
Miromar Lakes Community Development District

Regular Meeting Agenda

April 27, 2018



Visit our Web Site at: www.miromarlakescdd.org

Prepared by:

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

April 18, 2018

Board of Supervisors
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, March 8, 2018, 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) Regular Meeting – March 8, 2018
3. Consideration of Resolution 2018-4 approving the proposed budget for FY 2019 and setting the date, time and location for the Public Hearing for the adoption of the Budget for Thursday, August 9, 2018 at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes, Parkway, Miromar Lakes, Florida 33913.
4. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Asset manager
 - I. April, 2018 Report
 - d) Manager
 - I. Financial Statements for the period ending February 28, 2018
5. Supervisor's Requests and Audience Comments
6. Adjournment

The second order of business is consideration of the minutes of the January 11, 2018 regular meeting.

The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board 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 scheduled for the Thursday, August 9, 2018 meeting of the Board of Supervisor's.

If you re-call, the Board has also set a Cap Rate in FY 2016 of \$739.78, which is the rate that triggers mailed notice to all property owners by the District. For FY 2019 we will need to go through the same process we did for the adoption of the FY 2016 budget, which requires 30 day mailed notice to all property owners within the District of the public hearing, date, time and location, and the proposed FY 2019 assessment rate, and all property owners are invited to the public hearing, and may provide the Board with all comment and testimony on the proposed budget. It is important to note, that the Board will have the SOLE authority to approved the budget and rates, and that role, is not required to be voted upon by property owners in the District.

In order to meet this time schedule, the Board will need to complete all budget discussions by the June meeting, in order to insure that staff will have time to prepare and mail close to 2,000 notices to property owners. Notices must go out early July, 2018 and the preparation time needed to a mailing this large is about 2-3 weeks.

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 as a result of the preparation of the Budget.

It does however set the maximum assessment rate for the general fund at the proposed rate of \$1,384.99. Within this budget, the normal operating rate that the Board adopted in FY 2018 of \$730.72 is projected at \$730.70 for FY 2019. The second part of the proposed operating assessment is to fund the cash reserve needed to operate the CDD for the first three months of the fiscal year in the amount of \$200,000.00 and also to fund a disaster relief amount for \$1,000,000.00. These two items in terms of an assessment rate will be \$652.58

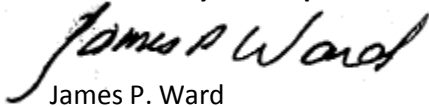
Miromar Lakes Community Development District

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 2018 schedule is as follows

October 12, 2017	November 9, 2017
December 14, 2017	January 11, 2018
February 8, 2018	March 8, 2018
April 27, 2018	May 10, 2018
June 14, 2018	July 12, 2018
August 9, 2018	September 13, 2018

**MINUTES OF THE 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 8, 2018, at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Board members present and constituting a quorum:

Dr. David Herring	Chairman
Mr. Doug Ballinger	Vice Chairman
Mr. Alan Refkin	Assistant Secretary
Mr. Michael Weber	Assistant Secretary

Board members absent:

Mr. Burnett Donoho	Assistant Secretary
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Staff present:

James Ward	District manager
Greg Urbancic	District Counsel
Paul Cusmano	Calvin Giordano & Associates
Bruce Bernard	Calvin Giordano & Associates
Charlie Krebs	District Engineer
Mike Conner	Calvin Giordano & Associates

Audience:

Tim Byal	Miromar Development Corporation
Mike Rizzo	Resident

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:35 p.m. A roll call determined all members of the Board were present with the exception of Supervisor Donoho.

2. Consideration of Minutes

a) January 11, 2018 Regular Meeting Minutes

Mr. Ward stated the minutes had been distributed previously and asked if there were any deletions, corrections or additions to the minutes.

Corrections included Mr. Rizzo's name needed to be added to Page 1, the word coast should be changed to cost on Page 4, Capri should be changed to Caprini on Page 5.

Mr. Ward called for a motion.

Motion was made by Mr. Refkin and seconded by Dr. Ballinger to approve the minutes of the January 11, 2018, meeting, and with all in favor, the motion was approved.

3. Consideration of Resolution 2018-3

Mr. Ward said Item 3 on the agenda was the consideration of Resolution 2018-3 as modified which basically approved the actions of the Board from the last meeting. He said there were some changes to this resolution since documents were being added. He said these additional documents had been sent to the Board earlier in the day. He asked Mr. Urbancic to explain the changes.

Mr. Urbancic explained the Resolution memorialized the acceptance of those documents related to Lake 5. He said there were some documents from the developer and the HOA, which were Part 1, related to the shoreline and the light. He said Part 2 was the Bellini documents. He displayed a map and showed the areas being affected by Part 1. He said Part 2 was not shown on the map, but he showed where the areas would be. He stated those were the internal documents for Bellini, and the internal portion was what had been added to the Resolution. He said Mr. Rizzo had already signed the relevant documents, and there was a license agreement to allow Bellini to operate and maintain the fountain in the lake.

The Board reviewed the map and its different areas and received further clarification and explanation. In summary, it was said the map was indicating the maintenance of two additional areas, the shoreline including the riprap, was now the CDD's responsibility.

Mr. Ward asked if there were any further questions. He said the Board had actually approved this at the last meeting.

Mr. Ward called for a motion to approve Resolution 2018-3 ratifying Board approval at the January 11, 2018 meeting to accept the lake maintenance easement along Miromar Lakes Unit X (Bellini), and assignment of dedication from the Master HOA for Unit XVII – Costa Maggiore – Phase 1, and finally the assignment of reservations from Miromar Development, for lake maintenance easements of Unit IX – Anacapri and Castelli, Unit X –

Volterra, Unit IX (Open Space) Tracts A,B,C – Anacapri and Castelli, and open space in Unit X – Volterra.

Motion was made by Dr. Herring and seconded by Mr. Weber to approve Resolution 2018-3 as described above, and with all in favor, the motion was approved.

Mr. Urbancic said the license agreement to allow the operation of the fountain, which had been explained, needed approval by the Board. He called for a motion

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

4. Staff Reports

- a) District Attorney – No report.
- b) District Engineer – No report.
- c) Asset Manager

Mr. Bernard reported on the Hurricane Irma cleanup. He said there were 337 trees that went down, and these would be replaced with 72 trees in this year's budget. He said next year additional trees would be replaced. He reported there was still \$310,000 in repairs to do, which were not as critical as those which had been done. He said the final cost for repairs from Hurricane Irma would total just over one million dollars. He said cleanup would be completed in the next two weeks. He added he had submitted 50 % of reimbursable bills to FEMA, and the rest would be submitted by the second week in August.

Mr. Refkin asked if the bills were the ones the CDD was responsible for. Mr. Bernard responded the trees all were the responsibility of the CDD.

Mr. Refkin asked about Item 6, the golf course trees. Mr. Bernard explained the inside of the golf course was maintained by the golf course, but the CDD owned the berm where the trees were located.

Mr. Bernard pointed out many of the trees had been up righted along I-75. He said the report showed there were 164 trees down, but 110 had been up righted and saved.

Mr. Bernard was asked if the bills submitted to FEMA would be reimbursed. He explained first the CDD had had to qualify to get reimbursement. Once they

qualified, then all the required information had been submitted. He also stated there would only be 50% reimbursement, and he estimated submitting bills totaling \$450,000.

Mr. Bernard continued shoreline restoration would soon be completed. He said all inspections had been completed on the drains, and he was waiting for a report from the contractor in order to know what needed to be done in the next three years to keep up with the cleaning as had been done in the past.

Mr. Bernard said replanting would begin with Ben Hill Griffin Parkway in the first phase, and next year's budget would finish the second phase.

Dr. Herring said he thought the medians on Ben Hill Griffin were unsightly and needed attention. He said internal areas looked pristine, but the medians were not.

Mr. Bernard introduced Mike Conner, a Landscape Architect, and asked him to address the issues of the median. Mr. Conner said he had been working with Bright View for a year, and the level median maintenance was not the same as the level on the inside. He said he was trying to get that level up to speed, so it would match more closely. The grass was in rough shape and wasn't being mowed properly. He said now it was being cut shorter and was improving. He said the shrubbery was part of the refurbishment plan, so it had been delayed, but would be improved next year as he would be looking at the shrub beds and replacing what was not looking good.

Dr. Herring thanked Mr. Conner and said he had been hearing for several months about getting new equipment, but he had not seen any improvement.

Mr. Bernard said improvements had begun and then the hurricane came, and Bright View was their hurricane contractor also, so they had been focusing on cleanup. He said this kept them from doing the regular work, and Bright View had not been paid for any regular maintenance by mutual agreement. He said now the staff was back to doing their regular duties and had hired more people. Mr. Bernard said he planned to give them three months more and then go in a different direction.

Mr. Bernard showed the Board drawings of the proposed plantings for the median. These plantings were discussed. Dr. Herring asked if the choices of plants and trees were up to the Board, and Mr. Ward responded affirmatively.

Discussion of the maintenance of this area and clarifications ensued.

Mr. Ward stated if the District wanted to negotiate with Lee County and Estero in the future and ask them to share in the cost for maintenance of the median, continuing to do the same thing they have been doing, which was to pay \$50,000 a year and spend even more money on improvements, which the District did not

have right now, didn't make sense. He said it would make more sense to let it go for the moment, which he did not think would affect property values. A discussion ensued concerning this issue.

Mr. Byal suggested pressure be put on to disband the MSBU as it related to Miromar Lakes. He said the Board needed to articulate the problem, and this might provide them with an opportunity to rectify the problem.

Mr. Byal continued that the proposed landscaping for the median may look hodgepodge relative to everything else along the Parkway. He pointed out these type of plantings were usually done with a long term view.

Dr. Herring commented the District was not obliged to do anything concerning the median. The trees did not have to be replaced.

Mr. Ward said his point was there was no way to negotiate with the County at this time, and if the District improved the median, this would not help the situation.

Dr. Herring asked Mr. Byal if he was offering to bargain on the Board's behalf. Mr. Byal responded he would be the intermediary, but he said coming from the District's Supervisors would hold more value to a commissioner.

Dr. Herring said he agreed with Mr. Ward and liked the concept of doing nothing to the median until the issue was resolved.

Mr. Byal suggested covering the holes with sod would make the median look good for now. Dr. Herring suggested it might be better to leave it unsightly.

Mr. Byal explained the original intention of MSBU and how it had evolved.

Mr. Ward said the District was going to spend a great deal of money on restoring their own capital assets over the next four or five years, and said he was not looking forward to the next budget season, knowing the level of assessments. He said spending money on the median right now was not worth it.

Dr. Herring said he agreed as long as the District did something to get their message across. He suggested a meeting with Commissioner Pendergrass would be a good starting place. Mr. Ward agreed this was a good idea.

A discussion of the possibility of sodding the median ensued. Mr. Ward said he wanted to investigate the cost of doing this before a decision was made.

d) District Manager - No report.

5. Supervisor's Requests and Audience Comment

Mr. Ward called for comments from the audience. A question was asked about the banks which had eroded into the lake area in Sienna, saying the solution did not quite work.

Mr. Bernard responded the solution had worked better than before. He said the hurricane had caused further problems. He continued there was a weir down the stream which only allowed a certain amount of water to go out at a time, which kept the elevation higher on the lakes. He said the weir needed to be lower.

A question was asked if there was any plan to restore the eroded bank. Mr. Bernard said some of the responsibility was on the homeowners, and he explained this. He said his first step would be to drop the elevations and go from there.

Mr. Bernard was asked what the slope of the banks was supposed to be. The response was 4 to 1, which it was not. He said it would help if homeowners could drain water to the front of their properties as they had been informed to do.

Mr. Ward said the problem needed to be solved by Sienna and the District. The District can't fix the drainage problem unless Sienna fixed the roof drain problem.

Mr. Ballinger asked Mr. Krebs if anything was being done downstream from the retention area on the other side of the weir. Mr. Krebs said he knew of nothing that would be done. Mr. Ballinger asked whose responsibility it was. Mr. Krebs said right now the Village of Estero was doing some work to improve the Estero River, and were working with the County. It was stated this area contributed to the District's drainage and erosion problems. It was stated that the Village was addressing this problem.

A question was asked by an audience member concerning the roads in Miromar and if they should flood. He said he had been through three flooding's in Sienna. The comment was made that everywhere else in Miromar functioned very well with the exception of Sienna, and work was being done to see how this could be improved. It was stated that anytime more than 5.5 inches of rain fell in 24 hours, there would be an issue. Several reasons this problem could exist were suggested and whose responsibility it would be to maintain the areas was discussed. A discussion of past issues of this type and the effects of new construction on drainage ensued.

Dr. Herring suggested Sienna needed to investigate whether the drains in their area were pristine as this could help solve the flooding issue. He said the District would be happy to help after this was done.

It was summarized that this discussion had produced two points. One was communities needed to look at storm drainage areas and make sure they were cleaned out. The second point was there was a lack of maintenance of the water past the weir which contributed to the fact that water was not running off fast enough. This meant the lake was sitting at a much higher level than it should for a much longer period of time, which was the

bigger problem. It was suggested a good idea would be to find out the county's timeline for working in this area.

A comment was made that it was either the Master Association or the local HOA who was responsible for cleaning out the drains on a street. The response was that it could be either, but most likely it was the local HOA.

6. Adjournment

Mr. Ward asked for a motion to adjourn.

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

The meeting was adjourned about 3:50 p.m.

Miromar Lakes Community Development District

James P. Ward, Secretary

Dr. David Herring, Chairman

RESOLUTION 2018-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

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, 2018, a proposed Budget for Fiscal Year 2019; 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 2019 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, August 9, 2018
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 and to post the proposed budget on the District's web site at least two (2) days before the public hearing.

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.

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.

RESOLUTION 2018-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2019 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

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.

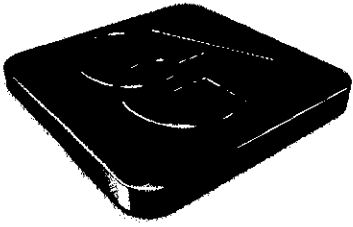
PASSED AND ADOPTED this 27th day of April, 2018

ATTEST:

MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT

James P. Ward, Secretary

David Herring, Chairman



Memorandum

Date: April 1, 2018

To: James P. Ward- District Manager

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

Subject: Miromar Lakes CDD

Asset Management Report - March 2018

CGA Project # 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

GSA Contract Holder

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

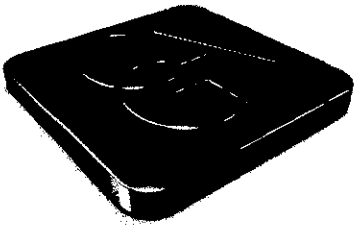
www.cgasolutions.com

Lake Maintenance

The CDD's contractor (DragonFly) is restoring identified eroded lake banks by dredging / recapturing eroded lake bank material by the use of Geo-Tube bags prior to the rip-rap seawall installation (installation of rip-rap shall occur from the roadside) within the Bellini subdivision. The contractor is expecting to complete this work by April 20th, of this year. This will complete the CDD lake bank erosion projects for this fiscal year (2017-2018). Individual residents are also repairing their respective lake banks; inspection of same being performed by CDD staff to ensure requirements meet CDD drainage details.

Landscape Maintenance

BrightView Landscaping has completed their work of debris removal along with the irrigation repairs required on the I-75 berm due to Hurricane Irma effects. The contractor will also be repairing and or replacing the damaged portions of the I-75 / FDOT fence line that was damaged by downed trees falling into the FDOT I-75 Right-of-Way. CDD staff recently had pine straw mulch installed on this berm. The berm mulching is usually completed in November of each year but was delayed due to hurricane damage and subsequent debris clean up.



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/
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954.921.8807 fax

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CDD staff has been routinely meeting with FEMA on a bi-weekly basis to inspect the debris removal, irrigation repairs, discuss documentation / documenting procedures, and uploading of specific information for reimbursement purposes. As previously indicated, the projects for FEMA reimbursement are now complete. Staff is awaiting copies of cancelled checks from the contractors' final invoices to be able to submit to FEMA for the second half of the CDD's reimbursable expenses due to the hurricane. Staff is working to have the final submittal to FEMA by the end of April, 2018.

CDD staff has discussed and followed up with and e-mail to BrightView Landscaping citing the Board's displeasure with the landscaping conditions of the Ben Hill Griffin Parkway medians. BrightView has been placed on notice that they have ninety (90) days to show major improvement in the median conditions, or the CDD will be moving in a different direction to achieve these improvements.

Stormwater Maintenance

CDD staff along with Hole Montes (CDD District Engineer) has prepared a list of drainage structures, piping, and lake interconnects to be maintained by the CDD staff / staff's contractor. Staff is presently obtaining quotes to clean all structures and piping identified in the inspection report prepared by MRI. The vendor will also be requested to uncover / unblock any lake outfalls affected by Hurricane Irma, and clean the piping to the outfall(s). Staff has prioritized the cleaning sequence based on the report and known drainage runs (structures and piping) that require attention. This process will begin in April of 2018.

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 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) (shoreline erosion mitigation has begun and has been completed in four of the fourteen subdivisions to be repaired)

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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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 2018-2019.

Miromar Lakes Community Development District

Financial Statements

February 28, 2018



Visit our web site: www.miromarlakescdd.org

Prepared by:

JPWARD AND ASSOCIATES, LLC

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Miromar Lakes Community Development District

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JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334
(954) 658-4900

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending February 28, 2018**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2012	Series 2015	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 943,455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 943,455
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	397,373	754,375	-	-	-	1,151,748
Revenue	-	945,648	470,403	-	-	-	1,416,051
Prepayment Account	-	0	-	-	-	-	0
Due from Other Funds							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,343,020	-	-	1,343,020
Amount to be Provided by Debt Service Funds	-	-	-	25,236,980	-	-	25,236,980
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 943,455	\$ 1,343,020	\$ 1,224,778	\$ 26,580,000	\$ 36,514,917	\$ -	\$ 66,606,171

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending February 28, 2018**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds						-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Bonds Payable	-	-	-			-
Current Portion	-	-	-	\$1,115,000.00	-	1,115,000
Long Term	-	-	-	\$25,465,000.00	-	25,465,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 26,580,000</u>	<u>\$ -</u>	<u>\$ 26,580,000</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-			-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2017 (Unaudited)	-	794,981	2,982,849	-	-	3,777,830
Results from Current Operations	-	548,039	(1,758,071)	-	-	(1,210,032)
Unassigned						
Beginning: October 1, 2017 (Unaudited)	423,111			-	-	423,111
Results from Current Operations	520,345			-	-	520,345
Total Fund Equity and Other Credits	<u>\$ 943,455</u>	<u>\$ 1,343,020</u>	<u>\$ 1,224,778</u>	<u>\$ -</u>	<u>\$ 36,514,917</u>	<u>\$ 40,026,171</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 943,455</u>	<u>\$ 1,343,020</u>	<u>\$ 1,224,778</u>	<u>\$ 26,580,000</u>	<u>\$ 36,514,917</u>	<u>\$ 66,606,171</u>

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2018

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest								
Interest - General Checking	21	16	38	37	33	144	300	48%
Special Assessment Revenue								
Special Assessments - On-Roll	-	242,214	614,917	38,638	29,436	925,204	911,287	102%
Special Assessments - Off-Roll	113,648	-	-	113,648	-	227,295	454,590	50%
Miscellaneous Revenue								
	-	-	-	-	-	-	0	N/A
Intragovernmental Transfer In								
	-	-	-	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 113,668	\$ 242,230	\$ 614,955	\$ 152,322	\$ 29,468	1,152,644	\$ 1,366,177	84%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's - Fees	-	2,000	-	1,000	-	3,000	12,000	25%
Board of Supervisor's - Taxes	-	153	-	77	-	230	918	25%
Executive								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	5,200	0%
Accounting Services	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	18,000	18,000	100%
Arbitrage Rebate Services	-	1,000	-	-	-	1,000	1,000	100%
Other Contractual Services								
Legal Advertising	50	-	-	-	-	50	1,200	4%
Trustee Services	-	-	-	3,091	-	3,091	7,900	39%
Property Appraiser/Tax Collector Fees	-	1,191	-	-	-	1,191	2,400	50%
Bank Services	32	48	36	33	49	198	550	36%
Travel and Per Diem								
	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Postage, Freight & Messenger	52	52	-	-	77	181	400	45%
Insurance								
	5,778	-	-	-	-	5,778	5,800	100%
Printing & Binding								
	-	432	42	74	221	769	1,200	64%
Website Development								
	-	-	-	-	-	-	1,000	0%
Office Supplies								
	-	-	-	-	-	-	-	N/A
Subscription & Memberships								
	175	-	-	-	-	175	175	100%
Legal Services								

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2018

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Legal - General Counsel	-	7,975	6,526	-	1,733	16,234	30,000	54%
Legal - Litigation	-	-	1,125	-	-	1,125	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	-	30,000	0%
Legal - Center Place	-	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services - General Fund	-	3,245	-	3,097	6,491	12,833	15,000	86%
NPDES	-	-	-	-	560	560	250	224%
Asset Administration Services	833	833	833	833	833	4,167	10,000	42%
Center Place	-	-	-	-	-	-	-	N/A
Sub-Total:	10,254	20,263	29,896	11,537	13,298	85,248	182,993	47%
Hurricane Relief Services								
Engineering Services								
General Engineering	-	6,820	13,211	11,008	10,313	41,351	-	N/A
Water Mgt - Debris Removal								
Lake Bank Erosion	-	-	-	-	147,765	147,765	-	N/A
Landscaping - Debris Removal								
Landscaping Removal	-	-	70,356	-	-	70,356	-	N/A
Sub-Total:	-	6,820	83,568	11,008	158,078	259,473	-	
Stormwater Management Services								
Professional Services								
Asset Management	2,317	3,517	2,317	2,317	2,317	12,783	27,800	46%
Mitigation Monitoring	-	-	-	-	-	-	500	0%
Utility Services								
Electric - Aeration Systems	339	410	37	421	475	1,682	4,400	38%
Lake System								
Aquatic Weed Control	5,464	5,464	5,464	-	-	16,392	65,568	25%
Lake Bank Maintenance	-	-	-	-	11,150	11,150	3,000	372%
Water Quality Testing	-	-	-	-	-	-	13,840	0%
Water Control Structures	-	-	-	3,460	-	3,460	11,000	31%
Grass Carp Installation	-	-	-	2,500	-	2,500	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	N/A
Aeration System	-	-	-	-	-	-	2,000	0%
Wetland System								
Routine Maintenance	3,133	3,133	3,133	-	-	9,400	42,100	22%
Other Current Charges	-	-	-	-	-	-	-	N/A

Miomar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2018

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Capital Outlay								
Aeration Systems	-	-	-	2,204	-	2,204	10,800	20%
Littortall Shelf Replanting/Barrier	-	-	-	-	-	-	6,000	0%
Lake Bank Restoration	-	-	-	-	-	-	-	N/A
Turbidity Screens	-	-	-	-	-	-	13,800	0%
Erosion Restoration	-	-	-	-	850	850	264,253	0%
Contingencies	-	-	-	-	-	-	3,000	0%
Sub-Total:	11,253	12,524	10,951	10,901	14,792	60,422	468,061	13%
Landscaping Services								
Professional Management								
Asset Management	3,117	3,117	3,117	3,117	3,117	15,583	37,400	42%
Utility Services								
Electric	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	2,702	-	2,702	5,000	54%
Repairs & Maintenance								
Public Area Landscaping	-	25,549	37,592	47,409	24,549	135,100	452,000	30%
Irrigation System	2,507	-	-	-	-	2,507	8,000	31%
Well System	-	-	-	-	-	-	1,000	0%
Plant Replacement	-	4,857	-	-	-	4,857	30,000	16%
Other Current Charges								
Lee County Assessments	-	50,852	-	-	-	50,852	51,000	100%
Charlotte County Assessments	-	-	-	-	-	-	375	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	N/A
Operating Supplies								
Mulch	14,567	-	-	988	-	15,555	19,000	82%
Capital Outlay	-	-	-	-	-	-	111,348	0%
Sub-Total:	20,191	84,375	40,709	54,215	27,666	227,157	715,123	32%
Total Expenditures and Other Uses:	\$ 41,699	\$ 123,982	\$ 165,123	\$ 87,662	\$ 213,833	\$ 632,299	\$ 1,366,177	46%
Net Increase/ (Decrease) in Fund Balance	71,969	118,248	449,832	64,660	(184,365)	520,345	-	
Fund Balance - Beginning	423,111	495,080	613,328	1,063,160	1,127,820	423,111	526,359	
Fund Balance - Ending	\$ 495,080	\$ 613,328	\$ 1,063,160	\$ 1,127,820	\$ 943,455	943,455	\$ 526,359	

**Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2018**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Reserve Account	60,118	(59,623)	133	267	309	1,204	40,000	3%
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	199	209	74	289	700	1,471	30	4904%
Interest Account	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	213,103	541,011	33,994	25,898	814,005	801,872	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	160,379	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 60,317	\$ 153,689	\$ 541,218	\$ 34,549	\$ 26,906	816,680	\$ 1,002,281	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2012 Bonds	-	-	-	-	-	-	\$ 465,000	0%
Principal Debt Service - Early Redemptions								
Series 2012 Bonds	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2012 Bonds	-	268,641	-	-	-	268,641	537,281	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 268,641	\$ -	\$ -	\$ -	268,641	\$ 1,002,281	N/A
Net Increase/ (Decrease) in Fund Balance	60,317	(114,952)	541,218	34,549	26,906	548,039	(0)	
Fund Balance - Beginning	794,981	855,298	740,346	1,281,565	1,316,114	794,981	870,552	
Fund Balance - Ending	\$ 855,298	\$ 740,346	\$ 1,281,565	\$ 1,316,114	\$ 1,343,020	1,343,020	\$ 870,551	

Note: Negative interest income due to maturity of investment coming due November 17, 2017

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2018

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Reserve Account	142,555	(141,575)	213	507	587	2,286	90,000	3%
Prepayment Account	346	836	0	-	-	1,182	-	N/A
Revenue Account	1,368	(701)	117	209	354	1,347	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	65,462	166,190	10,442	7,955	250,050	246,240	102%
Special Assessments - Off-Roll	-	-	-	-	-	-	1,179,635	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 144,269	\$ (75,978)	\$ 166,520	\$ 11,158	\$ 8,897	\$ 254,866	\$ 1,515,875	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2015 Bonds	-	-	-	-	-	-	\$ 650,000	0%
Principal Debt Service - Early Redemptions								
Series 2015 Bonds	-	1,580,000	-	-	-	1,580,000	-	N/A
Interest Expense								
Series 2015 Bonds	-	432,938	-	-	-	432,938	865,875	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 2,012,938	\$ -	\$ -	\$ -	2,012,938	\$ 1,515,875	N/A
Net Increase/ (Decrease) in Fund Balance	144,269	(2,088,915)	166,520	11,158	8,897	(1,758,071)	-	
Fund Balance - Beginning	2,982,849	3,127,118	1,038,203	1,204,723	1,215,881	2,982,849	-	
Fund Balance - Ending	\$ 3,127,118	\$ 1,038,203	\$ 1,204,723	\$ 1,215,881	\$ 1,224,778	1,224,778	\$ -	

Note: Negative interest income due to maturity of investment coming due November 17, 2017

Prepared by:

JPWard and Associates, LLC