services of her firm.

Ms. Carlson, president of AJC & Associates, Inc., distributed a short bio of her company, including examples from their website. She established her business in late 1997 after working for Westinghouse Communities for 19 years in Lee and Collier Counties; she worked in the financial field. Her concentration was on special assessment lien rolls with CDDs, as well as some methodologies. She worked with Miromar Lakes 1999/2000, and the first bond issue was in 2000, and she had numerous contracts over the years, the most recent being put together in 2008 with an automatic renewal on April 1 of each year.

The services they provided included working with the management company in putting together the debt service budgets annually, establishing the amount of the annual assessment that would be placed in the District's budget. Once the budgets were approved, she worked with the local Property Appraiser and Tax Collector to place the assessments on the real estate tax bills for the District. They are then reconciled to the lien book, placing the new par debt in the records, then posting that information to their website www.cddfllorida.com. In the Board's agenda package, she provided examples of how to maneuver through their website.

Ms. Carlson indicated the website was used by property owners, realtors, title companies and lawyers in order to pull up one-page summaries estoppels for individual properties. Whenever a developer was selling a large tract of land, a more detailed estoppel letter for the purchase is prepared. She worked with the developer, as they needed to allocate the debt for new parcels of land that were platted. All of the 2000 bonds that were

refinanced last year had been allocated, but the 2003s had only been allocated to a few neighborhoods and the club. As time passed, she would be working with Mr. Byal and his staff as they plat property.

They constantly looked annually at the total outstanding debt and the developer's plans to make sure that the amount was still appropriate. There was a provision in the special assessment methodology that talk about a true up and, annually, they looked to make sure that the amount of debt was appropriate to allocate across the property. In the event a plat or plans changed, they needed to go through and allocate the debt and make sure that it was satisfactory. If not, at the time of the plat a density reduction might be required; they had yet to have to do this in Miromar Lakes.

Ms. Carlson expressed appreciation for the business with the District, stating she enjoyed working with them over the years, noting her fee remained the same for the last five to six years, a total of \$18,000 annually. That was broken out between the general fund, placing that on the tax roll, keeping the official liens for both the general fund and the debt service, and then a fee for the series 2002 bonds, a small fee that was discounted for the 2003 bonds, as there were only two neighborhoods on the tax roll. The portion of her fee was to work with all the unplatted property and constantly review that status.

Mr. Ward believed Ms. Carlson's firm did an amazing job with both the assessment rolls and the methodologies she does. She was the prime individual that made sure that the multimillion dollar's worth of debt was levied on a yearly basis and collected correctly from both residents and the developers.

Mr. Hendershot asked if Ms. Carlson provided a monthly or quarterly report to Mr. Ward on the actual roll status.

Ms. Carlson replied she provided a report every six months. The roll had been established and anticipated that all tax bills would be paid by May 1, the next call date; if there was an extraordinary call or someone paid their assessment off early, the roll would be updated at that point. If not, the roll was updated November. As Mr. Ward received the payments from the County, he was aware of the revenue coming in and provide her information, such as if someone paid off early, as well as information after May 1 on anyone that had not paid.

Mr. Hendershot asked when someone paid off early, liquidating the principal, did any debt continue to accrue or did that evaporate as well, since they were 20 year bonds.

Mr. Ward stated the piece of the debt on their property did evaporate, and the District did what was called an extraordinary mandatory call on bonds on either 11/1 or 5/1, and that would evaporate some of the District's outstanding debt. Ms. Carlson would be sent the information to update the rolls to show that debt as being extinguished, and then they went through the process of rebalancing the roll to ensure the total debt outstanding was consistent with the bonds outstanding for all of the District's property in the District.

FOURTH ORDER OF BUSINESS**Discussion and Presentation by
Vendors to Provide Field Asset
Management Services for Fiscal
Year 2013**

Mr. Ward mentioned he had individual conversations with the Board members but, as Supervisor Refkin was absent, he thought it better to postpone the verbal presentations of those vendors to a future meeting date. Based on the Supervisors' schedules, it appeared deferring the item to the Board's April meeting was appropriate. The vendors' proposals contained in the backup gave the Board a chance to peruse their information in the interim.

General discussion: The financial analysis indicated a significant cost between the two vendors, particularly the GIS mapping and the landscaping; the difference in cost might be attributable it being a situation of a small firm, Morris-Riley, versus CGA. The latter's understanding of GIS was a broader concept, whereas the former had a smaller identification of the District's needs. With regard to landscaping, the difference in cost was attributable to the total number of hours, where CGA showed more hours, and this was preferable, as the District required more hours, due to its size, scope and magnitude.

General discussion on the usefulness of the detailed information provided by GIS mapping to the District; the information was more related to the District having all the data in one database, a proper delineation of ownership and a third-party need for the information. There was a suggestion that the vendors should be given better parameters as to the needs of the District to make their cost estimations better related to the services required. As the developer was no longer represented on the Board, moving forward, it

would be useful if the residents had some concrete history or knowledge, a database that new Board members could go to on a website for information on the District. A good first step would be to create a color coded map that summarized what the District owned, then the next step would be to develop a database containing all the backup information on items in the summary.

General discussion: Mr. Krebs' company had the capability to create the preliminary map, and they knew of companies that could then take that information to the next step to develop an instrument Board members could utilize, not necessarily for the general public. This service could be pulled out of the vendors' proposals and let them concentrate on the actual field asset management portion of the District. The question was asked as to specs of the landscaping.

Mr. Ward noted there were two components to the landscaping specs: 1) the general business specifications that he did for the District; and 2) a detailed scope of services, which he expected the vendor chosen to handle. He confirmed he would inform the prospective vendors of the Districts intention of pulling the GIS portion out of the vendor proposals. Mr. Krebs' firm would hand the creation of the map, as they were most familiar with the District.

General discussion: The general scope of services for the field asset management were discussed, comparing the price the District was now paying to that proposed by the vendors. It was noted the difference in cost would be significant, regardless of the vendor chosen, going from the current \$15,000 to at least \$45,000; Mr. Elgin indicated the \$15,000 was inherited in an effort to remain the lowest bidder at the time, and he chose to continue doing the scope of services for that price. However, the District needed to move to point where it was not as dependent on the services of Miromar Development Corporation (MDC), and the vendor selected would receive considerable support from MDC.

General discussion: Over time, the overall number as to cost would become more reflective of what it truly took to manage a project the size of the District. It was noted that the offices of both firms were situated out of town, and Mr. Ward stated he indicated to them at the time of bidding both had to have a local presence, which they indicated they were willing to do to secure the contract.

FIFTH ORDER OF BUSINESS

Consideration of Three (3) Encroachment Agreements with Lakes Romano, LLC (WCI Communities) to Encroach with a Roof Overhang on Three (3) Lots in the Lakes Romano Project. They are Lots 25, 31 and 32. The Encroachment is One and One-half Feet into a Seven (7) Foot Drainage Easement

Mr. Urbancic and Mr. Krebs reviewed the details of the backup information contained in the Board's agenda package.

General Discussion: There was a question as to whether when the property owner did the building plan, were they aware there was an easement there, and the development and properties had changed ownership and plans over the years. Thus, the extent of awareness was unclear, but it appeared the lot was platted and designed at a time when airspace was not a consideration, and the aim was to create a document that facilitated back the construction on that basis. Staff met with the County, and after being given all the details of the situation and pending the CDD's approval of the proposed agreement, the County was willing to accept the 18-inch overhang. This would resolve the permit issue.

The property owner was not offering the District any compensation for approving the encroachment agreements, but it was felt, at the very least, the developer should reimburse the District for any cost incurred in preparation and facilitating of the subject agreements.

Mr. Byal agreed the developer would reimburse the District for any out-of-pocket expenses incurred regarding the proposed encroachment agreements, as it was not the CDD's burden to address the subject issue.

Mr. Urbancic recommended, if the Board was willing to accept the encroachment agreements, subject to the CDD being reimbursed as discussed above. If WCI later came back with any interior modifications to the agreement, they would bring the agreement back to the Board to ensure they were in agreement with the changes.

On MOTION made by Mr. Donoho and seconded by Mr. Ballinger, with all in favor of approving the encroachment agreements with Lakes Romano, LLC (WCI Communities) to encroach with a roof overhang on three (3) lots in the Lakes Romano Project, with the understanding the Miromar CDD would be reimbursed by the developer for any out-of-pocket expenses incurred from facilitating that process, and any changes to the agreement after approval would be brought back to the Board for further review.

SIXTH ORDER OF BUSINESS

Consideration of The Acceptance of the Audited Financial Statements for the Year Ended September 30, 2012

Mr. Riggs reviewed the subject financial statements as provided in the Board's agenda package.

Mr. Hendershot referred to page 20, questioning when the District retired the 2000 A and B Bonds, he thought the CDD had gotten out of that arrangement completely, but the first sentence on page 20 indicated otherwise. He asked what future debt service were there on the bonds the District retired.

Mr. Ward remarked the escrow account was set up, so when the bonds were called, the funds were already available to retire the bonds, so there should be no other debts associated with that transaction.

On MOTION made by Mr. Hendershot and seconded by Mr. Donoho, with all in favor of accepting the audited financial statements for the year ended September 30, 2012.

SEVENTH ORDER OF BUSINESS

Staff Reports

a. Attorney

Mr. Urbancic stated he had nothing additional to report.

b. Development Manager

- i. Update on Grass Carp Program

No report

c. Engineer

Mr. Krebs mentioned they were examining that drainage pipe and saw there was some lake erosion that needed to be addressed. It seemed a golf drainage pipe broke and was buried in the shoreline.

Mr. Hendershot asked if the developer had specs or any formal requirements for waterfront property, either aesthetically or functionally. For example: should riprap be used.

Mr. Byal replied no, more, because it was dictated to the developer by the agencies. They could not put riprap without their approval, and there was a limited amount of edge on which to use a riprap surface. Thus, they built it according to the agencies' requirements, and the challenge was how to maintain it, as a sodded lake bank tended to erode over time.

d. Manager

I. Updated Board Agenda Schedule for Balance of FY2013

No discussion

II. Financial Statement for the Period ending January 31, 2013

A general discussion on: Remaining tax roll delinquencies.

III. Audit Schedule would be handled at the July 11 meeting.

No discussion

EIGHTH ORDER OF BUSINESS

**Supervisor's Requests/Audience
Comments**

General discussion: grass carp growing fast; refinancing for residents document was written.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Herring,,seconded by Mr. Hendershot, with all in favor of adjourning at 1:30 p.m.

James P. Ward, Secretary

Mike Hendershot, Chairman

MEMO

To: Board of Supervisor's
From: James P. Ward, District Manager
Date: April 11, 2013 (Board Meeting)
Re: Fiscal Year 2013 – Meeting Outline

In continuing our efforts to improve the overall operational efficiency of the District this memorandum, outlines the tentative meeting schedule for the balance of this Fiscal Year. Each meeting, staff will update this memorandum and we can continually review/discuss the upcoming meeting schedule.

- 1. April 11, 2013 (Thursday at 2:00 P.M.)**
 - a. Presentation by vendors of Field Asset Management Services.
- 2. May 9, 2013 and June 13, 2013 (Thursday at 2:00 P.M.)**
 - a. Complete selection of Field Operations Asset Management. (May, 2013 - if needed).
 - b. Presentation of Fiscal Year 2014 Proposed Budget. (June, 2013).
 - c. Continued Discussion of Irrigation System Acquisition.
- 3. July 11, 2013 & August, 2013 (Thursday at 2:00 P.M.)**
 - a. Continued and/or Final review of Fiscal year 2014 Proposed Budget.
 - b. Continued Discussion of Irrigation System Acquisition.
 - c. Consideration of Bids for Auditing Services for FY 2013 – FY 2017.
- 4. September 12, 2013 (Thursday at 2:00 P.M.)**
 - a. Public Hearing on the Adoption of the Fiscal Year 2014 Proposed Budget.
 - b. Continued Discussion of Irrigation System Acquisition.

Unscheduled Open Items:

1. Legal Matters:

- a. Litigation between the Developer and PNC Bank – The CDD is not a party to this litigation, however staff members have been subpoenaed in this matter.
- b. NPDES Agreement with Lee County.
- c. Continuing Item – dedication of systems/properties from Developer to CDD.

2. Field Operation Matters:

- a. Review of any capital expenditures that are required for FY 2014 – such as replacement landscaping, etc.
- b. Review of Grass Carp Program

Contract Termination Dates:

Company	Termination Date	Services Provided	Contract Amount
Estate Landscaping	June 1, 2014	Landscaping Maintenance	\$342,189.80/year
Miromar Development	On-going (30 days notice by the CDD to terminate)	Field Asset Management	\$15,000/year
Lake Masters	June 30, 2014	Lake/Wetland Maintenance	\$103,168.00/year
Carr, Riggs & Ingram	At the completion of the FY 2012 Audit	Auditing Services	\$9,500 (FY 2012 Audit)
AJC & Associates	On-Going (must be terminated before 04/01 each year)	Assessment Rolls	\$18,000/year
Johnson Engineering	On-Going (30 days notice by the CDD to terminate)	NPDES Coordination	Determined Yearly

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

Miromar Lakes Community Development District

Financial Statements

February 28, 2013



Prepared by:

JPWARD AND ASSOCIATES LLC

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Miromar Lakes Community Development District

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**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending February 28, 2013**

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	Debt Service Funds					General Long Term Debt	General Fixed Assets	
	General Fund	Series 2000	Series 2003	Series 2012	Capital Project Fund			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 655,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 655,042
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	-	2,046,096	484,190	-	-	-	2,530,285
Revenue	-	-	57,946	824,551	-	-	-	882,497
Prepayment Account	-	-	2,315	10,612	-	-	-	12,927
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	4,050	-	-	4,050
Escrow Deposit Fund	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	42	-	-	-	-	-	-	42
Market Valuation Adjustments								
Accrued Interest Receivable	-	-	(0)	-	-	-	-	(0)
Assessments Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	3,425,709	-	3,425,709
Amount to be Provided by Debt Service Funds	-	-	-	-	-	36,074,995	-	36,074,995
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	40,376,020	40,376,020
Total Assets	\$ 655,084	\$ -	\$ 2,106,357	\$ 1,319,352	\$ 4,050	\$ 39,500,704	\$ 40,376,020	\$ 83,961,566

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending February 28, 2013**

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	Debt Service Funds					General Long	General Fixed	
	General Fund	Series 2000	Series 2003	Series 2012	Capital Project Fund	Term Debt	Assets	
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	28							28
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	21	-	-	-	-	-	-	21
Bonds Payable								-
Current Portion	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	37,440,000	-	37,440,000
Notes Payable - Miromar Development Corp	-	-	-	-	-	2,060,704	-	2,060,704
Total Liabilities	<u>\$ 49</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 39,500,704</u>	<u>\$ -</u>	<u>\$ 39,500,753</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-				-	40,376,020	40,376,020
Fund Balance								
Restricted								
Beginning: October 1, 2012 (Unaudited)	-	13,023,863	2,883,437	-	-	-	-	15,907,300
Results from Current Operations	-	(13,023,863)	(777,081)	1,319,352	4,050	-	-	(12,477,541)
Unassigned								
Beginning: October 1, 2012 (Unaudited)	490,260	-				-	-	490,260
Results from Current Operations	164,775	-				-	-	164,775
Total Fund Equity and Other Credits	<u>\$ 655,035</u>	<u>\$ -</u>	<u>\$ 2,106,357</u>	<u>\$ 1,319,352</u>	<u>\$ 4,050</u>	<u>\$ -</u>	<u>\$ 40,376,020</u>	<u>\$ 44,460,813</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 655,084</u>	<u>\$ -</u>	<u>\$ 2,106,357</u>	<u>\$ 1,319,352</u>	<u>\$ 4,050</u>	<u>\$ 39,500,704</u>	<u>\$ 40,376,020</u>	<u>\$ 83,961,566</u>

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2013**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest								
Interest - General Checking	36	31	47	44	38	197	500	39%
Special Assessment Revenue								
Special Assessments - On-Roll	308	58,630	232,867	12,134	12,564	316,503	377,734	84%
Special Assessments - Off-Roll	-	89,288	-	89,288	-	178,577	357,153	50%
Note Payable - Miromar Lakes LLC	-	-	-	-	-	-	-	-
Intragovernmental Transfer In	-	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 344	\$ 147,949	\$ 232,914	\$ 101,466	\$ 12,602	495,276	\$ 735,387	67%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's - Fees	600	-	600	-	1,600	2,800	8,000	35%
Board of Supervisor's - Taxes	46	-	46	-	122	214	612	35%
Executive								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
Financial and Administrative								
Audit Services	-	-	-	5,000	-	5,000	7,500	67%
Accounting Services	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	18,000	18,000	100%
Arbitrage Rebate Services	-	-	-	-	1,000	1,000	2,000	50%
Other Contractual Services								
Legal Advertising	-	-	-	547	-	547	1,200	46%
Trustee Services	-	-	2,500	-	-	2,500	10,000	25%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	2,400	0%
Bank Services	43	29	86	29	43	231	500	46%
Travel and Per Diem	-	-	-	-	-	-	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2013

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services								
Postage, Freight & Messenger	-	-	26	33	-	59	500	12%
Insurance	5,500	-	-	-	-	5,500	5,500	100%
Printing & Binding	-	-	-	-	85	85	500	17%
Office Supplies	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	1,719	-	3,603	-	-	5,321	15,000	35%
Debt Service - Miromar Lakes LLC Note	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services - General Fund	-	630	-	-	-	630	12,500	5%
NPDES	-	-	-	-	-	-	5,000	0%
Other Current Charges	-	-	-	-	-	-	-	N/A
Sub-Total:	11,416	3,992	28,194	8,942	6,184	58,729	129,387	45%
Stormwater Management Services								
Professional Management								
Asset Management	313	313	313	313	313	1,563	3,750	42%
Mitigation Monitoring	-	-	-	220	-	220	-	N/A
Utility Services								
Electric - Aeration Systems	-	49	85	-	56	190	1,500	13%
Lake System								
Aquatic Weed Control	5,464	5,464	5,464	5,464	-	21,856	124,000	18%
Lake Bank Maintenance	-	-	-	-	-	-	2,500	0%
Water Quality Testing	-	-	-	-	-	-	2,000	0%
Water Control Structures	-	-	-	-	-	-	-	N/A
Grass Carp Installation	-	-	-	-	-	-	-	-
Wetland System								
Routine Maintenance	3,133	3,133	-	3,133	-	9,400	-	N/A
Other Current Charges	-	-	53,841	-	-	53,841	2,500	2154%
Operating Supplies	-	-	-	-	-	-	-	N/A
Capital Outlay								
Aerator's	-	-	-	-	-	-	-	#DIV/0!
Sub-Total:	8,910	8,959	59,703	9,130	368	87,070	136,250	64%

Prepared by:

JPWARD and Associates, LLC

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2013**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Landscaping Services								
Professional Management								
Asset Management	938	938	938	938	938	4,688	11,250	42%
Utility Services								
Electric	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	1,777	-	1,777	7,500	24%
Repairs & Maintenance								
Public Area Landscaping	-	-	116,951	10,653	3,218	130,822	300,000	44%
Landscape Lighting	-	-	-	-	-	-	-	N/A
Irrigation System	-	-	202	-	-	202	7,500	3%
Well System	-	-	-	-	-	-	3,500	0%
Plant Replacement	-	-	-	-	-	-	25,000	0%
Other Current Charges								
Lee County - Ben Hill Griffin Landscape	-	40,553	-	-	-	40,553	55,000	74%
Charlotte County - Panther Habitat, Fire	-	466	-	-	-	466	-	
Operating Supplies								
Mulch	-	-	6,195	-	-	6,195	60,000	10%
Sub-Total:	938	41,956	124,286	13,368	4,155	184,702	469,750	39%
Total Expenditures and Other Uses:	\$ 21,263	\$ 54,908	\$ 212,183	\$ 31,440	\$ 10,707	330,502	\$ 735,387	45%
Net Increase/ (Decrease) in Fund Balance	(20,920)	93,042	20,731	70,026	1,895	164,775	-	
Fund Balance - Beginning	490,260	469,341	562,382	583,114	653,140	490,260	348,426	
Fund Balance - Ending	\$ 469,341	\$ 562,382	\$ 583,114	\$ 653,140	\$ 655,035	655,035	\$ 348,426	

Miromar Lakes Community Development District
Debt Service Fund - Series 2000 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2013

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Special Assessment Revenue								
Special Assessments - On-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-
Debt Proceeds								
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Series 2012 Refinance	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2000 A Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Series 2000 B Bonds	-	-	-	-	-	-	-	N/A
Principal Debt Service - Early Redemptions								
Series 2000 A Bonds	12,365,000	-	-	-	-	12,365,000	-	N/A
Series 2000 B Bonds	-	-	-	-	-	-	-	N/A
Principal Note Repayment - Miromar Development Note								
Series 2000 A/B Bonds	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2000 A Bonds	425,562	-	-	-	-	425,562	-	N/A
Series 2000 B Bonds	-	-	-	-	-	-	-	N/A
Early Redemption Premium	123,650	-	-	-	-	123,650	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	109,650	-	109,650	-	N/A
Total Expenditures and Other Uses:	12,914,212	\$ -	\$ -	\$109,650	\$ -	13,023,863	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	(12,914,212)	-	-	(109,650)	-	(13,023,863)	-	-
Fund Balance - Beginning	13,023,863	109,650	109,650	109,650	(0)	13,023,863	3,986,887	-
Fund Balance - Ending	\$ 109,650	\$ 109,650	\$ 109,650	\$ (0)	\$ (0)	-	\$ 3,986,887	-

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
Debt Service Fund - Series 2003 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2013

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	N/A
Reserve Account	-	42,693	2	2	1	42,698	35,800	119%
Prepayment Account	-	0	0	0	0	1	-	N/A
Revenue Account	-	73	1	3	3	80	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	42	7,925	31,477	1,640	1,698	42,782	50,717	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	2,098,764	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 42	\$ 50,691	\$ 31,480	\$ 1,645	\$ 1,702	85,560	\$ 2,185,281	4%
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2003 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 460,000	0%
Principal Debt Service - Early Redemptions								
Series 2003 Bonds	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2003 Bonds	-	862,641	-	-	-	862,641	1,725,281	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 862,641	\$ -	\$ -	\$ -	862,641	\$ 2,185,281	39%
Net Increase/ (Decrease) in Fund Balance	42	(811,949)	31,480	1,645	1,702	(777,081)	-	
Fund Balance - Beginning	2,883,437	2,883,479	2,071,529	2,103,009	2,104,655	2,883,437	2,883,529	
Fund Balance - Ending	\$ 2,883,479	\$ 2,071,529	\$ 2,103,009	\$ 2,104,655	\$ 2,106,357	2,106,357	\$ 2,883,529	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2013

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	N/A
Reserve Account	-	9,917	0	0	0	9,918	7,100	140%
Prepayment Account	-	0	0	0	0	1	-	N/A
Revenue Account	-	1	0	3	10	14	2,000	1%
Special Assessment Revenue								
Special Assessments - On-Roll	706	130,587	518,665	27,026	27,983	704,968	836,042	84%
Special Assessments - Off-Roll	-	-	-	-	-	-	167,052	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-
Debt Proceeds								
Series 2012 Refinance	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	109,650	-	109,650	-	N/A
Total Revenue and Other Sources:	\$ 706	\$ 140,505	\$ 518,666	\$ 136,681	\$ 27,993	824,551	\$ 1,012,194	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2012 Bonds	-	-	-	-	-	-	\$ 365,000	0%
Principal Debt Service - Early Redemptions								
Series 2012 Bonds	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2012 Bonds	-	76,491	-	-	-	76,491	396,688	19%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 76,491	\$ -	\$ -	\$ -	76,491	\$ 761,688	N/A
Net Increase/ (Decrease) in Fund Balance	706	64,014	518,666	136,681	27,993	748,059	250,506	
Fund Balance - Beginning	571,293	571,999	636,013	1,154,679	1,291,359	571,293	477,729	
Fund Balance - Ending	\$ 571,999	\$ 636,013	\$ 1,154,679	\$ 1,291,359	\$ 1,319,352	1,319,352	\$ 728,235	

**Miromar Lakes Community Development District
Capital Project Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2013**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Construction Account	-	-	-	-	-	-	-	N/A
Cost of Issuance	0	0	0	0	0	1	-	N/A
Debt Proceeds								
Series 2012 Refinance	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	1	\$ -	N/A
Expenditures and Other Uses								
Capital Outlay								
Cost of Issuance								
Series 2012 Bonds	21,398	-	5,500	-	-	26,898	\$ -	N/A
Operating Transfers Out (To Other Funds)								
	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 5,500	\$ -	\$ -	26,898	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	0	0	(5,500)	0	0	(26,897)	-	
Fund Balance - Beginning	30,947	30,947	30,948	25,448	25,448	30,947	-	
Fund Balance - Ending	\$ 30,947	\$ 30,948	\$ 25,448	\$ 25,448	\$ 25,448	4,050	\$ -	