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*Miromar Lakes Community Development District*

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*Regular Meeting Agenda*

*April 13, 2017*



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

*Prepared by:*

***JWARD AND ASSOCIATES LLC***

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# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

April 5, 2017

Board of Supervisors  
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, April 13, 2017**, at **2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

1. Call to Order & Roll Call
2. Consideration of Minutes
  - a) March 9, 2017 Regular Meeting
3. Staff Reports
  - a) Attorney
    - I. University Overlay Landscape MSBU
  - b) Engineer
  - c) Asset manager
  - d) Manager
    - I. Financial Statements for the period ending February, 28, 2017
4. Supervisor's Requests and Audience Comments
5. Adjournment

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

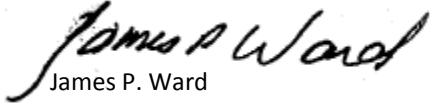
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Miromar Lakes Community Development District

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

Yours sincerely,

**Miromar Lakes  
Community Development District**



James P. Ward  
District Manager  
Enclosures

**The Fiscal Year 2017 schedule is as follows**

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

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

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

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

**Board members absent:**

None

**Staff present:**

James Ward	District Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Paul Cusmano	Calvin Giordano & Assoc.
Bruce Bernard	Calvin Giordano & Assoc.
Mike Conner	Calvin Giordano & Assoc.

**Audience members present:**

Bill Gard  
Mike Weber  
Leslie Simon  
Mary Le Fave  
Tim Byal

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

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

**2. Consideration of Minutes**

a) February 9, 2017 Regular Meeting

Mr. Ward asked for any corrections or deletions to the minutes for this meeting. It was pointed out the Mr. Herring should be referred to as Dr. Herring. A Board member asked to be sure that the minutes accurately reflected: "...they would be dedicating e



everything that was not in a neighborhood to the master association and doing this meant that it would not require Board signatures.” Mr. Ward responded that this was accurate. A Board member referred to page 2, paragraph 2, which said the assessments were *less*, and he pointed out it should read *more*. Mr. Ward said he would make those changes.

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

#### 4. Staff Reports

##### a) District Attorney

Mr. Urbancic addressed the issue of the University Overlay Landscape MSTBU. He said a meeting had been scheduled with the County that Mr. Ward and he would attend on March 22 with the County Attorney and several County staff members to go over the request to eliminate the MSTBU Overlay District. He said he had talked with the Assistant County Attorney about the District’s resolution, and he said he was aware of it. The Assistant County Attorney asked for copies, and they were sent via email. He said he thought the Assistant County Attorney was receptive to it from a conceptual standpoint, but Mr. Urbancic was not sure about the other County staff members’ receptivity. He stated that now was a good time to do that.

Mr. Ward asked for questions from the Board and there were none.

##### b) Engineer

Mr. Krebs reported that he and the developer have been working with South Florida Water Management District, and they have finally acknowledged that there was no riprap limitation on the recreational lake. He said they worked with the staff on West Palm Beach and came back with the determination that the 40 percent rule that limited bulk head did not apply to riprap. Mr. Krebs added there was an application that had been prepared, which they now would submit, to get the riprap that was along the south shore in Verona, and all the permanent riprap, into the application to show where it was located.

A Board member asked if there was a permit process for riprap. Mr. Krebs said there was not, but it still had to be documented because they would still be held to the same 65 percent of the total shore line through Lee County. He said there was a limitation with Lee County, but not with the District, which was the bigger of the two to overcome. Mr. Krebs added that South Florida Water Management District recently went through a rule change and changed their permit manual, and the language that was altered took out the language that made it clear there was a

difference between bulk head and riprap. Since then, he said they had been working with them to get this determination.

c) Asset Manager

Mr. Bernard reported that they have started the erosion control project. He said they had finished Montelago; they restored the bank, put their property back and sodded up to the property line of the residents. He said next they will be going into Sorrento that has two small lakes that have a problem with erosion. He said the Homeowner Association in Siena gave their approval to do the work, which will begin in April.

A Board member asked Mr. Bill Gard, an audience member who worked on this project, if he had any comments. Mr. Gard responded that he had heard comments on the work that had been done was well done.

Mr. Ward asked members of the audience to put their name on the record before they spoke.

An audience member added that he thought they had done a great job. He said he watched them do the prep and saw the sodding, and it looked good.

Mr. Bernard said there were some areas that were not sodded because they were usually underwater. He said the last two rows of the sod had been pinned, so when it rained, they would stay in place.

A Board member asked if this work was all out of the budget, and Mr. Bernard's response was affirmative, even the drainage when they began work in Siena.

Mr. Bernard said Verona Lago had gotten their land development order from Lee County. He said they were waiting for one more dock permit, but they would start Mr. Parker's property, which needed the most rebuilding, in the next week.

Mr. Bernard reported he and Paul had met with the contractor for the riprap. He said an area where they will load the riprap material had been selected. He said Miromar Development was going to give riprap material from the lakes they were digging so they would not have to buy it.

Mr. Bernard added the water had been tested, and the results were that the quality of the water was very good.

A Board member asked if the bulrushes in Siena would be pulled up when the golf course was redone. The response was negative. He asked if these plants could be taken out. Mr. Bernard responded that they did not take them out, but they controlled them, so they didn't go over a certain width. He was asked about the height. He responded that there were different types of bulrushes: the giant bulrush

which was the tall one, and there was the smaller type. It was commented that these get very tall and some residents can't see over them. A resident, Bill Gard, added that they would like to get rid of the tall bulrushes, but he added, you could chop them down but that would not kill them. A discussion of this issue occurred.

Mr. Ward said he and Mr. Bernard would take a look at the issue and see how many bulrushes there were. He said some people liked them and some did not, so it was a no-win situation. He said they had been dealing with the issue on an individualized basis. A discussion brought to light that it was not a simple process.

A Board member suggested talking to the Homeowner Associations, figuring out the cost, and bringing it before the Board.

Another Board member asked when the Golf Course trimmed the bulrushes each year, if they asked permission to do so. The response was negative, but that they should ask for permission.

Mr. Ward stated that he knew the extent of the problem in terms of the volume of bulrushes; and to make everyone comfortable, he would get a handle on how much it entailed and what the obligation was to keep them trimmed, but not removed.

A Board member agreed with Mr. Bernard who stated that this problem had to be dealt with uniformly.

Mr. Ward added that this was an appropriate time to look at this issue if it impacted the budget as he was getting ready to start the new budget.

d) Manager

Mr. Ward stated that he would start the budget process in the next month or two.

## **5. Supervisor's Requests and Audience Comment**

Mr. Ward asked for questions from the Board.

A Board member asked about the statement that Miromar Development was going to transfer these new lakes to the Homeowners Association, so that they would not have to go through the CDD. He questioned the legality of that and was that something they wanted as a matter of policy.

Mr. Ward responded that from his perspective he didn't think that was the best alternative. He said the District has had the responsibility and authority for the operation of the water management system. However, he added at the end of the day having two entities who could potentially be in conflict with one another in terms of its operation and maintenance was problematic. He added if there was a process that they could put in place that ensured that the district would get the ownership of

what was being constructed as part of the water management system, he would be more comfortable with it. He said the process of just turning it over to the Master HOA was not something that he would normally recommend to them.

An audience member wished to clarify that it was procedural, and what Miromar Development was trying to do was make it easier. He said what they had done in the past was dedicate each of the individual areas to the specific final ownership, which required everybody to participate, and the CDD had to sign off on their piece of the plat. He said what they had done was to simplify the procedure and say they were only going to have one entity be responsible during the construction of these assets, so they would not have to burden the Board with plat signing. The work could be completed under that scenario. The intent was always to provide to the CDD the assets that were part of the Surface Water Management System. He said that the Board had mandated to them that they could not give the assets to them until they were fully approved. He said sometimes the CDD claimed they did not want them anyway, but that was a different issue. He said their intent was always to give them to the CDD, but they wanted to make sure the process was fully complete and certified and ready to be accepted. He said they did not need CDD money to build them like they used to, which was why the process was created that way originally. He said now they could fully complete all the assets and make sure the deed matched up and it was certified, and then give them to the CDD. He said that was what they were trying to accomplish with the new methodology.

A Board member asked why it had to be transferred to the HOA first, and would it then be the HOA that would come to them. The response was that Mr. Urbancic could speak to the legal standpoint and that it was a dedication on the plat. He said everything had to be dedicated to somebody when property was platted.

Mr. Urbancic pointed out that Lee County had gotten more difficult and was now requiring the entity that was going to ultimately accept the asset to either sign the plat or have a resolution that specifically said you were accepting that master storm water system at that point in time. He said he thought what Miromar Development was saying was they were going to dedicate it to the HOA, but eventually they were going to sign it all back over to the CDD. It was pointed out that it was dedicated on the plat that the intent was upon full certification that the asset would be conveyed all at once, which made this an easier process through Lee County.

Mr. Urbancic further pointed out that there had been a great deal of changeover in County staff and the transfer process had changed so that everything needed to be a platted tract.

A Board member asked Mr. Urbancic if he was comfortable with the arrangement. Mr. Urbancic responded that yes, it could be done that way. He said the other way they could do it would be to adopt a resolution and go through the planning process with the developer and sign off on each thing. He stated the result was the same at the end of the day. He said it could be done either way, and he

thought the proposed way was cleaner and put it in one final package and no items were left out that had to be addressed later.

A Board member commented to Mr. Byal that he believed him when he told the Board that his company was doing something that would eventually benefit them, and he just had wanted clarification and to make sure that everyone was okay with it.

Mr. Ward commented that he was not recommending that process, but understood that was something the developer could do.

The Board member continued and asked if it was a process that was all or nothing, or if it turned out that it was not to their benefit, was it something that could change. He asked if they could go back to the old way once they started doing it the new way.

Mr. Urbancic said he thought they could change the process to make it smoother or if they found there was something that did not work.

Mr. Ward said as long as it was not codified in any agreement that would be binding upon either of the parties and as long as it got done, it would be okay. He said if Mr. Byal decided to leave Miromar Development, it would be a problem. He said they now have a bifurcated process; irrespective of how easy it might have been to get to point X, the Master Association still had authority over the water management system. He said the change, although it may be more administratively easy, did not bind anybody to do anything. He said in his opinion that was the problem with the process. It was pointed out that it was a possibility that a new person could say they wanted the assets to stay in the Master Association.

Mr. Byal stated that the challenges that have been posed over the years had made this decision easy. He said it was not an easy process before. He said he thought it was a well-founded business decision based on the experience over the past couple of years.

A Board member said that in a prior discussion about this HOA was used. He asked if that was what they meant or did they mean the Master Association. The response was the Master Association.

A Board member asked when Miromar would be in a position to make a presentation on new development. The response was that there was a development plan, and it would be emailed to him as he was not at the last meeting.

A Board member stated that on March 13 the redevelopment program for the new golf course would begin and he asked if anyone knew what chemicals were being used to kill the grass. He also asked where the chemicals would drain and would they affect any of the water management areas.

The response was that this process had already been completed in another community and there had been no problems. It was also pointed out that it was basically the fairways that were being treated and these were set back from the lakes. It was further pointed out that all of the fairways slope toward the water, and it would be a good idea to find out which chemicals were being used. A Board member said that the chemical being used was like Roundup in that it only killed the grass, and it would not hurt the squirrels or the pets or the people playing golf. It was also commented that it took three applications of this chemical to kill the grass, and it must break down fairly quickly, or the new grass would not root and grow.

Mr. Ward asked for audience comments.

Mary LeFave asked if the new opportunity to use riprap would be cause for the erosion plan to be revised. She said in Tivoli they were told that their percentages were used up. The response was that the restrictions were still there for the internal lakes. He said the recreational lake had been changed to 65 percent, but the County's restriction for all of the other lakes, which is 20 percent, was still in place.

A Board member stated that other communities have ponds that are 100 percent riprap. The response was that had happened because it had not been noticed by County code enforcement, and sometimes people do not understand the restrictions.

A Board member pointed out that riprap was not always the solution to wave action; sometimes runoff was the issue and improper drainage.

Ms. LeFave said the erosion was very bad on the lake where she lives. She said she knew the erosion plan was to dredge. She asked their professional opinion about which was better, dredging or riprap. Mr. Bernard said over the years, the erosion had happened just from the wind pushing the water, and his recommended solution was to find something that could keep the water from rushing down and eating up that corner. He said when they build that up with the fill that may slow down the flow of the water. He said the erosion from the lake was bad, but the rain was worse. He explained a new drainage system for the houses that he hoped would help. He said most of the erosion had to do with runoff coming from the properties. He said they were putting the money into solving the drainage and runoff problems and that should solve the erosion problems.

## 6. Adjournment

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

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

The meeting was adjourned at 2:54 p.m.

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James P. Ward, Secretary  
Chairman

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Michael HendershotError! Bookmark not defined.,



## Memorandum

Date: April 3, 2017

To: James P. Ward- District Manager

From: Bruce Bernard - Field Manager

Paul Cusmano – Asset Manager

Subject: Miromar Lakes CDD

Asset Management Report- March 2017

CGA Project # 14-7438

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

### **GSA Contract Holder**

1800 Eller Drive  
Suite 600  
Fort Lauderdale, FL  
33316  
954.921.7781 phone  
954.921.8807 fax

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### **Lake Maintenance**

MRI has restored the lake banks within the Sorrento subdivision on Lakes 6-N and 6-O. The contractor recaptured previously eroded material from the lake to re-establish the bank sloping to the 18.0 mean water levels. The CDD landscape contractor (Brightview) followed immediately behind MRI and installed new sod on the lake bank slopes. The landscape contractor pinned the sod at the edge of the slope to insure the sod would not move and will water the sod for two weeks until established. See photo's attached.

The CDD contractor for Verona Lago subdivision (Greg Orick Marine Construction) has begun the maintenance repair effort to the rip-rap seawalls for the properties identified. The rip-rap material will be transported to the select properties requiring step repairs by barge and placed with equipment to complete this task. Total reconstruction of the damaged seawall at 18311 Vicenza Way is in the process of being repaired. The remaining properties will be completed once the barge arrives on-site before the end of April. See attached photos.





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

**GSA Contract Holder**

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[www.cgasolutions.com](http://www.cgasolutions.com)

The Siena HOA has given approval for the CDD erosion maintenance project and the contractor (MRI) has been issued the purchase order to begin the drainage improvements. These improvements will entail manifolding all gutter drains into Nyloplast drain basins which will then have 12 " or 18" ADS piped outfalls into Lakes 6-E and 6-F. Once the drainage improvements are completed the re-establishing of the lake bank portion of the project can commence.

The Miromar Lakes NPDES Cycle 3 report for fiscal year 15/16 was completed on March 16, 2017 and forwarded to Lee County to be included with the Lee County submittal to the state by the end of March 2017. Miromar Lakes, through an inter-local agreement, submits its report along with nineteen other cities and CDD districts within Lee County as one submittal process.

### **Landscape Maintenance**

Brightview Landscaping has completed installation of plant material that was destroyed in the berm fire east of Lake 6. The contractor removed and dead or damaged plants and replaced the same plant material that was present on the berm prior to the fire along with pinestraw mulch groundcover material. See attached photos.

Brighview has upgraded the plant material outside of Verona Lago small stormwater retention. Contractor removed turf and mulched areas and installed an additional 217 Nora Grant Ixora, 230 Mexican Petunia Ruella and new pinstraw mulch. See attached photos.

### **Stormwater Maintenance**

#### **Permit Compliance**

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

1. Application – Miromar Lakes Phase 1
  - a. Lake bank(s) slope (lake shoreline steeper than permitted) - Need to restore/address the shoreline slope to substantial compliance.



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

**GSA Contract Holder**

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954.921.7781 phone  
954.921.8807 fax

[www.cgasolutions.com](http://www.cgasolutions.com)

This work is funded in the Capital Budget for 2016-17 with anticipated completion scheduled for March 2017 (Project began April 2017)

- b. Unpermitted activity - rip-rap was installed along the recreational lake shoreline. Please apply for permit modification to include subject installed rip-rap.  
**The CDD Engineer has applied for the permit modifications required for all unpermitted rip-rap installation(s) (Pending).**
  - c. Lake bank erosion - Erosion to the lake shoreline has occurred in some areas of Lakes 6H, 6I, and 6J. Lake 6I has a drop of four (4) feet between lots. Also, erosion has occurred near control structure CS#1. Restore the lake shorelines to substantial compliance with permit.  
**Shoreline erosion mitigation efforts have been incorporated into the CCD Capital Improvements budget(s) from 2016-2020. The CDD itself has taken efforts to implement the maintenance repairs with prior approval from affected Homeowners Associations (HOA's) (Erosion Mitigation has begun and completed in three of the fourteen subdivisions to be repaired)**
  - d. Unpermitted activity / retaining wall - A retaining wall was constructed within the Lake 6 maintenance easement. Restore the lake slope to comply with permit or apply for permit modification to include subject retaining wall.  
**The CDD Engineer has applied for a permit modification to include / allow for the retaining wall (Pending).**
2. Application 030128-2 Mediterranean Village Phase 4 Vivaldi
- a. Lake bank erosion - Erosion to lake shoreline has occurred in some areas on Lake 6H. Restore the lake shoreline to comply with permit.  
**Shoreline erosion mitigation efforts for this permit will be addressed within the Capital Improvements budget year 2017-2018.**









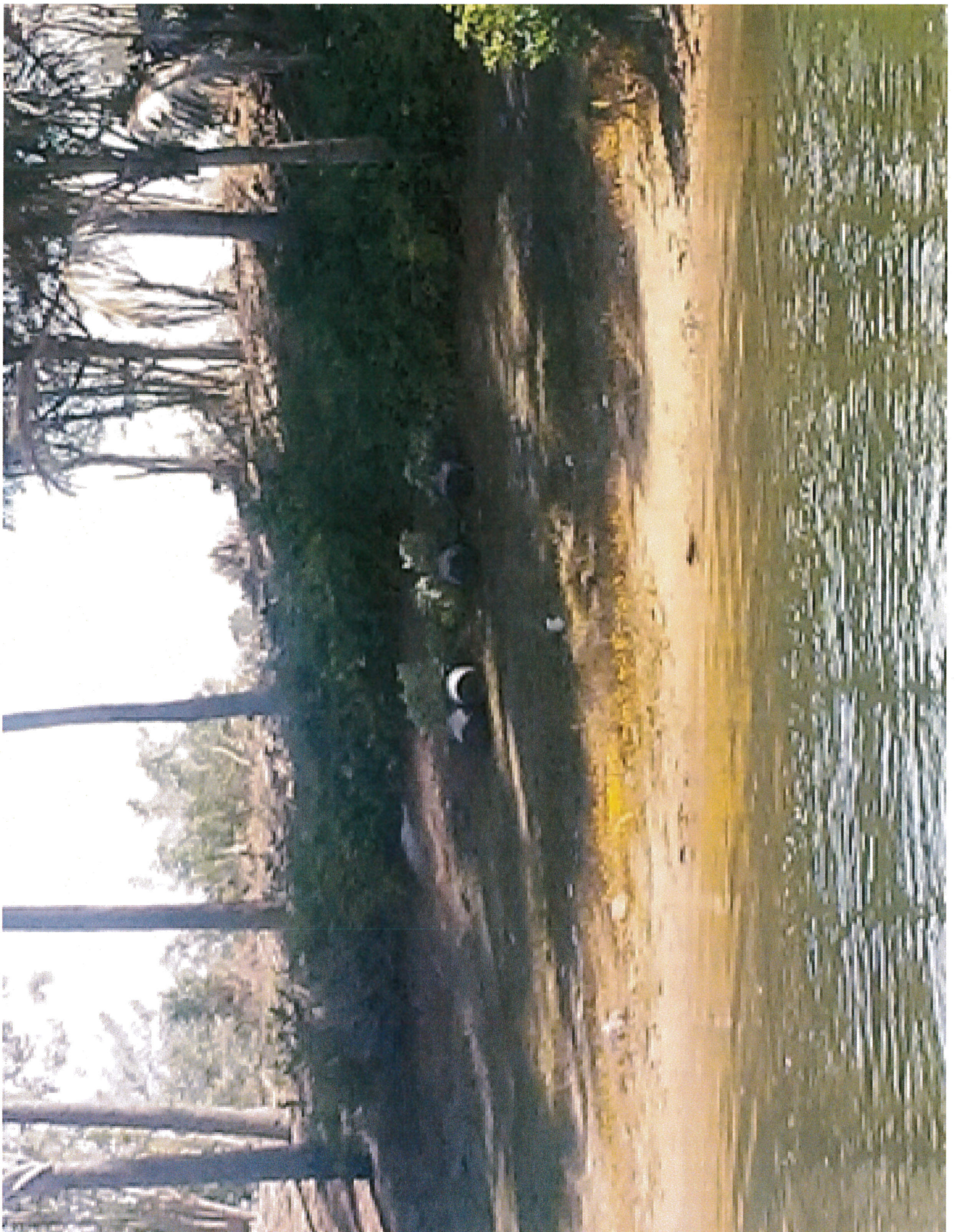


















STOP









CALVIN, GIORDANO & ASSOCIATES, INC.																		
Description of Service	YEAR 2	Agreement Terms		Total Fee	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	YTD	Budget Variance
		Hourly Rate	Hours															
<b>WATER MANAGEMENT SERVICES</b>																		
Procurement and Bidding Services		\$ 100.00	12	\$ 1,200.00		2	2		1	4							9	3.00
Prepare Scope of Service for Contract		\$ 100.00	16	\$ 1,600.00		2		4	4								10	6.00
NDPES Compliance/Reporting		\$ 100.00	50	\$ 5,000.00	4	4	2	3	8								21	29.00
Negotiation and Contract Execution		\$ 100.00	12	\$ 1,200.00					4	2							6	6.00
Operations and Maintenance Services		\$ 80.00	148	\$ 11,840.00	8	14	16	16	12	18							84	64.00
<b>Sub-Total:</b>			<b>238</b>	<b>\$ 20,840.00</b>	<b>12</b>	<b>22</b>	<b>20</b>	<b>19</b>	<b>29</b>	<b>28</b>							<b>130</b>	<b>108</b>
<b>LANDSCAPING SERVICES</b>																		
Procurement and Bidding Services		\$ 100.00	12	\$ 1,200.00	3	2	3	4		3							15	(3.00)
Prepare Scope of Service for Contract		\$ 100.00	20	\$ 2,000.00	2	3	2	3	2	4							16	4.00
Prepare Specifications and Exhibits		\$ 100.00	12	\$ 1,200.00	6	3				1							10	2.00
Negotiation and Contract Execution		\$ 100.00	12	\$ 1,200.00	2	2	2		2								8	4.00
Operations and Maintenance Services		\$ 80.00	269	\$ 21,520.00	24	26	26	24	28	25							153	116.00
<b>Sub-Total:</b>			<b>325</b>	<b>\$ 27,120.00</b>	<b>37</b>	<b>36</b>	<b>33</b>	<b>31</b>	<b>32</b>	<b>33</b>							<b>202</b>	<b>123</b>
<b>ASSET MONITORING</b>																		
Procurement and Bidding Services		\$ 100.00	12	\$ 1,200.00			2		2								4	8.00
Prepare Scope of Service for Contract		\$ 100.00	12	\$ 1,200.00		2		2	4	2							10	2.00
Prepare Specifications and Exhibits		\$ 100.00	15	\$ 1,500.00	2	3	1										6	9.00
Negotiation and Contract Execution		\$ 100.00	15	\$ 1,500.00		2											6	9.00
Operations and Maintenance Services		\$ 80.00	148	\$ 11,840.00	12	16	18	16	18	11							91	57.00
<b>Sub-Total:</b>			<b>202</b>	<b>\$ 17,240.00</b>	<b>14</b>	<b>23</b>	<b>21</b>	<b>22</b>	<b>24</b>	<b>13</b>							<b>117</b>	<b>85</b>
<b>ADMINISTRATIVE MATTERS</b>																		
Maintain electronic files, attendance at Board Meeting, general matters (all)		\$100	100	\$ 10,000.00	8	9	8	8	8	8							49	51.00
<b>Sub-Total:</b>			<b>100</b>	<b>\$ 75,200.00</b>	<b>8</b>	<b>9</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>							<b>49</b>	<b>51.00</b>
<b>Total: All Hours</b>			<b>865</b>		<b>71</b>	<b>90</b>	<b>82</b>	<b>80</b>	<b>93</b>	<b>82</b>							<b>498</b>	<b>367</b>

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*Miromar Lakes Community Development District*

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*Financial Statements*

*February 28, 2017*



*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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<i>Series 2015 Bonds</i>	<i>7</i>

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

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending February 28, 2017**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets		
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 947,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 947,034
Debt Service Fund								
Interest Account	-	4	-	-	-	-	-	4
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	448,637	876,017	-	-	-	-	1,324,654
Revenue	-	907,065	546,173	-	-	-	-	1,453,238
Prepayment Account	-	0	-	-	-	-	-	0
<b>Due from Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	(0)	-	-	-	-	(0)
<b>Market Valuation Adjustments</b>	-	-	-	-	-	-	-	-
<b>Accrued Interest Receivable</b>	-	-	-	-	-	-	-	-
<b>Assessments Receivable</b>	-	-	-	-	-	-	-	-
<b>Accounts Receivable</b>	-	-	-	-	-	-	-	-
<b>Amount Available in Debt Service Funds</b>	-	-	-	-	1,355,706	-	-	1,355,706
<b>Amount to be Provided by Debt Service Funds</b>	-	-	-	-	27,879,294	-	-	27,879,294
<b>Investment in General Fixed Assets (net of depreciation)</b>	-	-	-	-	-	36,514,917	-	36,514,917
<b>Total Assets</b>	<b>\$ 947,034</b>	<b>\$ 1,355,706</b>	<b>\$ 1,422,190</b>	<b>\$ -</b>	<b>\$ 29,235,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 69,474,847</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2017**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>								
Current Portion	-	-	-	-	1,075,000	-	1,075,000	-
Long Term	-	-	-	-	28,160,000	-	28,160,000	-
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,235,000</u>	<u>\$ -</u>	<u>\$ 29,235,000</u>	<u>\$ -</u>
<b>Fund Equity and Other Credits</b>								
<b>Investment in General Fixed Assets</b>	-					36,514,917	36,514,917	-
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2016 (Audited)	-	828,498	1,485,341	-	-	-	2,313,839	-
Results from Current Operations	-	527,209	(63,151)	-	-	-	464,058	-
<b>Unassigned</b>								
Beginning: October 1, 2016 (Audited)	463,308						463,308	
Results from Current Operations	483,727						483,727	
<b>Total Fund Equity and Other Credits</b>	<u>\$ 947,034</u>	<u>\$ 1,355,706</u>	<u>\$ 1,422,190</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 36,514,917</u>	<u>\$ 40,239,848</u>	<u>\$ -</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 947,034</u>	<u>\$ 1,355,706</u>	<u>\$ 1,422,190</u>	<u>\$ -</u>	<u>\$ 29,235,000</u>	<u>\$ 36,514,917</u>	<u>\$ 69,474,848</u>	<u>\$ -</u>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2017**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>								
Interest - General Checking	14	14	41	43	25	136	300	45%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	337	196,696	555,587	33,321	24,460	810,401	859,717	94%
Special Assessments - Off-Roll	112,721	-	-	-	-	112,721	450,882	25%
Miscellaneous Revenue	-	-	-	-	-	-	0	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 113,071</b>	<b>\$ 196,710</b>	<b>\$ 555,628</b>	<b>\$ 33,364</b>	<b>\$ 24,485</b>	<b>923,258</b>	<b>\$ 1,310,899</b>	<b>70%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's - Fees	1,000	-	2,000	-	1,000	4,000	12,000	33%
Board of Supervisor's - Taxes	153	-	153	-	77	383	918	42%
<b>Executive</b>								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	-	-	-	5,100	0%
Accounting Services	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	18,000	18,000	100%
Arbitrage Rebate Services	-	-	-	-	1,500	1,500	1,000	150%
<b>Other Contractual Services</b>								
Legal Advertising	76	-	51	-	637	764	1,200	64%
Trustee Services	-	-	3,091	-	-	3,091	7,900	39%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	2,400	0%
Bank Services	32	48	34	34	35	183	550	33%
Travel and Per Diem	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	-	-	73	128	-	200	400	50%
Insurance	5,778	-	-	-	-	5,778	5,800	100%
Printing & Binding	174	-	-	101	-	274	1,200	23%

Prepared by:

**JPWARD and Associates, LLC**



**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2017**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<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	-	-	6,516	-	699	7,215	30,000	24%
Legal - Litigation	-	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	861	-	-	861	100,000	1%
Legal - Center Place	-	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	4,615	-	-	4,615	-	N/A
<b>Other General Government Services</b>								
Engineering Services - General Fund	-	2,524	303	-	893	3,720	20,000	19%
NPDES	-	-	560	-	-	560	250	224%
Asset Administration Services	-	833	1,667	-	1,667	4,167	10,000	42%
Center Place	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>10,721</b>	<b>6,739</b>	<b>41,256</b>	<b>3,596</b>	<b>9,841</b>	<b>72,153</b>	<b>257,893</b>	<b>28%</b>
<b>Stormwater Management Services</b>								
Professional Management								
Asset Management	-	2,317	4,633	-	4,633	11,583	27,800	42%
Mitigation Monitoring	-	-	-	-	-	-	500	0%
Utility Services								
Electric - Aeration Systems	-	113	396	452	161	1,121	500	224%
Lake System								
Aquatic Weed Control	-	10,928	5,464	5,464	5,464	27,320	65,568	42%
Lake Bank Maintenance	-	-	-	-	-	-	1,500	0%
Water Quality Testing	-	-	3,460	-	-	3,460	11,800	29%
Water Control Structures	-	-	6,800	-	-	6,800	7,000	97%
Grass Carp Installation	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	N/A
Aeration System	-	-	-	-	-	-	2,000	0%
Wetland System								
Routine Maintenance	-	6,267	3,133	3,133	3,133	15,667	42,100	37%
Other Current Charges	-	-	-	-	-	-	-	N/A

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2017**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Capital Outlay								
Aerator's							13,900	
Littortal Shelf Replanting/Barrier							3,000	
Erosion Restoration	-	-	-	-	4,055	4,055	259,238	2%
<b>Sub-Total:</b>	<b>-</b>	<b>19,624</b>	<b>23,886</b>	<b>9,049</b>	<b>17,446</b>	<b>70,006</b>	<b>434,906</b>	<b>16%</b>
<b>Landscaping Services</b>								
Professional Management								
Asset Management	-	3,117	6,233	-	6,233	15,583	37,400	42%
Utility Services								
Electric	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	1,777	-	1,777	5,000	36%
Repairs & Maintenance								
Public Area Landscaping	-	27,434	15,756	137,767	26,836	207,793	444,000	47%
Landscape Lighting	-	-	-	-	-	-	-	N/A
Irrigation System	-	1,643	-	232	1,197	3,071	8,000	38%
Well System	-	-	-	-	-	-	1,000	0%
Plant Replacement	-	-	-	408	-	408	49,000	1%
Other Current Charges								
Lee County -Ben Hill Griffin Landscape	-	50,691	-	-	-	50,691	54,000	94%
Hendry County - Panther Habitat Taxes	-	372	-	-	-	372	700	53%
Operating Supplies								
Mulch	-	14,400	-	3,275	-	17,675	19,000	93%
<b>Sub-Total:</b>	<b>-</b>	<b>97,658</b>	<b>21,990</b>	<b>143,459</b>	<b>34,267</b>	<b>297,372</b>	<b>618,100</b>	<b>48%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 10,721</b>	<b>\$ 124,021</b>	<b>\$ 87,132</b>	<b>\$ 156,104</b>	<b>\$ 61,554</b>	<b>439,531</b>	<b>\$ 1,310,899</b>	<b>34%</b>
Net Increase/ (Decrease) in Fund Balance	102,350	72,689	468,496	(122,740)	(37,069)	483,727	-	
Fund Balance - Beginning	463,308	565,658	638,347	1,106,843	984,103	463,308	526,359	
<b>Fund Balance - Ending</b>	<b>\$ 565,658</b>	<b>\$ 638,347</b>	<b>\$ 1,106,843</b>	<b>\$ 984,103</b>	<b>\$ 947,034</b>	<b>947,034</b>	<b>\$ 526,359</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2012 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2017**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Reserve Account	47,570	1,839	0	7	15	49,432	40,000	124%
Prepayment Account	-	0	-	-	-	0	-	N/A
Revenue Account	2	2	1	15	86	106	30	353%
Interest Account	4	-	-	-	-	4	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	326	183,770	519,075	31,131	22,853	757,154	803,283	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	160,662	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 47,902</b>	<b>\$ 185,611</b>	<b>\$ 519,076</b>	<b>\$ 31,153</b>	<b>\$ 22,954</b>	<b>806,697</b>	<b>\$ 1,003,975</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2012 Bonds	-	-	-	-	-	-	\$ 445,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2012 Bonds	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2012 Bonds	-	279,488	-	-	-	279,488	558,975	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 279,488</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>279,488</b>	<b>\$ 1,003,975</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	47,902	(93,876)	519,076	31,153	22,954	527,209	-	
Fund Balance - Beginning	828,498	876,400	782,524	1,301,600	1,332,753	828,498	870,552	
<b>Fund Balance - Ending</b>	<b>\$ 876,400</b>	<b>\$ 782,524</b>	<b>\$ 1,301,600</b>	<b>\$ 1,332,753</b>	<b>\$ 1,355,707</b>	<b>1,355,707</b>	<b>\$ 870,552</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2017**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>								
Reserve Account	112,874	4,267	0	3	7	117,152	90,000	130%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	832	132	1	21	64	1,050	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	89	63,744	180,051	10,798	7,927	262,609	278,561	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	1,149,364	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 113,794</b>	<b>\$ 68,143</b>	<b>\$ 180,053</b>	<b>\$ 10,823</b>	<b>\$ 7,998</b>	<b>\$ 380,811</b>	<b>\$ 1,517,925</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2015 Bonds	-	-	-	-	-	-	\$ 630,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2015 Bonds	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2015 Bonds	-	443,963	-	-	-	443,963	887,925	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 443,963</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>443,963</b>	<b>\$ 1,517,925</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	113,794	(375,820)	180,053	10,823	7,998	(63,151)	-	
Fund Balance - Beginning	1,485,341	1,599,135	1,223,315	1,403,368	1,414,191	1,485,341	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,599,135</b>	<b>\$ 1,223,315</b>	<b>\$ 1,403,368</b>	<b>\$ 1,414,191</b>	<b>\$ 1,422,190</b>	<b>1,422,190</b>	<b>\$ -</b>	