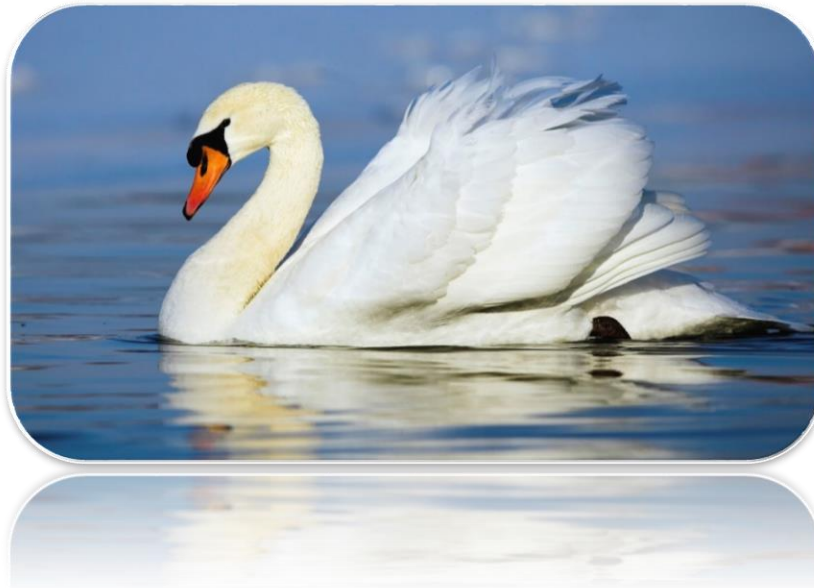


MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



AGENDA

APRIL 10, 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

April 6, 2022

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 **Wednesday, April 13, 2022, at 4:00 P.M.** in the Library at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The following WebEx link and telephone number are provided to join/watch the meeting remotely.

<https://districts.webex.com/districts/onstage/g.php?MTID=e01c5698dfb2cc79f21df3b9cc3e327fd>

Access Code: **2346 734 1813**, Event Password: **Jpward**

Phone: **408-418-9388** and enter the access code **2346 734 1813** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Notice of Advertisement of Meeting.
3. Consideration of Minutes:
 - I. March 10, 2022 – Regular Meeting.
4. Consideration of **Resolution 2022-6**, a resolution of the Board of Supervisors approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing for **Thursday, June 9, 2022, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913** on the Proposed Budget.
5. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - a. Stormwater Reporting Update.
 - III. District Asset Manager.
 - a. Operations Report April 1, 2022.
 - IV. District Manager

- a. Notice of Qualified Elector Election – Seat 1, Mike Weber, Seat 2, Doug Ballinger, and Seat 3, Alan Refkin.
 - b. Financial Statement for period ending March 31, 2022 (unaudited).
6. Supervisor’s Requests and Audience Comments.
 7. Adjournment.

The first order of business is the Call to Order & Roll Call.

The second order of business is the Notice of Advertisement of Meeting.

The third order of business is the consideration of the March 10, 2022, Regular Meeting minutes.

The fourth order of business is consideration of **Resolution 2022-6**, a resolution of the Board of Supervisors based on the District’s enabling legislation, which requires the District Manager to submit a Proposed Budget to the Board of Supervisors by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing at a meeting of the Board of Supervisors.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to any of the Assessment Rates contemplated because of the preparation of the Budget. It does however set the maximum assessment rate for the general fund. The budget hearing is scheduled for **Thursday, June 9, 2022, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

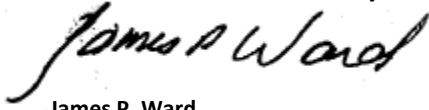
The fifth order of business is consideration are the staff reports by the District Attorney, District Engineer, and District Asset Manager, including the Operations Report, dated April 1, 2022. The District Manager shall report on: (i) the upcoming qualified elector election (conducted by the Supervisor of Elections of Collier County) in November 2022, during which three (3) seats (Supervisor seats 1, 2, 3) are available; and (ii) Financial Statements for the period ending March 31, 2022 (unaudited).

The sixth order of business are Supervisor’s Requests and Audience Comments.

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

Sincerely yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

Meetings for Fiscal Year 2022 are as follows:

April 14, 2022	May 12, 2022
June 9, 2022	July 14, 2022
August 11, 2022	September 8, 2022

The News-Press media group

news-press.com | A GANNETT COMPANY

Attn:
MIROMAR LAKES CDD
2301 NE 37TH ST
FT LAUDERDALE, FL 33308

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared *Nancy Heyrman*, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE OF MEETING MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development Dist

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of or by publication on the newspaper's website, if authorized, on :

04/03/2022

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper editions dated:

Sworn to and Subscribed before me this 3rd of April 2022, by legal clerk who is personally known to me.

[Signature]

Affiant

[Signature]
Notary State of Wisconsin, County of Brown
5.15.23

My commission expires

of Affidavits 1

This is not an invoice

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

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District is scheduled to be held on Wednesday, April 13, 2022, at 4:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913 on the following dates:

The meeting is open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained by contacting the District's Management office by phoning (954) 658-4900 or on the District's web site at www.miromarlakescdd.org at least seven (7) days prior to the date of the meeting.

The meeting may be cancelled or continued to a date, time and location specified on the record at the meeting.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at this meeting should contact the District Manager by telephone at (954) 658-4900 at least seven (7) days prior to the date of the particular meeting. If you are hearing or speech impaired, please contact the Florida Relay Service a 1-800-955-8770 for assistance in contacting the District Office.

If any person decides to appeal any decision made with respect to any matter considered at this meeting, such person will need a record of the proceeding and such person may need to insure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Miromar Lakes Community
Development District
James P. Ward, District Manager
AD # 5168075 April 3, 2022

NANCY HEYRMAN
Notary Public
State of Wisconsin

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

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The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, March 10, 2022, at 2:00 p.m. at the Library in the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

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Present and constituting a quorum:

Alan Refkin	Chair
Michael Weber	Vice Chair
Doug Ballinger	Assistant Secretary
Patrick Reidy	Assistant Secretary
Mary LeFevre	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Charlie Krebs	District Engineer
Bruce Bernard	Asset Manager
Bill Reagan	FMS Bonds
Denise Ganz	Bond Counsel
Andrew Gill	Associate of JPWard & Associates.

Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted roll call; all Members of the Board were present, with Supervisor Weber present via video, constituting a quorum.

SECOND ORDER OF BUSINESS

Consideration of Minutes

February 10, 2022 – Regular Meeting

Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes. A few name spelling corrections were suggested. Mr. Ward indicated he would make the requested corrections.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Alan Refkin, and with all in favor, the February 10, 2022, Regular Meeting Minutes were approved as corrected.

48 **THIRD ORDER OF BUSINESS****Consideration of Resolution 2022-4**

49

50 **Consideration of Resolution 2022-4, a resolution of the Board of Supervisors of Miromar Lakes**
51 **Community Development District (i) authorizing the Issuance of its \$6,960,000 Capital Improvement**
52 **Revenue Refunding Bonds, Series 2022, the proceeds of which will be used, together with other**
53 **available funds, to refund and redeem its outstanding Capital Improvement Revenue Refunding**
54 **Bonds, Series 2012 and pay costs of issuance of the Series 2022 Bonds; (ii) designating the Series 2022**
55 **Bonds as qualified tax-exempt obligations for purposes of the Internal Revenue Code Of 1986, as**
56 **amended; (iii) providing for the refunding and redemption of the outstanding Series 2012 Bonds;**
57 **approving the form of a fifth supplemental trust indenture in connection with the Series 2022 Bonds**
58 **and authorizing the execution and delivery thereof; (iv) appointing a trustee, paying agent and bond**
59 **registrar for the Series 2022 Bonds; (v) authorizing the application of the proceeds of the Series 2022**
60 **Bonds and certain monies held by the trustee in connection with the Series 2012 Bonds; (vi) providing**
61 **for redemption of the Series 2022 Bonds; (vii) providing for the negotiated private placement of the**
62 **Series 2022 Bonds**

63

64 Mr. Ward explained Resolution 2022-4 authorized the issuance of the Series 2022 bonds, which were
65 the refinancing of the existing 2012 bonds. He introduced Mr. Bill Reagan and Ms. Denise Ganz.

66

67 Mr. Bill Reagan with FMS Bonds indicated Ms. Denise Ganz (bond counsel) would review the bond
68 documents for the closing next week. He reported the interest rate was locked in at 2.71%, with the
69 same maturity date of 2032. He noted the percentage of savings was significant at approximately 15%.

70

71 Ms. Denise Ganz reported the closing documents were essentially complete; this Resolution would, in
72 effect, approve the authorization and issuance of this bond to refund the 2012 bonds and approve
73 execution and delivery of a supplemental indenture which laid out the terms of the bonds, as well as the
74 escrow deposit agreement. She explained the bond money would be in escrow to pay off the prior
75 bonds at the end of April. She stated the bond would be placed with Hancock Whitney Bank.

76

77 Mr. Ward asked if there were any questions; hearing none, he called for a motion.

78

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**On MOTION made by Mr. Alan Refkin, seconded by Mr. Pat Reidy, and
with all in favor, Resolution 2022-4 was adopted, and the Chair was
authorized to sign.**

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FOURTH ORDER OF BUSINESS**Consideration of Resolution 2022-5**

Consideration Resolution 2022-5, a resolution of the Board of Supervisors of Miromar Lakes
Community Development District: (i) relating to the issuance of the District's capital improvement
revenue refunding bonds, Series 2022; (ii) Supplementing Resolution 2001-1 (as previously
supplemented by Resolution 2012-6), which resolution previously equalized, approved, confirmed,
imposed, and levied special assessments on an peculiar to property specially benefited by the
District's project; (iii) adopting the Miromar Lakes Community Development District assessment
allocation report for capital improvement revenue refunding bonds, Series 2022 prepared by AJC
Associates, Inc. and dated March 10, 2022; (iv) adopting and confirming an assessment roll; providing
for the update of the Districts assessment records; and (v) providing for severability, conflicts, and an
effective date

95
96 Mr. Ward explained Resolution 2022-5 was related to the issuance of the actual bonds and was
97 prepared by general counsel.

98
99 Mr. Greg Urbancic explained the assessment process including resolutions, public hearings, etc. He
100 stated this Resolution contemplated a “bring down resolution” which tailored the final assessments to
101 the bonds issued. He stated a final assessment resolution was adopted in late 2000, and again in 2012
102 when the bonds were refinanced; today the same would be done, a supplemental assessment report,
103 prepared by AJC Associates, would be adopted. He explained Resolution 2022-5 adopted the
104 supplemental assessment, allocation report, and reset the assessments based upon the allocation
105 report. He stated from this, the District would update the assessment records and when the
106 assessments were placed on the tax rolls going forward, these new numbers would be utilized.

107
108 Mr. Pat Reidy noted when this process was completed, \$112,836 dollars would go into an interest
109 reserve, which he assumed was for the November 2022 date.

110
111 Mr. Ward agreed and explained the funds to pay off the bonds would go into an escrow fund and once
112 closed, the bonds would be called.

113
114 Ms. Ganz noted the bonds would be paid out of the escrow account on May 1, 2022.

115
116 Mr. Reidy indicated he understood. He noted there were \$246,000 dollars in costs to pay the bank,
117 attorney, etc.

118
119 Mr. Ward concurred. He asked what the call date was on the 2012 bonds.

120
121 Ms. Ganz responded the call date for the 2021 bonds was May 1.

122
123 Mr. Reidy asked why \$112,836 dollars was going into a reserve account for interest.

124
125 Ms. Ganz explained the assessments were collected in advance, and to the extent any additional
126 assessment came in, it would go into the revenue account or to pay cost of issuance. She explained, just
127 to be safe, to ensure the District had enough to pay the interest, the interest was funded through an
128 escrow account for this year.

129
130 Mr. Ward asked if there were any questions; hearing none, he called for a motion.

131
132 **On MOTION made by Mr. Doug Ballinger, seconded by Mr. Alan**
133 **Refkin, and with all in favor, Resolution 2022-5 was adopted, and the**
134 **Chair was authorized to sign.**

135
136 **FIFTH ORDER OF BUSINESS**

Consideration and Discussion

137
138 **Consideration and discussion on long-term midge fly population control through fishery management**

139
140 Mr. Ward noted Mr. David Beasley with Solitude was present via video.

141

142 Mr. Bruce Bernard introduced Mr. Beasley.
143

144 Mr. David Beasley with Solitude explained the tentative plan had two phases: Phase 1 was to collect
145 information to prioritize how to reach the District's goals of achieving a sustainable water body which
146 had a reasonable midge population, or no midge population, with decent fishing and good aesthetics.
147 He stated the first step was to electrofish the water body and understand what was out of balance. He
148 explained electrofishing was a process of running electricity into the water safely, stunning the fish
149 temporarily, collect data on the fish including weight, length, species, how many in each size, class, etc.
150 He stated following this a plan could be developed to reduce the number of unwanted fish, stock
151 desirable fish, and/or improve the quality of the lake. He stated currently the District was spending over
152 \$20,000 dollars annually to mitigate the midge flies in the area. He noted midge flies became a problem
153 with poor water quality and/or a fish population which was out of balance; therefore, there were long
154 term solutions which could be implemented to solve the midge fly problem while at the same time
155 improving fishing in the lake. He stated he hoped to get approval to electrofish on March 21st, 2022 and
156 from there a more concrete approach could be determined.
157

158 Mr. Mike Weber thanked Mr. Beasley for the report outlining what to expect. He noted it would be
159 important to have a timeline for each of the action items for the purpose of reporting to the community,
160 as well as budgeting purposes. He stated he hoped some of the new costs for this plan would replace
161 some of the current midge fly costs to eventually constitute a savings; this would be important to keep
162 in mind while preparing the budget. He asked if this project was the CDD's responsibility or shared with
163 the Master Association.
164

165 Mr. Pat Reidy asked if Mr. Beasley's proposal was only for Miromar Lakes, or was it also for Wild Blue,
166 Esplanade and Miromar Lakes.
167

168 Mr. Beasley responded the proposal was for Miromar Lakes and Esplanade.
169

170 Mr. Bernard concurred.
171

172 Mr. Beasley stated he assumed Esplanade would split the cost with Miromar Lakes.
173

174 Mr. Ward noted this proposal had not gone before the Esplanade Board at this point in time; therefore,
175 he could not make any representations as to what the Esplanade Board would or would not do. He
176 noted he would present this proposal to the Esplanade Board but was presenting it to Miromar Lakes
177 first. He noted the numbers here were large for both Districts and it would be good to proceed slowly
178 and obtain better quantifiables in terms of what this would or would not accomplish. He stated he did
179 not know whether it was unreasonable to spend \$30,000 dollars in midge fly mitigation, nor did he
180 know whether spending \$200,000 dollars to \$300,000 dollars over a two to three year period (as
181 proposed by this plan) was reasonable. He stated it would be a good idea to start with the study, but he
182 was unsure about the rest of the numbers.
183

184 Mr. Doug Ballinger stated it seemed the majority of the money proposed to be spent would be for
185 stocking fish, between \$150,000 dollars to \$200,000 dollars.
186

187 Mr. Beasley concurred but noted this was hypothetical; there may not necessarily be that many fish
188 required. He noted the \$150,000 dollar to \$300,000 dollar discrepancy which was very broad had more

189 to do with bass genetics and fish improvement. He stated the lower number was likely more accurate
190 for the District's application.

191
192 Mr. Ballinger asked how this number was determined.

193
194 Mr. Beasley explained this was an average; basically, he took the one time action item section in step 2,
195 looked at these numbers, and pulled an average out of these numbers. He stated it was important to
196 understand this was just so the District understood what it could be getting into. He noted he rarely
197 made estimates before conducting the initial survey, but he understood it was important to have this
198 conversation before the District spent the funds on the initial survey to ensure the District understood
199 the situation. He noted whether the District had \$10,000 dollars or \$100,000 dollars to spend a year, it
200 was important to prioritize the items, and determine what was realistic before moving forward. He
201 stated there were things which the community could accomplish as well, for example, the anglers who
202 lived in the community could accomplish the necessary fish harvesting just by doing what they enjoyed
203 (fishing) and save up to \$60,000 dollars a year in fish harvesting fees. He stated there were other ways
204 to stretch dollars as well. He noted in general, aquatic vegetation played a huge role, as well as the
205 number of bass in the lake, as both had a significant impact on the number of small fish in the lake,
206 which in turn had a significant impact on the success of midge fly mitigation and improved fishing.

207
208 Mr. Ballinger stated the midge fly problem was an immediate problem which the District needed to
209 contend with. He noted if minnows took care of midge flies the District had not stocked enough in the
210 lake 6 months ago as the District still had a problem.

211
212 Mr. Bernard stated if there were too many big mouth bass in the lake eating the minnows, the minnows
213 would not survive to eat the midge flies. He noted, also, there was no vegetation in which the small fish
214 could hide.

215
216 Mr. Beasley agreed noting the fishermen wished there were more bass in the lake; therefore, he would
217 not say the lake had too many bass, but something was out of balance. He stated it was quite possible
218 this lake had multiple issues impacting the situation, while others caused a ripple effect. He noted the
219 difficulties were most likely tied to the lack of vegetation, the lack of food sources for smaller fish, the
220 number of predators, etc.; basically, a combination of several issues. He stated a balance needed to be
221 established.

222
223 Mr. Ballinger asked if the midge fly problem was originating 10 to 12 feet off of the bank.

224
225 Mr. Beasley responded in the negative; this was not necessarily the case, but it would create a refuge for
226 small fish to have vegetation which grew in water less than 8 feet deep and typically extended 10 to 12
227 feet out from the bank. He noted periphyton or plankton grew on these plants which served as food for
228 the small fish as well. He stated if a flourishing small fish population could be cultivated the small fish
229 would search out the midge fly larvae as a food source as well. He stated there should be some
230 monitoring of the midge larvae as well, to better understand where the midge flies were coming from
231 which could be done by grabbing sediment samples to look for larvae. He noted in the short term the
232 District would need to continue with its current midge fly deterrent program; however, it would make
233 sense in the long term to bring the lake to a healthier state and at some point, there would be a cost
234 savings in this regard. He noted it would take several years to get the lake back to a balanced state. He
235 noted no matter the District's budget, it would come down to the District's tolerance for vegetation and
236 where the vegetation would be located, as vegetation was very inexpensive and highly benefited the

237 small fish in the fishery. He stated partnering the vegetation with the bass population was important.
238 He discussed other line items, such as the fish feeding stations.

239
240 Mr. Reidy asked if moving forward with the first study would help Mr. Beasley better identify project
241 costs.

242
243 Mr. Beasley responded in the affirmative. He noted the purpose of the first study was to provide
244 numbers. He noted it was important to remember that the budget could be cut in half while still having
245 a tremendous impact. He noted the timeframe could be impacted by a reduced budget, but the impact
246 could still be tremendous.

247
248 Mr. Ward stated he was willing to commit Esplanade to pay half of the \$9,000 dollars. He agreed the
249 first study should be done.

250
251 Discussion ensued regarding the potential cost of this project in its entirety and pursuing the initial study
252 to better understand the numbers.

253

On MOTION made by Mr. Doug Ballinger, seconded by Mr. Alan Refkin, and with all in favor, spending \$4,500 dollars to proceed with electrofishing was authorized.

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257
258 Mr. Beasley thanked the Board.

259
260 Mr. Ballinger asked how many different places Mr. Beasley would conduct his electrofishing study.

261
262 Mr. Bernard explained Mr. Beasley would select several locations to conduct the study at different times
263 in different zones of the lake.

264
265 Mr. Ballinger asked if the study would be conducted in areas where the midge flies were congregating.

266
267 Mr. Bernard explained the midge fly larvae were not in deep water where a boat would go. He
268 explained Mr. Beasley would evaluate the fish population to determine how the lake was out of balance.

269
270 Mr. Reidy noted Mr. Beasley was explaining vegetation needed to be planted to protect the small fish
271 while the small fish ate the midge fly larvae, but this would take time.

272
273 Discussion ensued regarding the areas in which the midge flies were the thickest; possible causes of
274 midge flies; other communities suffering from midge fly difficulties; Miromar Lakes suffering from midge
275 fly difficulties for several years; the benefits of establishing a fishery in the lake; and the benefits and
276 problems of carp fish stocking.

277
278 Mr. Weber noted at last month's meeting residents attended with concerns regarding midge fly issues,
279 water quality and fishing issues. He stated he was concerned about managing residents' expectations
280 moving forward. He stated it was important to manage expectations regarding the timetable, as well as
281 costs. He noted a plan was needed in this regard.

282

283 Mr. Reidy asked how this could be accomplished. He stated he did not disagree but wondered how this
284 could be done.

285
286 Mr. Weber stated trying to communicate with the residents was always an issue. He suggested asking
287 the HOA Presidents to distribute information to their respective communities.

288
289 An un-named speaker stated an Master HOA eblast could be made available to the CDD as a means of
290 communication.

291
292 Mr. Weber stated he appreciated that.

293
294 Ms. Mary LeFevre stated she agreed with moving forward with this study, but she wondered how many
295 residents were really invested in the condition of the lake. She stated she was concerned the portion of
296 residents who were not invested in the lake would not be pleased with the District investing funds in
297 this sort of endeavor.

298
299 An un-named speaker stated the overall health of the water body should be equally important to every
300 resident. He noted while the out of balance properties of the lake were only affecting certain residents
301 currently, if left unmanaged the problems would spread.

302
303 Mr. Alan Refkin asked how long it would take to get the results of the electrofishing study.

304
305 Mr. Bernard indicated the results would be available within 60 days.

306
307 **SIXTH ORDER OF BUSINESS** **Staff Reports**

308
309 **I. District Attorney**

310
311 Mr. Urbancic noted the Legislative Session was winding down and he would provide a full report
312 once he had some clarity. He noted the sovereign immunity increase was defeated, but there were
313 two others pending. He stated he would provide an update when the bills were no longer pending.

314
315 **II. District Engineer**

316
317 **a) Stormwater Reporting Update**

318
319 Mr. Charlie Krebs reported he tallied the pipes throughout the neighborhoods, and he would send
320 Mr. Ward a draft report with the total linear feet of pipe for review.

321
322 **III. Asset Manager**

323
324 **a) Operations Report March 1, 2022**

325
326 Mr. Bruce Bernard reported thousands of toad larvae were being removed from the lakes. He
327 noted medium size toads were still being caught and disposed of, but there were not as many
328 toads as previously, and the focus was primarily on removing the larvae from the lakes. He noted
329 he was pleased with the progress of the various crews removing the larvae.

330

331 Mr. Ward noted cane toad control was a split cost between the CDD and HOA.

332

333 Mr. Bernard noted the stormwater contractor would be starting investigations of the stormwater
334 system shortly. He listed the various communities which would be investigated. He noted the
335 resulting report would illustrate which areas needed to be cleaned. He noted riprap installation
336 began this week near the bridge. He noted in a couple of weeks riprap installation would begin at
337 the golf course. He stated regarding the apple snails which were beginning to make an
338 appearance on riprap, the District was not a catchall for anything which happened on the riprap.
339 He stated the District did not clean or weed eat or pest control the rip rap. He noted the apple
340 snails could be controlled by a fish called a shell cracker. He noted infant apple snails could be
341 hosed off riprap and vegetation into the water, and the infant apple snails would drown; this was
342 also a deterrent.

343

344 Mr. Ward asked if this was limited to one particular location.

345

346 Mr. Bernard responded in the affirmative.

347

348 Discussion ensued regarding where the apple snails were located.

349

350 Mr. Ward stated apple snails had never been noticed before; therefore, it was unknown whether
351 the snails would become a nuisance or were an isolated incident.

352

353 Ms. LeFevre stated the District needed to know more about the snails.

354

355 Mr. Refkin stated it would be nice to know how other communities solved apple snail problems.

356

357 Ms. LeFevre asked if the apple snails would have a negative impact on the lake.

358

359 Mr. Weber stated he understood apple snails would eat the water plants.

360

361 Mr. Refkin stated he would like to get more information about the apple snails before making any
362 decisions.

363

364 Mr. Bernard stated the apple snails could be incorporated into the fishery going forward as shell
365 cracker fish would go along with the system.

366

367 Mr. Refkin stated it would be important to understand how shell cracker fish would affect the
368 fishery ecosystem.

369

370 Mr. Bernard noted there were sprays which could be utilized as well, but he hoped to move away
371 from spraying so many chemicals.

372

373 Ms. LeFevre stated perhaps the snails would only eat a little, but perhaps the snails would destroy
374 the vegetation; it was important to understand how the snails would impact the area.

375

376 Mr. Bernard stated in regard to the permit for the carp, FWC was hesitant, but Solitude was able
377 to obtain a permit for 1,100 carp if the District chose to stock the lake with carp in the future; the
378 permit would be ready in a few weeks.

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Mr. Ward stated the apple snails were limited to a single location at this point. He asked if there was any information regarding how the snails got there.

Mr. Bernard responded in the negative. He stated from what he had read, apple snails typically attached themselves to wetland plants until they grew to maturity; however, these snails were attached to the riprap, and he was unsure how the snails got there. He stated he would investigate and see if there were any apple snails in any other locations. He indicated he spoke with Solitude about the apple snails, but he would also speak with David Beasley about the apple snails to see if the snails could be considered during the study.

Mr. Ballinger asked for an update in this regard next month.

Mr. Ward stated this would be kept on the radar, but no definitive decisions would be made until more information was available.

Mr. Reidy asked about Ravenna and the riprap.

Mr. Ward stated as far as he knew it was a dead issue.

IV. District Manager

a) Financial Statement for period ending February 28, 2022 (unaudited)

Mr. Ward stated he was trying to get the budget to the Board for the April meeting to start the budget process.

SEVENTH ORDER OF BUSINESS

Supervisor’s Requests and Audience Comments

Mr. Ward asked if there were any Supervisor’s Requests; there were none. He asked if there were any members of the audience present in person, or by audio or video, with any questions or comments; there were none.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Ward announced the next meeting would be on April 13, 2022, Wednesday, at 4:00 p.m. The meeting was adjourned at 3:15 p.m.

On MOTION made by Mr. Doug Ballinger, seconded by Mr. Alan Refkin, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

RESOLUTION 2022-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Miromar Lakes Community Development District (the "Board") prior to June 15, 2022, a proposed Budget for Fiscal Year 2023; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2023 and attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, June 9, 2022
HOUR: 2:00 P.M.
LOCATION: Beach Clubhouse
18061 Miromar Lakes Parkway
Miromar Lakes, Florida 33913

SECTION 4. The District Manager is hereby directed to submit a copy of the proposed budget to Lee County at least sixty (60) days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

RESOLUTION 2022-6

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 6. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. This Resolution shall take effect immediately upon adoption.

Supervisor _____ offered the Foregoing Resolution and moved its adoption, which was seconded by Supervisor _____ and, upon being put to a vote, the vote was as follows:

Michael Weber _____
Doug Ballinger _____
Alan Refkin _____
Mary LeFevre _____
Patrick Reidy _____

DULY PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Manatee County, Florida, this 13th day of April 2022.

ATTEST:

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

James P. Ward, Secretary

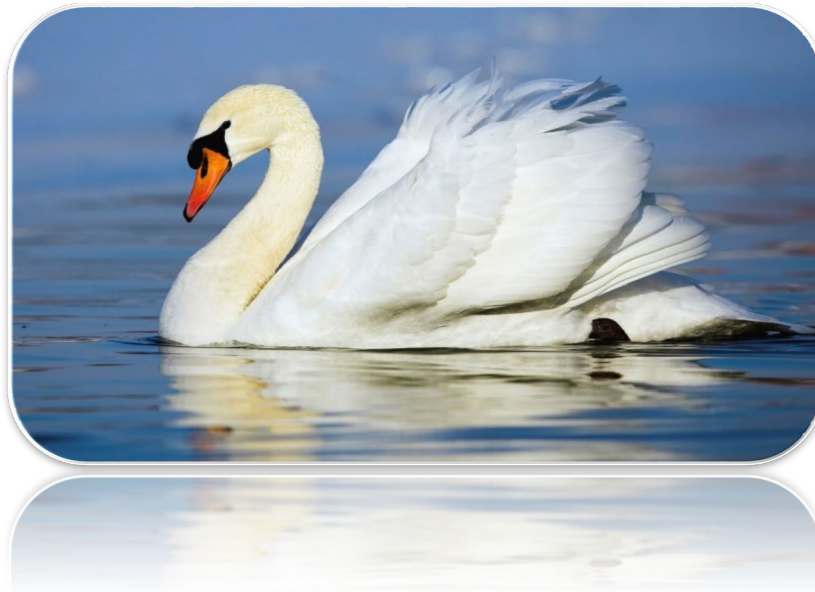
Alan Refkin, Chairperson

Exhibit A: Fiscal Year 2023 Proposed Budget

Exhibit A

Fiscal Year 2023 Proposed Budget

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

Fiscal Year 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget	Notes
Revenues and Other Sources					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash from prior year to fund FY 23 Operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ 100	\$ 35	\$ 84	\$ 75	Interest on General Bank Account
Special Assessment Revenue	\$ -				
Special Assessment - On-Roll	\$ 743,979	\$ 692,547	\$ 743,979	\$ 797,464	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 147,873	\$ 68,628	\$ 147,873	\$ 145,227	Assessment from Developer
Misc. Revenue (Easement Encroachments)	\$ -	\$ 1,120	\$ 1,120	\$ -	
Total Revenue & Other Sources	\$ 891,952	\$ 762,329	\$ 893,055	\$ 942,767	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 306	\$ 918	\$ 918	FICA Required for Board Fees
Executive					
Professional Management	\$ 40,000	\$ 16,667	\$ 40,000	\$ 42,000	District Manager Contract
Financial and Administrative					
Audit Services	\$ 4,100	\$ 4,100	\$ 4,100	\$ 4,100	Statutory required audit yearly
Accounting Services (Amort Schedules)	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	Statutory required maintenance of owner's par debt outstanding and yearly work with property appraiser
Arbitrage Rebate Fees	\$ 2,000	\$ 1,250	\$ 1,750	\$ 1,500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds & Reamortizations of Bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 1,200	\$ 297	\$ 1,200	\$ 1,200	Statutory Required Legal Advertising
Trustee Services	\$ 9,300	\$ 3,400	\$ 9,300	\$ 9,300	Trustee Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	
Property Appraiser & Tax Collector Fees	\$ 1,300	\$ 1,216	\$ 1,216	\$ 1,300	Fees to place assessment on the tax bills
Bank Service Fees	\$ 500	\$ 176	\$ 527	\$ 500	Fees required to maintain bank account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	

Community Development District

General Fund - Budget

Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget	Notes
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 800	\$ 277	\$ 830	\$ 800	Mailing and postage
Insurance	\$ 7,000	\$ 7,170	\$ 7,170	\$ 7,300	General Liability and D&O Liability Insurance
Printing and Binding	\$ 2,200	\$ 897	\$ 2,692	\$ 2,700	Agenda books and copies
Other Current Charges					
Website Maintenance	\$ 1,200	\$ 200	\$ 1,200	\$ 1,200	Statutory Maintenance of District Web site
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services					
General Counsel	\$ 15,000	\$ 5,525	\$ 16,575	\$ 18,000	District Attorney
Easement Encroachments	\$ -	\$ -	\$ 1,400	\$ -	
Debt Service - Miromar Lakes LLC Note					
General Counsel - Easement Encroachments	\$ -	\$ 1,358	\$ 1,358	\$ -	
Other General Government Services					
Engineering Services					
General Services	\$ 5,000	1,898	\$ 5,693	\$ 5,000	District Engineer
Asset Maps/Cost Estimates	\$ 2,500	-	\$ -	\$ 2,500	Engineer/Asset Manager
Asset Administrative Services	\$ 10,000	2,500	\$ 10,000	\$ 10,000	General Services (Asset Manager)
Reserve Study	\$ -	7,250	\$ 7,250	\$ -	Completed in FY 2022
Easement Encroachments	\$ -	618	\$ 618	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 133,193	\$ 77,278	\$ 143,971	\$ 138,493	
Stormwater Management Services					
Professional Services					
Asset Management	\$ 35,800	\$ 8,950	\$ 35,800	\$ 35,800	District Asset Manager
NPDES	\$ 3,000	\$ 2,393	\$ 3,500	\$ 3,500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 4,800	\$ 1,861	\$ 5,582	\$ 4,800	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 76,000	\$ 21,130	\$ 75,500	\$ 74,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ 3,000	\$ -	\$ 2,000	\$ 2,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 14,300	\$ -	\$ 14,300	\$ 14,500	Regulatory Reporting Requirements
Water Control Structures	\$25,000	\$ 4,500	\$ 28,000	\$25,000	Yearly Cleaning of all Water Control Structures
Grass Carp Installation	\$ -	\$ -	\$ -	\$ -	
Litoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	
Cane Toad Removal	\$ 36,000	\$ 9,200	\$ 36,000	\$ 36,000	Remove Lake Larvee/toads & exterminate
Midge Fly Control	\$ 19,600	\$ 4,660	\$ 19,600	\$ 24,000	Spraying of lakes to control insects
Aeration System	\$ 12,000	\$ 7,244	\$ 10,000	\$ 8,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ -	\$ -	\$ 4,500	\$ 50,000	1st year implementation

Community Development District

General Fund - Budget

Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget	Notes
Wetland System					
Routine Maintenance	\$ 48,100	\$ 15,536	\$ 43,000	\$ 46,200	Periodic Maint. - remove exotic materials from wetlands
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Capital Outlay					
Aeration Systems	\$ 16,000	\$ -	\$ 10,500	\$ 12,000	See Capital Improvements for Detail
Littoral Shelf Replanting/Barrier	\$ -	\$ -	\$ -	\$ 6,000	See Capital Improvements for Detail
Lake Bank Restorations	\$ -	\$ 2,500	\$ 2,500	\$ 59,000	See Capital Improvements for Detail
Turbidity Screens	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Erosion Restoration	\$ 118,800	\$ -	\$ 113,000	\$ -	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ -	\$ -	\$ -	\$ 55,000	See Capital Improvements for Detail
Contingencies	\$ 108,000	\$ -	\$ -	\$ 108,000	
Sub-Total:	\$ 520,400	\$ 77,973	\$ 403,782	\$ 563,800	
Other Current Charges					
Hendry County Panther Habitat Taxes	\$ 500	\$ -	\$ -	\$ 500	No Assessment FY 2022 - Budget for 23
Sub-Total:	\$ 500	\$ -	\$ -	\$ 500	
Reserves for General Fund					
Water Management System	\$ 105,000	\$ -	\$ -	\$ 105,000	For Water Management System
Disaster Relief Reserve	\$ 95,000	\$ -	\$ -	\$ 95,000	For Storm Cleanup
Sub-Total:	\$ 200,000	\$ -	\$ -	\$ 200,000	
Other Fees and Charges					
Discount for Early Payment	\$ 29,759	\$ -	\$ 23,854	\$ 31,899	4% Discounts property owner's may take if paying taxes in November.
Sub-Total:	\$ 29,759	\$ -	\$ 23,854	\$ 31,899	
Total Expenditures and Other Uses	\$ 883,852	\$ 155,252	\$ 571,607	\$ 934,692	
Net Increase/(Decrease) in Fund Balance	\$ 8,100	\$ 607,077	\$ 321,449	\$ 8,075	

Community Development District

General Fund - Budget

Fiscal Year 2023

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget	Notes
Fund Balance - Unassigned					
Net Increase/(Decrease) in Fund Balance (FY 2022)			\$ 321,449		
Opening Fund Balance (10/01/2021)			\$ 320,696		
Anticipated Fund Balance (09/30/2022)			\$ 642,145		
Allocation of Fund Balance					
	FY 2021		FY 2022	FY 2023	
Reserve for Water Management System	\$ 50,000		\$ 155,000	\$ 260,000	
Reserve for Disaster Relief	\$ 95,000		\$ 190,000	\$ 285,000	
Available for 1st Qtr FY - Cash Required	\$ 175,696		\$ 297,145	N/A	
Assessment Comparison					
Description	Number of Units	FY 2022 Rate/Unit		FY 2022 Rate/Unit	
General Fund - Operations					
Sold property on roll	1398	\$ 411.99		\$ 444.66	
Developer units off roll	268	\$ 390.50		\$ 421.84	
Total:	1666				
Reserves Assessment					
Sold property on roll	1398	\$ 125.18		\$ 125.77	
Developer units off roll	268	\$ 119.40		\$ 120.05	
Total:	1666				
Total Assessment					
Sold property on roll	1398	\$ 537.17		\$ 570.43	
Developer units off roll	268	\$ 509.91		\$ 541.89	
Total:	1666				
Cap Rate		\$ 739.98		\$ 739.98	
Reduction in Units for 2022	9		<< Total Rev Loss from Unit Reduction >>	\$ 4,877.03	

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2023**

Capital Improvement Plan - Fiscal Year 2023 through FY 2027

Description of Capital Items	2023	2024	2025	2026
Irrigation System				
Irrigation Pump Replacement	\$ -	\$ -	\$ -	\$ -
Total Irrigation System:	\$ -	\$ -	\$ -	\$ -
Stormwater System				
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000
Total Stormwater System:	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000
Lake System				
Improvements for Water Quality				
Turbidity Screen	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 6,000	\$ 6,000	\$ 5,000	\$ 6,000
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 6,000	\$ 6,000	\$ 5,000	\$ 6,000
Aeration System				
Lake 6E and 6G - Tubing replacements/weights	\$ -	\$ -	\$ 7,000	\$ -
Lake 2A - Compressor and diffusers	\$ -	\$ -	\$ -	\$ -
Lake 1A, 6B, and 6D - Tubing replacements/weights	\$ -	\$ -	\$ -	\$ 8,000
Lake 1C, 6E - Tubing replacements/weights	\$ -	\$ -	\$ -	\$ -
Lake Aerator Replacements	\$ 12,000	\$ 10,000	\$ -	\$ -
Sub-Total:	\$ 12,000	\$ 10,000	\$ 7,000	\$ 8,000
Erosion Restoration				
Subdivision Shoreline- Rip-Rap Monte Bella (non-residential)	\$ 50,000	\$ 45,000	\$ 40,000	\$ 40,000
Montelago	\$ -	\$ -	\$ -	\$ -
Valencia	\$ -	\$ -	\$ -	\$ -
Verona Lago	\$ -	\$ -	\$ -	\$ -
Bellamara (non-residential)	\$ -	\$ -	\$ -	\$ -
FGCU and Peninsula Berm	\$ -	\$ -	\$ -	\$ -
Castelli	\$ -	\$ -	\$ -	\$ -
Sorrento	\$ -	\$ -	\$ 14,000	\$ -

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2023**

Capital Improvement Plan - Fiscal Year 2023 through FY 2027

Description of Capital Items	2023	2024	2025	2026
San Marino	\$ -	\$ -	\$ -	\$ 24,000
Porta Romano	\$ -	\$ -	\$ -	\$ -
St. Moritz	\$ -	\$ -	\$ -	\$ -
Golf Course	\$ -	\$ -	\$ -	\$ -
Contingencies/CEI Services	\$ 9,000	\$ 8,100	\$ 7,200	\$ 7,200
Sub-Total:	\$ 59,000	\$ 53,100	\$ 61,200	\$ 71,200
<hr/>				
Total: Stormwater Management System	\$ 132,000	\$ 121,100	\$ 118,200	\$ 120,200
<hr/>				
Total Capital Improvements:	\$ 132,000	\$ 121,100	\$ 118,200	\$ 120,200
<hr/>				
Estimated Cost Per Residential Unit:	\$ 79.23	\$ 72.69	\$ 70.95	\$ 72.15

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Original 2000A Bonds) - Budget
Fiscal Year 2023**

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Reserve Account	\$ -	\$ -	\$ -	\$ -
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ -	\$ -	\$ -
Reserve Account	\$ -	\$ -	\$ -	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ -	\$ -	\$ 833,182
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Other Sources of Funds				
Deposit to Series 2022 Revenue Fund	\$ -	\$ -	\$ 112,836	\$ -
Total Revenue & Other Sources	\$ -	\$ -	\$ 112,836	\$ 833,182
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ 620,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ 203,508
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 33,327
Other Uses of Funds				
Transfers to Escrow of Series 2012 Bonds	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ -	\$ -	\$ -	\$ 856,836
Net Increase/(Decrease) in Fund Balance	\$ -	\$ -	\$ 112,836	\$ (23,653)
Fund Balance - Beginning	\$ -	\$ -	\$ -	\$ 112,836
Fund Balance - Ending	\$ -	\$ -	\$ 112,836	\$ 89,183
Restricted Fund Balance:				
Reserve Account Requirement			NONE	
Restricted for November 1, 2023 Interest Payment			\$ 84,162	
Total - Restricted Fund Balance:			\$ 84,162	

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinance Series 2012 Bonds Originally 2000A Bonds) - Budget
Fiscal Year 2023**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual Debt Service	Par Debt Outstanding
Par Issued - March 17, 2022		\$ 6,960,000	Varies			
11/1/2022				\$ 112,836.27		
5/1/2023	\$	620,000	2.100%	\$ 90,672.00	\$ 823,508.27	\$ 6,340,000
11/1/2023				\$ 84,162.00		
5/1/2024	\$	635,000	2.300%	\$ 84,162.00	\$ 803,324.00	\$ 5,705,000
11/1/2024				\$ 76,959.50		
5/1/2025	\$	650,000	2.450%	\$ 76,959.50	\$ 803,919.00	\$ 5,055,000
11/1/2025				\$ 68,897.00		
5/1/2026	\$	665,000	2.500%	\$ 68,897.00	\$ 802,794.00	\$ 4,390,000
11/1/2026				\$ 60,584.50		
5/1/2027	\$	680,000	2.600%	\$ 60,584.50	\$ 801,169.00	\$ 3,710,000
11/1/2027				\$ 51,744.50		
5/1/2028	\$	700,000	2.660%	\$ 51,744.50	\$ 803,489.00	\$ 3,010,000
11/1/2028				\$ 42,434.50		
5/1/2029	\$	720,000	2.720%	\$ 42,434.50	\$ 804,869.00	\$ 2,290,000
11/1/2029				\$ 32,642.50		
5/1/2030	\$	745,000	2.800%	\$ 32,642.50	\$ 810,285.00	\$ 1,545,000
11/1/2030				\$ 22,212.50		
5/1/2031	\$	760,000	2.850%	\$ 22,212.50	\$ 804,425.00	\$ 785,000
11/1/2031				\$ 11,382.50		
5/1/2032	\$	785,000	2.900%	\$ 11,382.50	\$ 807,765.00	\$ -

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget
Fiscal Year 2022**

Description	Fiscal Year 2022 Budget	Actual at 02/28/2021	Anticipated Year End 09/30/21	Fiscal Year 2023 Budget
Revenues and Other Sources				
Carryforward				
Reserve Account	\$ -	\$ -	\$ -	\$ -
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ 193,689	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 12,000	\$ (11,274)	\$ 12,000	\$ 12,000
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Revenue Account	\$ 20	\$ 15	\$ 20	\$ 20
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 519,144	\$ 521,880	\$ 515,645	\$ 568,297
Special Assessment - Off-Roll	\$ 402,602	\$ -	\$ 402,602	\$ 349,809
Special Assessment - Prepayment		\$ -	\$ -	\$ -
Operating Transfers	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,127,455	\$ 510,621	\$ 930,267	\$ 930,125
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	\$ 460,000	\$ -	\$ 460,000	\$ 485,000
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	\$ 200,000	\$ 155,000	\$ 155,000	\$ -
Interest Expense				
Series 2015 Bonds	\$ 453,000	\$ 231,500	\$ 453,000	\$ 432,250
Other Fees and Charges				
Discounts for Early Payment	\$ 20,766	\$ -	\$ 20,766	\$ 22,732
Total Expenditures and Other Uses	\$ 1,133,766	\$ 386,500	\$ 1,088,766	\$ 939,982
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 124,121	\$ (158,499)	\$ (9,856)
Fund Balance - Beginning	\$ 1,136,694	\$ 1,136,694	\$ 1,136,694	\$ 1,136,694
Fund Balance - Ending	\$ 1,136,694	\$ 1,260,815	\$ 978,195	\$ 1,126,837
Restricted Fund Balance:				
Reserve Account Requirement			\$ 453,313	
Restricted for November 1, 2023 Interest Payment			\$ 204,000	
Total - Restricted Fund Balance:			\$ 657,313	

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2015 - Amortization Schedule
Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Outstanding at 10/01/2021		\$ 9,260,000.00				
11/1/2021	\$ 155,000			\$ 227,625.00		
5/1/2022		\$ 460,000	5.000%	\$ 227,625.00	\$ 915,250.00	\$ 8,645,000.00
11/1/2022				\$ 216,125.00		
5/1/2023		\$ 485,000	5.000%	\$ 216,125.00	\$ 917,250.00	\$ 8,160,000.00
11/1/2023				\$ 204,000.00		
5/1/2024		\$ 510,000	5.000%	\$ 204,000.00	\$ 918,000.00	\$ 7,650,000.00
11/1/2024				\$ 191,250.00		
5/1/2025		\$ 535,000	5.000%	\$ 191,250.00	\$ 917,500.00	\$ 7,115,000.00
11/1/2025				\$ 177,875.00		
5/1/2026		\$ 565,000	5.000%	\$ 177,875.00	\$ 920,750.00	\$ 6,550,000.00
11/1/2026				\$ 163,750.00		
5/1/2027		\$ 590,000	5.000%	\$ 163,750.00	\$ 917,500.00	\$ 5,960,000.00
11/1/2027				\$ 149,000.00		
5/1/2028		\$ 620,000	5.000%	\$ 149,000.00	\$ 918,000.00	\$ 5,340,000.00
11/1/2028				\$ 133,500.00		
5/1/2029		\$ 655,000	5.000%	\$ 133,500.00	\$ 922,000.00	\$ 4,685,000.00
11/1/2029				\$ 117,125.00		
5/1/2030		\$ 685,000	5.000%	\$ 117,125.00	\$ 919,250.00	\$ 4,000,000.00
11/1/2030				\$ 100,000.00		
5/1/2031		\$ 720,000	5.000%	\$ 100,000.00	\$ 920,000.00	\$ 3,280,000.00
11/1/2031				\$ 82,000.00		
5/1/2032		\$ 760,000	5.000%	\$ 82,000.00	\$ 924,000.00	\$ 2,520,000.00
11/1/2032				\$ 63,000.00		
5/1/2033		\$ 800,000	5.000%	\$ 63,000.00	\$ 926,000.00	\$ 1,720,000.00
11/1/2033				\$ 43,000.00		
5/1/2034		\$ 840,000	5.000%	\$ 43,000.00	\$ 926,000.00	\$ 880,000.00
11/1/2034				\$ 22,000.00		
5/1/2035		\$ 880,000	5.000%	\$ 22,000.00	\$ 924,000.00	\$ -

Miromar Lakes
Community Development District
Assessment Levy - Summary of All Funds
Series 2022 (Refinanced 2012/2000A Bonds - Phase I)
Par Amount: \$6,960,000 - 9 Years Remaining

	Original Par	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment	Outstanding Par at 09/30/2023
Murano	\$ 24,687.00	SF 2	\$ 1,408.63	\$ 570.43	\$ 1,979.06	\$ 10,718.79
Positano	\$ 24,687.00	SF 2	\$ 1,408.63	\$ 570.43	\$ 1,979.06	\$ 10,718.79
Verona Lago	\$ 14,789.00	SF	\$ 845.18	\$ 570.43	\$ 1,415.61	\$ 6,431.27
Isola Bella	\$ 14,789.00	SF	\$ 845.18	\$ 570.43	\$ 1,415.61	\$ 6,431.27
Bellamare	\$ 14,789.00	SF	\$ 845.18	\$ 570.43	\$ 1,415.61	\$ 6,431.27
Ana Capri	\$ 14,789.00	SF	\$ 845.18	\$ 570.43	\$ 1,415.61	\$ 6,431.27
Casteli	\$ 14,789.00	SF	\$ 845.18	\$ 570.43	\$ 1,415.61	\$ 6,431.27
Montelago	\$ 12,324.00	VILLA	\$ 704.31	\$ 570.43	\$ 1,274.74	\$ 5,359.90
Tivoli	\$ 12,324.00	VILLA	\$ 704.31	\$ 570.43	\$ 1,274.74	\$ 5,359.90
St. Moritz	\$ 12,324.00	VILLA	\$ 704.31	\$ 570.43	\$ 1,274.74	\$ 5,359.90
Sienna	\$ 12,324.00	VILLA	\$ 704.31	\$ 570.43	\$ 1,274.74	\$ 5,359.90
Caprini	\$ 12,324.00	VILLA	\$ 704.31	\$ 570.43	\$ 1,274.74	\$ 5,359.90
Porto Romano	\$ 12,324.00	VILLA	\$ 704.31	\$ 570.43	\$ 1,274.74	\$ 5,359.90
Volterra	\$ 12,324.00	VILLA	\$ 704.31	\$ 570.43	\$ 1,274.74	\$ 5,359.90
Portofino	\$ 12,324.00	VILLA	\$ 704.31	\$ 570.43	\$ 1,274.74	\$ 5,359.90
Valencia	\$ 9,859.00	MF	\$ 563.45	\$ 570.43	\$ 1,133.88	\$ 4,287.52
Vivaldi	\$ 9,859.00	MF	\$ 563.45	\$ 570.43	\$ 1,133.88	\$ 4,287.52
Bella Vista	\$ 9,859.00	MF	\$ 563.45	\$ 570.43	\$ 1,133.88	\$ 4,287.52
Mirosol	\$ 9,859.00	MF	\$ 563.45	\$ 570.43	\$ 1,133.88	\$ 4,287.52
Positano	\$ 9,859.00	MF	\$ 563.45	\$ 570.43	\$ 1,133.88	\$ 4,287.52
San Marino	\$ 9,859.00	MF	\$ 563.45	\$ 570.43	\$ 1,133.88	\$ 4,287.52
Montebello	\$ 9,859.00	MF	\$ 563.45	\$ 570.43	\$ 1,133.88	\$ 4,287.52
Ravenna	\$ 9,859.00	MF	\$ 563.45	\$ 570.43	\$ 1,133.88	\$ 4,287.52
Bellini	\$ 9,859.00	MF	\$ 563.45	\$ 570.43	\$ 1,133.88	\$ 4,287.52
University	\$ -	GOV	\$ -	\$ 3,422.59	\$ 3,422.59	\$ -
Golf Club/Course		GOLF	\$ 130,111.67	\$ 5,704.32	\$ 135,815.99	\$ 990,069.06
Beach Club		BEACH	\$ 12,983.52	\$ -	\$ 12,983.52	\$ 98,796.52

Comparison : Fiscal Year 2022 Assessments						
SF 2	\$ 1,636.25	\$ 570.43	\$ 2,206.68	\$ 11,767.00		
SF	\$ 981.75	\$ 570.43	\$ 1,552.18	\$ 7,060.20		
VILLA	\$ 818.13	\$ 570.43	\$ 1,388.56	\$ 5,883.00		
MF	\$ 654.50	\$ 570.43	\$ 1,224.93	\$ 4,706.80		
GOV	\$ -	\$ 3,422.59	\$ 3,422.59	\$ -		
GOLF	\$ 154,079.58	\$ 5,704.32	\$ 159,783.90	\$ 1,086,889.69		
BEACH	\$ 15,081.55	\$ -	\$ 15,081.55	\$ 108,458.01		

Miromar Lakes
Community Development District
Assessment Levy - Summary of All Funds
Series 2022 (Refinanced 2012/2000A Bonds - Phase I)
Par Amount: \$6,960,000 - 9 Years Remaining

Original Par	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment	Outstanding Par at 09/30/2023
Series 2015 Bonds (Refinanced 2003 A Bonds - Phase II)					
Par Amount - \$19,165,000 - 13 Years Remaining					

Phase I Neighborhoods	Original Par	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment	Outstanding Par at 09/30/2023
Sorrento	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 570.43	\$ 2,942.83	\$ 20,608.28
Salerno I	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 570.43	\$ 2,942.83	\$ 20,608.28
Lugano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 570.43	\$ 2,942.83	\$ 20,608.28
Salerno II	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 570.43	\$ 2,942.83	\$ 20,608.28
Sardinia	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 570.43	\$ 2,942.83	\$ 20,608.28
Avelino	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 570.43	\$ 2,942.83	\$ 20,608.28
Ancona	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 570.43	\$ 2,942.83	\$ 20,608.28
Bergamo	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 570.43	\$ 2,942.83	\$ 20,608.28
Positano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 570.43	\$ 2,942.83	\$ 20,608.28
Costa Maggiore Phase 3	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 570.43	\$ 2,942.83	\$ 20,608.28
Navona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 570.43	\$ 2,328.61	\$ 15,298.57
Cassina	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 570.43	\$ 2,328.61	\$ 15,298.57
Trevi	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 570.43	\$ 2,328.61	\$ 15,298.57
Cortona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 570.43	\$ 2,328.61	\$ 15,298.57
Villa D/Este	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 570.43	\$ 2,328.61	\$ 15,298.57
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,318.64	\$ 570.43	\$ 1,889.07	\$ 11,475.99
Future Multifamily	\$ 19,339.79	MF	\$ 1,318.64	\$ 570.43	\$ 1,889.07	\$ 11,482.85
Unsold Residential		Villa 2	\$ 42,196.32	\$ 13,547.31	\$ 55,743.63	\$ 382,464.23
Unsold Residential		MF	\$ 307,612.34	\$ 131,679.89	\$ 439,292.23	\$ 2,790,331.60

Comparison : Fiscal Year 2022 Assessments						
	SF 2	\$ 2,383.40	\$ 570.43	\$ 2,953.83	\$ 21,839.95	
	Villa 2	\$ 1,769.32	\$ 570.43	\$ 2,339.75	\$ 16,212.90	
	Villa 1	\$ 1,327.23	\$ 570.43	\$ 1,897.66	\$ 12,161.87	
	MF	\$ 1,328.02	\$ 570.43	\$ 1,898.45	\$ 12,169.13	

**Miromar Lakes Community Development District
Genarl Fund - Units by Type**

Platted/Sold	FY 2022	FY 2023			Total Units
		On Roll	Direct Bill	Change	
Verona Lago	62	62			62
Bellamare	20	20			20
Isola Bella	13	13			13
Anacapri	10	10			10
Castelli	8	8			8
Murano	19	19			19
Costa Amalfi	16	16			16
Sorrento	11	11			11
Monte Lago	30	30			30
Siena	27	27			27
Tivoli	76	76			76
St Moritz	37	37			37
Caprini	27	27			27
Porto Romano	55	55			55
Portofino	20	20			20
Voterra	12	12			12
Valencia	80	80			80
Bella Vista	60	60			60
Vivaldi	60	60			60
Mirasol Phase I	110	110			110
Positano SF	28	19		(9)	19
San Marino	160	160			160
Montebello	40	40			40
Ravenna	60	60			60
Bellini	60	60			60
Navona	18	18			18
Salerno	10	10			10
Sardinia	8	8			8
Cassina	23	23			23
Lugano	11	11			11
Salerno II	22	22			22
Villa D'Este	12	12			12
Veneto	6	12			12
Ancona	12	6			6
Bergamo	6	6			6
Trevi	11	11			11
Cortona	19	19			19
Future Multifamily	110	110			110
Costa Maggiore Phase 3	0	22		22	22
Total Platted/Sold	1369	1382	0	13	1382
Unplatted (direct billed)					
Future residential	290		268	(22)	268
Other - On-Roll					
Golf Club	10	10			10
Government Parcel	6	6			6
	1704	1398	268	-9	1666

NOTE - Rolls are not available until June, as such - the roll counts for Unplatted properties may change



Miromar Lakes CDD

Date: April 1, 2022
To: James P. Ward- District Manager
From: Bruce Bernard - Field Asset Manager
Subject: CDD Monthly Report –March 2022, Report
CGA P.N.: 13-5692

- 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

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Lake Maintenance

The CDD’s aquatic / lake maintenance vendor, Solitude Lake Management (Solitude), is awaiting a permit, on the behalf of the CDD, from the Florida Fish and Wildlife Conservation (FWC) to add a limited number of carp fish to Lake 5/6 within the CDD’s surface water management system. FCW said they will issue a permit for only 1,100 carp. CDD board will decide if any carp will be released into the lakes.

Solitude’s David Beasley and staff completed the electrofishing of lakes on March 21st and 22nd. Solitude staff is refining the first phase of the fishery plan with the information gathered from that undertaking and will provide the CDD with the next steps in this process to discuss.

Solitudes aquatic division midge fly spraying program maintains a bi-weekly basis, and this will continue until the end of April 2022.

Dragonfly Pond Services completed rip-rap installation along Miromar Lakes Parkway between Castelli and Sorrento on lake 5/6 north side, and top of bank on south side of bridge on rip-rap bank slopes. Crews will begin Geo-Tube installations this month at this year’s capital improvement locations in Portofino, Valencia, and Miromar Lakes golf course.

Stormwater Management

CDD stormwater vendor (MRI) will be cleaning Phase 1 of the three-year Drainage Maintenance Program. Locations within this year’s programs are Golf



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Course Interconnects, Porta Romano, Miromar Lakes Blvd, Montelago,
Miromar Beach Club and Parking Lot, Verona Lago, Valencia, Bellavista, Siena.

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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
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NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Miromar Lakes Community Development District will commence at noon on June 13, 2022, and close at noon on June 17, 2022. Candidates may qualify during the early qualifying period which begins on May 30, 2022.

Candidates must qualify for the office of Supervisor with the Lee County Supervisor of Elections located at 2480 Thompson Street, Fort Myers, Florida 33901. All candidates shall qualify for individual seats in accordance with section 99.061, Florida Statutes, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Lee County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

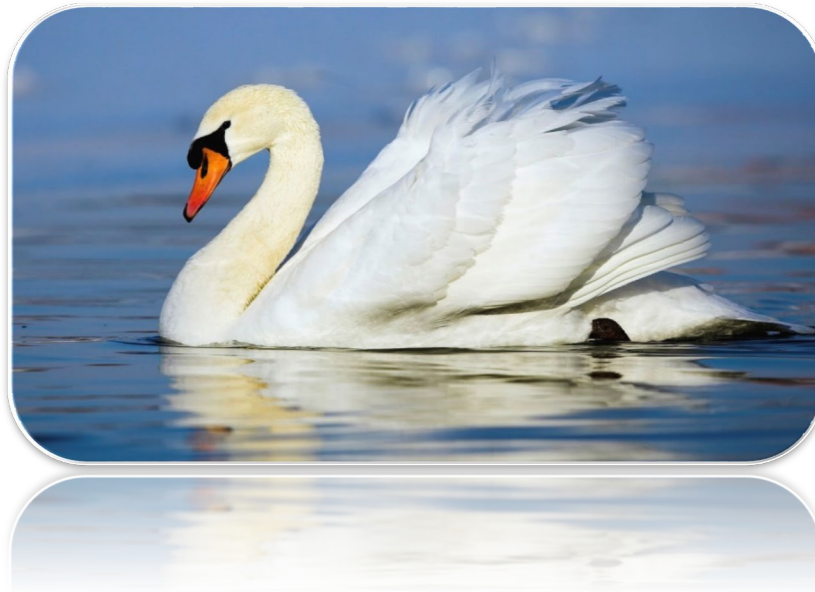
The Miromar Lakes Community Development District has two (3) seats up for election, specifically seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 8, 2022, in the manner prescribed by law for general elections.

For additional information, please contact the Lee County Supervisor of Elections at www.lee.vote.

Miromar Lakes Community Development District
James P. Ward, District Manager

Publish Dated: 05/25/2022

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2022

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Miromar Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2022**

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds				Capital Projects Fund	Account Groups			
	General Fund	Series 2012	Series 2015	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets		
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 939,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 939,353
Debt Service Fund									
Interest Account	-	-	-	112,836	-	-	-	-	112,836
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	442,601	-	-	-	-	-	442,601
Revenue	-	-	799,528	8	-	-	-	-	799,536
Prepayment Account	-	-	6,436	-	-	-	-	-	6,436
Escrow Fund Account	-	-	-	7,869,684	-	-	-	-	7,869,684
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	2,684	-	-	-	2,684
Due from Other Funds									
General Fund	-	-	18,700	31,797	-	-	-	-	50,497
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	9,281,590	-	-	9,281,590
Amount to be Provided by Debt Service Funds	-	-	-	-	-	7,308,410	-	-	7,308,410
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 939,353	\$ -	\$ 1,267,265	\$ 8,014,326	\$ 2,684	\$ 16,590,000	\$ 36,514,917	\$ -	\$ 63,328,543

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2022

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds				Capital Projects Fund	Account Groups			
	General Fund	Series 2012	Series 2015	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306
Due to Other Funds									
General Fund		-	-	-	-	-	-	-	-
Debt Service Fund(s)	50,497	-	-	-	-	-	-	-	50,497
Other Developer	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion - Series 2012	-	-	-	-	-	525,000	-	-	525,000
Current Portion - Series 2015	-	-	-	-	-	460,000	-	-	460,000
Current Portion - Series 2022	-	-	-	-	-	0	-	-	0
Long Term - Series 2012	-	-	-	-	-	0	-	-	0
Long Term - Series 2015	-	-	-	-	-	8,645,000	-	-	8,645,000
Long Term - Series 2022	-	-	-	-	-	6,960,000	-	-	6,960,000
Total Liabilities	\$ 50,803	\$ -	\$ -	\$ -	\$ -	\$ 16,590,000	\$ -	\$ -	\$ 16,640,803
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	36,514,917	-	36,514,917
Fund Balance									
Restricted									
Beginning: October 1, 2021 (Audited)	-	690,801	1,136,694	-	-	-	-	-	1,827,494
Results from Current Operations	-	(690,801)	130,571	8,014,326	2,684	-	-	-	7,456,779
Unassigned									
Beginning: October 1, 2021 (Audited)	320,696	-	-	-	-	-	-	-	-
Allocation of Fund Balance									
Reserve for Water Management System	105,000	-	-	-	-	-	-	-	105,000
Reserve for Disaster Relief Reserve	95,000	-	-	-	-	-	-	-	95,000
Results from Prior Year Operations	120,696	-	-	-	-	-	-	-	120,696
Results of Current Operations	567,854	-	-	-	-	-	-	-	567,854
Total Fund Equity and Other Credits	\$ 888,550	\$ -	\$ 1,267,265	\$ 8,014,326	\$ 2,684	\$ -	\$ 36,514,917	\$ -	\$ 46,687,741
Total Liabilities, Fund Equity and Other Credits	\$ 939,353	\$ -	\$ 1,267,265	\$ 8,014,326	\$ 2,684	\$ 16,590,000	\$ 36,514,917	\$ -	\$ 63,328,543

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest									
Interest - General Checking	3	3	12	9	8	8	43	100	43%
Special Assessment Revenue									
Special Assessments - On-Roll	239	210,890	447,855	17,302	16,261	8,554	701,101	725,565	97%
Special Assessments - Off-Roll	34,164	-	-	34,164	-	-	68,328	136,655	50%
Miscellaneous Revenue									
Easement Encroachments	-	1,050	-	70	-	-	1,120	-	N/A
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 34,406	\$ 211,943	\$ 447,868	\$ 51,544	\$ 16,269	\$ 8,562	770,591	\$ 862,320	89%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's - Fees	1,000	1,000	1,000	-	1,000	2,000	6,000	12,000	50%
Board of Supervisor's - Taxes	77	77	77	-	77	153	459	918	50%
Executive									
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	20,000	40,000	50%
Financial and Administrative									
Audit Services	-	-	4,100	-	-	-	4,100	4,100	100%
Accounting Services	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	18,000	18,000	100%
Arbitrage/Bond Reamortization	-	1,250	-	-	-	-	1,250	2,000	63%
Other Contractual Services									
Legal Advertising	-	297	-	-	-	-	297	1,200	25%
Trustee Services	-	3,400	-	-	-	5,859	9,258	9,300	100%
Property Appraiser/Tax Collector Fees	-	1,216	-	-	-	-	1,216	1,300	94%
Bank Services	36	34	36	37	33	21	197	500	39%
Travel and Per Diem									
	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services									

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	-	133	64	-	80	74	351	800	44%
Insurance	-	7,170	-	-	-	-	7,170	7,000	102%
Printing & Binding	-	635	-	-	263	573	1,470	2,200	67%
Website Maintenance	50	50	50	-	50	50	250	1,200	21%
Office Supplies	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	4,388	-	1,138	-	-	5,525	15,000	37%
Legal - Encroachments	-	-	-	-	1,358	-	1,358	-	N/A
Other General Government Services									
Engineering Services - General Fund	-	1,898	-	-	-	-	1,898	5,000	38%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	2,500	0%
Asset Administrative Services	-	833	833	-	833	1,667	4,167	10,000	42%
Reserve Analysis	-	7,250	-	-	-	-	7,250	-	N/A
Encroachment Agreements	-	-	618	-	-	-	618	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
Sub-Total:	4,496	33,138	28,111	4,508	7,026	13,730	91,008	133,193	68%
Stormwater Management Services									
Professional Services									
Asset Management	-	2,983	2,983	-	2,983	5,967	14,917	35,800	42%
NPDES	-	-	-	-	-	-	-	3,000	0%
Mitigation Monitoring	-	2,393	-	-	-	850	3,243	-	N/A
Utility Services									
Electric - Aeration Systems	-	764	-	546	550	553	2,413	4,800	50%
Repairs & Maintenance									
Lake System									
Aquatic Weed Control	-	5,438	4,752	-	10,940	4,752	25,882	76,000	34%
Lake Bank Maintenance	-	-	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	-	-	-	-	-	14,300	0%
Water Control Structures	-	4,500	-	-	-	-	4,500	25,000	18%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Grass Carp Installation	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	3,300	3,000	-	2,900	6,300	15,500	36,000	43%
Midge Fly Control	-	-	4,660	-	-	9,150	13,810	19,600	70%
Aeration System	-	750	1,444	-	5,050	-	7,244	12,000	60%
Fish Re-Stocking	-	-	-	-	-	-	-	-	N/A
Wetland System									
Routine Maintenance	-	3,134	6,134	-	6,268	4,134	19,670	48,100	41%
Water Quality Testing	-	-	-	-	-	-	-	-	N/A
Capital Outlay									
Aeration Systems	-	-	-	-	-	-	-	16,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	500	600	-	1,400	2,050	4,550	-	N/A
Turbidity Screens	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	118,800	0%
Contingencies	-	-	-	-	-	-	-	108,000	0%
Sub-Total:	-	23,762	23,573	546	30,092	33,755	111,729	520,400	21%
Other Current Charges									
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	500	0%
Reserves for General Fund									
Water Management System	-	-	-	-	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	95,000	0%
Sub-Total:	-	-	-	-	-	-	-	200,500	0%
Total Expenditures and Other Uses:	\$ 4,496	\$ 56,900	\$ 51,685	\$ 5,053	\$ 37,118	\$ 47,485	\$ 202,737	\$ 854,093	24%
Net Increase/ (Decrease) in Fund Balance	29,910	155,043	396,183	46,490	(20,850)	(38,923)	567,854	8,227	
Fund Balance - Beginning	320,696	350,606	505,649	901,833	948,323	927,473	320,696	320,696	
Fund Balance - Ending	\$ 350,606	\$ 505,649	\$ 901,833	\$ 948,323	\$ 927,473	\$ 888,550	888,550	\$ 328,923	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 79,641	0%
Interest Income									
Reserve Account	(10,240)	-	-	-	13,508	2	3,270	7,200	45%
Prepayment Account	-	0	0	0	-	0	1	-	N/A
Revenue Account	1	1	0	0	4	6	13	100	13%
Interest Account	-	-	-	-	0	-	0	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	306	270,220	573,853	22,169	20,836	10,961	898,346	929,731	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments									
	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ (9,932)	\$ 270,222	\$ 573,853	\$ 22,170	\$ 34,348	\$ 10,969	901,630	\$ 1,016,672	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2012 Bonds	-	-	-	-	-	-	-	\$ 525,000	0%
Principal Debt Service - Early Redemptions									
Series 2012 Bonds	-	85,000	-	-	-	-	85,000	85,000	100%
Interest Expense									
Series 2012 Bonds	-	206,956	-	-	-	-	206,956	412,031	50%
Operating Transfers Out (To Other Funds)									
	-	-	-	-	-	1,300,474	1,300,474	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 291,956	\$ -	\$ -	\$ -	\$ 1,300,474	1,592,430	\$ 1,022,031	N/A
Net Increase/ (Decrease) in Fund Balance	(9,932)	(21,734)	573,853	22,170	34,348	(1,289,505)	(690,801)	(5,359)	
Fund Balance - Beginning	690,801	680,868	659,134	1,232,987	1,255,157	1,289,505	690,801	870,552	
Fund Balance - Ending	\$ 680,868	\$ 659,134	\$ 1,232,987	\$ 1,255,157	\$ 1,289,505	\$ -	-	\$ 865,193	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 193,689	0%
Interest Income									
Reserve Account	(11,275)	0	0	0	0	0	(11,273)	12,000	-94%
Interest Account	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Prepayment Account	1	1	-	-	-	-	1	-	N/A
Revenue Account	3	3	2	2	4	4	17	20	84%
Special Assessment Revenue									
Special Assessments - On-Roll	180	158,919	337,489	13,038	12,254	6,446	528,326	546,703	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	352,264	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments									
	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)									
	-	-	-	-	-	-	-	-	N/A
Bond Proceeds									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ (11,091)	\$ 158,923	\$ 337,491	\$ 13,040	\$ 12,258	\$ 6,450	\$ 517,071	\$ 1,104,676	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2015 Bonds	-	-	-	-	-	-	-	\$ 460,000	0%
Principal Debt Service - Early Redemptions									
Series 2015 Bonds	-	155,000	-	-	-	-	155,000	200,000	78%
Interest Expense									
Series 2015 Bonds	-	231,500	-	-	-	-	231,500	453,000	51%
Original Issue Discount									
	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)									
	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 386,500	\$ -	\$ -	\$ -	\$ -	\$ 386,500	\$ 1,113,000	N/A
Net Increase/ (Decrease) in Fund Balance	(11,091)	(227,577)	337,491	13,040	12,258	6,450	130,571	(8,324)	
Fund Balance - Beginning	1,136,694	1,125,602	898,025	1,235,517	1,248,557	1,260,815	1,136,694	-	
Fund Balance - Ending	\$ 1,125,602	\$ 898,025	\$ 1,235,517	\$ 1,248,557	\$ 1,260,815	\$ 1,267,265	1,267,265	\$ (8,324)	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Reserve Account	-	-	-	N/A
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Escrow Fund Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	N/A
Operating Transfers In (From Other Funds)	1,300,474	1,300,474	-	N/A
Refunding Bond Proceeds (2012 Bonds)	6,713,851	6,713,851	-	N/A
Total Revenue and Other Sources:	\$ 8,014,326	\$ 8,014,326	\$ -	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	\$ -	N/A
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	-	-	-	N/A
Interest Expense				
Series 2022 Bonds	-	-	-	N/A
Original Issue Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	8,014,326	8,014,326	-	
Fund Balance - Beginning	-	-	-	
Fund Balance - Ending	\$ 8,014,326	8,014,326	\$ -	

Miromar Lakes Community Development District
Capital Project Fund - Series 2022
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2022

Description	March	Year to Date	Total Annual Budget
Revenue and Other Sources			
Carryforward	\$ -	-	\$ -
Interest Income			
Construction Account	-	-	-
Cost of Issuance	-	-	-
Refunding Bond Proceeds (2012 Bonds)	246,149	246,149	-
Contributions from Private Sources	-	-	-
Operating Transfers In (From Other Funds)	-	-	-
Total Revenue and Other Sources:	\$ 246,149	\$ 246,149	\$ -
Expenditures and Other Uses			
Executive			
Professional Management	5,000	\$ 5,000	\$ -
Assessment Roll Services	5,000	\$ 5,000	\$ -
Other Contractual Services			
Trustee Services	5,975	\$ 5,975	\$ -
Printing & Binding	-	\$ -	\$ -
Legal Services			
Legal - Series 2022 Bonds	93,750	\$ 93,750	-
Payment to Refunded Bonds Escrow Agent			
2022 Refinance	133,740	\$ 133,740	-
Capital Outlay			
Water-Sewer Combination-Construction	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	\$ -	\$ -
Construction in Progress	-	\$ -	-
Cost of Issuance			
Series 2022 Bonds	-	-	\$ -
Underwriter's Discount			
	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	-
Total Expenditures and Other Uses:	\$ 243,465	\$ 243,465	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2,684	\$ 2,684	-
Fund Balance - Beginning	\$ -	-	-
Fund Balance - Ending	\$ 2,684	\$ 2,684	\$ -