
Miromar Lakes Community Development District

Regular Meeting Agenda

May 9, 2019



Visit our Web Site at: www.miromarlakescdd.org

Prepared by:

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

May 1, 2019

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, May 9, 2019, 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:
 - I. April 11, 2019 – Regular Meeting
3. Consideration of Resolution 2019-4 approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing for **Thursday, July 11, 2019 at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913** on the Proposed Budget.
4. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Asset manager
 - I. April 2019 Report
 - d) Manager
 - I. Financial Statements for the period ending March 31, 2019 (Unaudited)
 - II. Report on the Number of Registered Voter's in the District.
5. Supervisor's Requests and Audience Comments
6. Adjournment

The second order of business is the consideration of the minutes of the April 11, 2019 regular meeting.

The third order of business is consideration of Resolution 2019-4. 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 at a meeting of the Board of Supervisor's.

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. The budget hearing is scheduled for **Thursday, July 11, 2019 at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

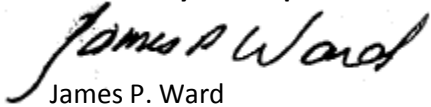
Under my report, is the statutory requirement that the District determine as of April 15th of each year the number of registered voter's residing with the District. The Statute provides that the Supervisor of Elections in the County where the District is located (Lee County) provides that information from the voter rolls of the County. The significance of the report is based on the transition date and number of qualified electors residing in the District which are enumerated in the Statute for the District to begin the transition from a landowner's election to a qualified elector based election. The two thresholds are six years from the date of establishment and 250 qualified electors residing in the District.

Although the District has met both thresholds and elections for all Board seats are by qualified electors, the reporting is essentially not relevant anymore, however, the Statute still requires the report each year.

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

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

The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, April 11, 2019 at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

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

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Counsel
Charlie Krebs	District Engineer
Bruce Bernard	Asset Manager

Audience:

Mr. Jim Byal
Mr. Jack Hewes
Mr. Mike Pabian
Ms. Darlene Hardey-Mansy

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. James Ward called the meeting to order at approximately 2:08 p.m. and all members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

Consideration of the Regular Meeting Minutes from March 14, 2019.

Mr. Ward called for any additions, corrections or deletions to the March 14, 2019 minutes. Mr. Doug Ballinger indicated a word change from “completely” to “completed” on page 3. Mr. David Herring noted the word “wound” on page 2 should have been “would”. In the same paragraph on page 2, Ms. Mary LeFevre stated the word “and” should have come after “paperwork”. Mr. Ballinger noted Board member 2032 was Mr. Refkin and he identified himself as Board member 5725, on page 5. Ms. LeFevre identified herself as Board member 4940, also on page 5. Mr. Ward called for a motion to accept as amended.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. David Herring and with all in favor, the Minutes of the March 14, 2019 as amended were approved.

THIRD ORDER OF BUSINESS**Staff Reports****a) Attorney**

No Report

b) Engineer

No report.

c) Asset Manager**I. March 2019 Report**

Mr. Bruce Bernard stated residential restorations were in process and were about 60 to 70 percent complete as of April 18. He stated five homes were under construction at Delmar and were scheduled for completion April 30 before starting on the Sienna project.

Dr. David Herring asked Mr. Bernard if he observed any repair work on the projects since there were alligators in the water where the homes were located.

Mr. Bernard replied the workers knew there were alligators in the lakes. He noted the alligators were as afraid of the workers as the workers were of the alligators. He added the cleaning contractor's report would be available next month, which would start the drainage cleaning project.

II. Discussion of Lake Banks that were repaired by private owners after Hurricane Irma.

Mr. Ward summarized a report the Board asked the staff to review regarding improvements made by private parties, not the District, after Hurricane Irma. He stated the review was based on a request by a resident and Mr. Bernard had completed the list private vendor improvements. He stated one key element in the report was the pricing, which was an estimate of costs had the District made the repairs. He stated all lake-bank properties were reviewed and the analysis was based on known repairs by the District. He noted there were repairs made by the homeowner and there was no way to determine what the homeowner paid or which repairs were hurricane-related.

Mr. Bernard stated there was a total of \$207,000 dollars' worth of hurricane improvements the District could account for. He noted \$146,000 dollars of the \$207,000 dollars was identified by the District for additional work which needed to be done.

Mr. Ward told the Board the report verified the District was not a part of the lake bank restoration process. He stated the continuation of the discussion was whether the District should continue its policy of not reimbursing for disaster-related improvements or adopt a procedure for reimbursement of those types of improvements. He advised, from a staff perspective, the Board should continue with its current policy. He stated a procedure of reimbursement would establish a bad public policy precedent and open the District to litigation beyond what was expected. He stated it would be akin to using public funds to reimburse private owners for work the District knows nothing about.

Mr. Ward asked the Board for comments and opinions about the District policy.

Mr. Alan Refkin asked if the \$207,000 dollars was for expenditures. Mr. Bernard explained it was the total amount of repairs for Hurricane Irma damages, had the District paid for it. He stated \$146,000 dollars was identified as the FEMA funds for repairs. Mr. Refkin noted there was \$60,000 dollars worth of repairs still needed to be done which had not been identified.

Mr. Michael Weber asked if the work completed was done on the homeowner's own accord. Mr. Ward replied affirmatively. He stated he did not recall a request for reimbursement in the past meetings or any requests coming before the Board since Hurricane Irma.

Dr. Herring asked if anyone made any claims on their homeowners' insurance. Mr. Ward replied he would not have such information. He stated it would not be something the District would be privy too. Dr. Herring asked if such an event was claimable. Mr. Urbancic replied acts of God were not a part of a claim unless the homeowner had a type of insurance policy which specifically applied to such an event.

Ms. LeFevre replied a reimbursement policy was not feasible. She stated it would create inconsistency in how resident's claims were handled, and such a policy would be ill-conceived. She stated the policy should remain as is.

Dr. Herring stated there was an emotional and legal perspective. He stated emotionally, the Board would like to take care of all repairs, but legally, the District was a government organization and there were rules to abide by.

Mr. Ballinger asked Mr. Bernard if the District had been paid \$9,000 dollars by FEMA for irrigation repairs. Mr. Bernard stated staff was awaiting notice of the reimbursement, and the total amount, from the State of Florida. He asked Mr. Bernard what the other category classification was for which the District might receive payment from FEMA. Mr. Bernard responded the other classification was debris removal and recovery claim for the cleanup and tree removal on the outside of the property. He explained the work done inside the property was specifically the responsibility of the CDD (Community Development District) because the District did not own the property. He stated the District initially asked for a total of \$340,000 dollars from FEMA for the projects.

Mr. Refkin asked where the \$340,000 dollars from FEMA went when received. Mr. Bernard replied those funds went to the CDD.

Ms. LeFevre indicated the Board had decided to restore the hurricane damage using its reserves when it was under no obligation to do so, which she felt was the right thing to do and the funds from FEMA would replenish the reserves.

Mr. Ward stated there was no action to take by the Board with respect to keeping the current policy. He asked if there were any questions from the public regarding the policy.

Mr. Jack Hewes stated he had hurricane damage to his property. He stated he spoke with the Chairman of the Board who told him "he would take care of it." He stated, until recently, there was no reference to the CDD policy of non-reimbursement for repairs. He asked why he was not told the Board had a policy which did not reimburse residents.

Mr. Refkin stated the Board was not here to answer those questions since Mr. Hewes was not represented by counsel.

Mr. Ward asked if there were any other questions from the audience. There were none.

Mr. Weber commented he did not recall any instance where the Board reimbursed a property owner, nor did he recall the issue coming before the Board. Mr. Ward agreed with Mr. Weber's statement and noted he believed Dr. Herring's comment to "take care of it" meant to get the information to the CDD staff to deal with the issue.

Mr. Refkin stated he did not comment on the Mr. Hewes's question because the response could have been misconstrued. He stated it was obvious Dr. Herring meant one thing, and the response was misunderstood. He noted to address the issue with someone without counsel was not a prudent action by the Board.

Dr. Herring affirmed he told the resident he would take care of it, which meant he would get the information to the appropriate people. He noted there was still a fundamental question of who stated what to whom. He stated he knew Mr. Bernard's conversation was with Mr. Ray Bartlett. Mr. Bernard confirmed he spoke only to Mr. Bartlett and he never had contact with Mr. Hewes until today. Mr. Bernard stated whatever work was not already completed, would be on a list to request funding for next year. Dr. Herring surmised the conversation between Mr. Bernard and Mr. Bartlett was different from the conversation which Mr. Bartlett might have had with Mr. Hewes, and thus, the confusion at hand. Mr. Bernard stated he did not know what the conversations were, but he knew he had no authority to make a reimbursement decision. He stated the District would have had to know the costs upfront and would have inspected the property then, not a year later.

Ms. LeFevre noted Mr. Hewes never contacted the Board with any requests for repair reimbursements, which seemed unusual given the circumstances.

Mr. Ballinger stated it was a very unfortunate situation because Mr. Hewes was a good neighbor and citizen, but the Board had a responsibility to the entire community.

Mr. Refkin asked the Board's counsel what the next steps were. Mr. Greg Urbancic stated the Board might receive another letter or he might receive a call from Mr. Hewes's attorney. He stated the resident may try to sue the Board. He stated those factors were unknown at this time.

Mr. Refkin asked how the Board should respond if the resident contacted the Board Members individually. Mr. Urbancic stated he did not have an issue with having a conversation, but Board policy was to defer any decisions to the CDD manager or to him.

Mr. Ballinger asked Mr. Urbancic the name of Mr. Hewes's counsel. Mr. Urbancic replied Kara Drewsinski Murphy. Mr. Ballinger asked if the Board was engaged in a law suit, would Mr. Urbancic be the Board's counsel. Mr. Urbancic replied affirmatively, stating he or someone in his office would represent the Board.

Mr. Ward asked if there were any other questions regarding the Board's policy. There were none.

d) Manager

I. Financial Statements for the period ending January 31, 2019.

No report.

II. Financial Statements for the period ending February 28, 2019.

No report.

FOURTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Ward asked for Supervisor's requests and Audience Comments.

Ms. Darlene Harvey-Munsy, President of the Ravena Condominium Association, stated the Association experienced turn-over from the developer in October of 2016 and it was discovered later the developer had not completed the transfer to the CDD. She stated work on the development was done after the developer left. She asked the Board what the status of the retention pond at Ravena was and were there next steps for the Association. Dr. Herring responded the retention pond still belonged to Ravena since there had been no transfer of the property, nor a request of the Board to do so. Mr. Ward stated there was a procedure to follow if the Association wished to transfer the pond. He explained if the water management system was permitted by South Florida Water Management District, the Association should provide the Board a copy of the permit, along with a full legal description of the property, and then the Association could deed the property to the CDD and/or give the CDD an easement onto the property if necessary. He stated if there was pipework, for example, the Association would have to create a bill of sale to the CDD for the pipes or easements. He stated it was up to the Association's

engineers or a surveyor to provide those documents. He explained following this the transfer would be added to the Board's Agenda.

Ms. Munsy asked if the transfer procedure was in written form. Mr. Urbancic responded this procedure was listed in the storm water policy; however, it was not as detailed since the condominium was unique. Mr. Ward explained the procedure was not written specifically for the condominiums because each condominium complex was different and had different features. He indicated Ms. Munsy was welcome to contact him, Mr. Bernard or Mr. Urbancic should the Association's attorney need information. He stated all contact information was listed on the CDD website.

Mr. Weber asked Ms. Munsy if the perimeter shoreline was addressed as the external lake was part of the Association property. Ms. Munsy replied she was not sure, but she would ask the Association's attorney to include it in the transfer description.

Mr. Ward asked if there were any other questions or comments. There were none. Mr. Ward called for adjournment.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Ward adjourned the meeting at 2:45 p.m.

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

Miromar Lakes Community Development District

James P. Ward, Secretary

David Herring, Chairman

RESOLUTION 2019-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020 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, 2019, a proposed Budget for Fiscal Year 2020; 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 2020 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, July 11, 2019
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 2019-4

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020 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 9th day of May, 2019

ATTEST:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

David Herring, Chairman

Miromar Lakes Community Development District

Proposed Budget—Fiscal Year 2020



Prepared by:

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Miromar Lakes Community Development District

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Please visit our web site: www.miromarlakescdd.org

Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2018	Anticipated Year End 09/30/18	Fiscal Year 2020 - Budget	Notes
Revenues and Other Sources					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash from prior year to fund FY 20 Operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ 300	\$ 115	\$ 230	\$ 250	Interest on General Bank Account
Special Assessment Revenue	\$ -				
Special Assessment - On-Roll	\$ 686,802	\$ 638,861	\$ 686,802	\$ 451,376	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 253,216	\$ 63,304	\$ 253,216	\$ 133,134	Assessment from Developer
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 940,318	\$ 702,280	\$ 940,248	\$ 584,760	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 5,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 383	\$ 918	\$ 918	FICA Required for Board Fees
Executive					
Professional Management	\$ 40,000	\$ 20,000	\$ 40,000	\$ 40,000	District Manager Contract
Financial and Administrative					
Audit Services	\$ 5,200	\$ 3,800	\$ 3,800	\$ 3,900	Statutory required audit yearly
Accounting Services	\$ -	\$ -	\$ -	\$ -	
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	\$ 1,000	\$ 2,000	\$ 2,000	\$ 2,000	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	
Legal Advertising	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	Statutory Required Legal Advertising
Trustee Services	\$ 7,900	\$ 9,258	\$ 9,258	\$ 9,500	Trust Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	
Property Appraiser & Tax Collector Fees	\$ 2,400	\$ 1,804	\$ 1,804	\$ 2,000	Fees to place assessment on the tax bills
Bank Service Fees	\$ 550	\$ 222	\$ 500	\$ 550	Fees required to maintain bank account
Travel and Per Diem					
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 400	\$ 417	\$ 800	\$ 800	Mailing and postage
Insurance					
Insurance	\$ 5,800	\$ 5,778	\$ 5,778	\$ 5,900	General Liability and D&O Liability Insurance
Printing and Binding					
Printing and Binding	\$ 1,200	\$ 1,066	\$ 2,200	\$ 2,200	Agenda books and copies
Other Current Charges					
Website Maintenance	\$ 1,000	\$ 300	\$ 2,000	\$ 2,000	Statutory Maintenance of District Web site
Office Supplies					
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships					
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services					
General Counsel	\$ 30,000	\$ 13,406	\$ 26,000	\$ 30,000	District Attorney
Litigation Counsel	\$ -	\$ -	\$ -	\$ -	Not required for FY 2019
Center Place	\$ -	\$ -	\$ -	\$ -	
General Counsel - Center Place	\$ -	\$ -	\$ -	\$ -	
Special Counsel - Center Place	\$ 30,000	\$ -	\$ -	\$ -	To complete agreement pursuant to settlement agreement with Alico West
Land Exchange - Salerno	\$ -	\$ -	\$ -	\$ -	
Debt Service - Miromar Lakes LLC Note					
Debt Service - Miromar Lakes LLC Note	\$ -	\$ -	\$ -	\$ -	
Other General Government Services					
Engineering Services					
General Fund	\$ 15,000	\$ 3,257	\$ 7,000	\$ 7,000	District Engineer
NPDES	\$ 250	\$ -	\$ -	\$ 2,000	Statutory Requirement for Federal Reporting
Asset Administrative Services	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	District Asset Manager
Center Place Experts	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 182,993	\$ 84,866	\$ 143,433	\$ 150,143	

Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2018	Anticipated Year End 09/30/18	Fiscal Year 2020 - Budget	Notes
Stormwater Management Services					
Professional Services					
Asset Management	\$ 34,800	\$ 13,475	\$ 34,800	\$ 35,800	District Asset Manager
Mitigation Monitoring	\$ 500	\$ -	\$ 500	\$ 500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 4,400	\$ 2,403	\$ 4,800	\$ 4,800	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 56,500	\$ 21,174	\$ 56,500	\$ 61,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ 3,000	\$ -	\$ -	\$ 3,000	Periodic maintenance of lake banks
Water Quality Testing	\$ 13,840	\$ 8,620	\$ 13,840	\$ 13,840	Regulatory Reporting of water quality in Water Management System
Water Control Structures	\$24,000	\$ 560	\$24,000	\$24,000	Yearly Cleaning of all Water Control Structures
Grass Carp Installation	\$ -	\$ -	\$ -	\$ -	
Littoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	
Aeration System	\$ 2,000	\$ -	\$ 2,000	\$ 2,000	Periodic Maintenance of Aeration systems
Wetland System					
Routine Maintenance	\$ 42,100	\$ 16,556	\$ 42,100	\$ 42,100	Periodic Maintenance to remove exotic materials from wetland system
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Capital Outlay					
Aeration Systems	\$ 10,800	\$ -	\$ 10,800	\$ 11,750	See Capital Improvements for Detail
Littoral Shelf Replanting/Barrier	\$ 6,000	\$ -	\$ 6,000	\$ 15,000	See Capital Improvements for Detail
Lake Bank Restorations	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Turbidity Screens	\$ 13,800	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Erosion Restoration	\$ 223,894	\$ 15,252	\$ 273,894	\$ 200,466	See Capital Improvements for Detail (\$51,000.00 for additional Erosion to 09/30)
Contingencies	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	See Capital Improvements for Detail
Sub-Total:	\$ 438,634	\$ 78,040	\$ 472,234	\$ 417,256	

Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2018	Anticipated Year End 09/30/18	Fiscal Year 2020 - Budget	Notes
Landscaping Services					
Beginning January 1, 2019 the District transferred to the Master HOA the Maintenance responsibilities for the landscaping program including the Ben Hill Griffin Parkway, and the County has agreed to not assess for FY 20 the MSBU. The County intends to dissolve the MSBU but as of the approval date of the Proposed Budget the County has not done so)					
Professional Management					
Asset Management	\$ 9,300	\$ -	\$ -	\$ -	
Utility Services	\$ -				
Electric - Landscape Lighting	\$ -	\$ -	\$ -	\$ -	
Irrigation Water	\$ 1,250	\$ 5,405	\$ 7,000	\$ -	
Repairs & Maintenance	\$ -				
Public Area Landscaping	\$ 191,350	\$ 90,880	\$ 90,880	\$ -	
Irrigation System	\$ 4,000	\$ 2,855	\$ 2,855	\$ -	
Well System	\$ 1,000	\$ -	\$ -	\$ -	
Plant Replacement	\$ 10,000	\$ 8,321	\$ 8,321	\$ -	
Other Current Charges	\$ -				
Lee Cty Assessments	\$ 51,000	\$ -	\$ -	\$ -	
Charlotte County Assessments	\$ 375	\$ -	\$ -	\$ -	
Hendry County - Panther Habitat Taxes	\$ -	\$ -	\$ -	\$ -	
Operating Supplies	\$ -				
Mulch	\$ 24,000	\$ 23,338	\$ 23,338	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 292,275	\$ 130,800	\$ 132,394	\$ -	
Reserves for General Fund					
Water Management System	\$ -	\$ -	\$ -	\$ -	For Water Management System
Disaster Relief Reserve	\$ -	\$ -	\$ -	\$ -	No Reserves Required
Sub-Total:	\$ -	\$ -	\$ -	\$ -	
Other Fees and Charges					
Discount for Early Payment	\$ 26,415	\$ -	\$ 26,415	\$ 17,361	4% Discounts property owner's may take if paying taxes in November.
Sub-Total:	\$ 26,415	\$ -	\$ 26,415	\$ 17,361	
Total Expenditures and Other Uses					
	\$ 940,317	\$ 293,705	\$ 774,476	\$ 584,760	
Net Increase/(Decrease) in Fund Balance					
	\$ 1	\$ 408,575	\$ 165,772	\$ -	
Fund Balance - Beginning					
	\$ 423,111	\$ 423,111	\$ 423,111	\$ 588,883	
Fund Balance - Ending					
	\$ 423,112	\$ 831,686	\$ 588,883	\$ 588,883	

Assessment Comparison			
Description	Number of Units	FY 2019 Rate/Unit	FY 2020 Rate/Unit
General Fund - Operations			
Sold property on roll	1304	\$ 526.69	\$ 346.15
Developer units off roll	400	\$ 506.43	\$ 332.83
Total:	1704		
Reserves Assessment			
Sold property on roll	1304	\$ -	\$ -
Developer units off roll	400	\$ -	\$ -
Total:	1704		
Total Assessment			
Sold property on roll	1304	\$ 526.69	\$ 346.15
Developer units off roll	400	\$ 506.43	\$ 332.83
Total:	1704		

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Revenues and Other Sources

Cash Carryforward	\$	-
The amount of anticipated Fund Balance is recommended to be utilized to fund the operating expenses of the District for the first three (3) months of the Fiscal Year, pending the receipt of assessment collections, which generally begin in late December or early January, 2010.		
Interest Income - General Account	\$	250
With the levy of Special Assessments - the District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.		

Appropriations

Legislative		
Board of Supervisor's Fees	\$	12,918
The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year.		
Executive		
Professional Management	\$	40,000
The District retains the services of a professional management company - JPWard and Associates, LLC - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Miromar Lakes.		
Financial and Administrative		
Audit Services	\$	3,900
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.		
Accounting Services	\$	-
This line item is now included in the Professional Management Fees.		
Assessment Roll Preparation	\$	18,000
For the preparation by the Financial Advisor of the Assessment Rolls including transmittal to the Lee County Property Appraiser.		
Arbitrage Rebate Fees	\$	2,000
For requied Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.		
Other Contractual Services		
Recording and Transcription	\$	-
Legal Advertising	\$	1,200
Trustee Services	\$	9,500
With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirments of the trust.		
Dissemination Agent Services	\$	-
With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories. This fee is included in Professional Management Services.		
Property Appraiser & Tax Collector Fees	\$	2,000
The Tax Collector charges \$1.42 per parcel and the Property Appraiser charges \$1.00 per parcel.		
Bank Service Fees	\$	550

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Travel and Per Diem	\$	-
Communications and Freight Services		
Telephone	\$	-
Postage, Freight & Messenger	\$	800
Insurance	\$	5,900
Printing and Binding	\$	2,200
Other Current Charges		
Website Maintenance	\$	2,000
Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	30,000
The District's general counsel provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
Center Place		
General Counsel - Center Place	\$	-
Special Counsel - Center Place	\$	-
The District has a settlement agreement with the developer's of Center Place, and, as such, this item is for the continuing discussions regarding the operations of the water management systems that will directly affect the operations of the District's system, along with any discussions with regulatory agencies.		
Other General Government Services		
Engineering Services		
General Fund	\$	7,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
NPDES	\$	2,000
The District's has retained a qualified engineering company to provide on-going requirements of both the Federal Government and Lee County relative to the National Pollution Discharge Elimination System (NPDES).		
Center Place Experts	\$	-
This line item is not required for FY 2017.		
Asset Administrative Services	\$	10,000
The District has retained a qualified asset management firm to manage the District's assets.		
Contingencies	\$	-
Stormwater Management Services		
Professional Services		
Asset Management	\$	35,800
Coordination of all necessary programs and services for the Stormwater Management System during the year, as well as contract administration of vendor contracts, assistance in compliance with operating permits.		
Mitigation Monitoring	\$	500
Utility Services		
Electric - Aeration System	\$	4,800
Repairs & Maintenance		

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Lake System \$61,000
 Aquatic Weed Control

The District retains the services of a qualified contractor to maintain the District's lake system to control unwanted vegetation in the system which restrict the flow of water and become unsightly.

Description	Amount
Current Contract	\$61,000
Contingency	\$0
Total:	\$61,000

Lake Bank Maintenance \$3,000
 For the yearly removal of dead vegation around the perimeter of the District's water management system.

Description	Amount
Maintenance - Lake Banks	\$3,000
Contingency	\$0
Total:	\$3,000

Water Quality Testing \$ 13,840
 Quarterly testing and analyses of the water management system

Water Control Structures \$24,000

Description	Amount
Inspection	\$2,000
Yearly Cleaning	\$22,000
Total:	\$24,000

Grass Carp Installation \$ -

Litoral Shelf Planting \$ -

Aeration System \$ 2,000

Wetland System
 Routine Maintenance \$42,100

The District retains the services of a qualified contractor to maintain the District's wetland system to control unwanted vegetation in the system which restrict the flow of water and become unsightly.

Description	Amount
Current Contract	\$37,600
Contract - Reporting	\$2,000
Retention Area 2	\$2,500
Contingency	\$0
Total:	\$42,100

Water Quality Testing \$ -

Capital Outlay

In Fiscal Year 2016 the District prepared an overall capital improvement plan for the restoration of portions of the District's water management system throughout the community.

Aeration Systems	\$ 11,750
Littoral Shelf Replanting/Barrier	\$ 15,000
Lake Bank Restorations	\$ -
Turbidity Screens	\$ -
Erosion Restoration	\$ 200,466
Contingencies	\$ 3,000

Landscaping Services

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Beginning January 1, 2019 the District transferred to the Master HOA the Maintenance responsibilities for the landscaping program including the Ben Hill Griffin Parkway, and the County has agreed to not assess for FY 20 the MSBU. The County intends to dissolve the MSBU but as of the approval date of the Proposed Budget the County has not done so)

Professional Management			
Asset Management		\$	-
Coordination of all necessary programs and services for the Landscape System during the year, as well as contract administration of vendor contracts.			
Utility Services			
Electric - Landscape Lighting		\$	-
Irrigation Water		\$	-
Repairs & Maintenance			
Public Area Landscaping		\$	-
The District maintains the landscaped buffer berm along I-75, the Ben Hill Griffin Parkway berm and median at the main entrance, along with other outer community perimeter berms.			
	Description	Amount	
	Current Contract	\$0	
	Contingency	\$0	
	Total:	\$0	
Irrigation System		\$	-
	Description	Amount	
	Irrigation pumps schedule maint.	\$ -	
	Total:	\$ -	
Well System		\$	-
Plant Replacement		\$	-
For the miscellaneous replacement throughout the year of plant material			
Other Current Charges			
Lee Cty Assessments		\$	-
The District is responsible for it's proportionate share of the landscaping operation and maintenance costs along the Ben Hill Griffin Roadway corridor's, which is levied as a special assessment by Lee County through the University Overlay MSTBU.			
Hendry County - Panther Habitat Taxes		\$	-
Operating Supplies			
Mulch		\$	-
The District will periodically add to the existing mulch that is in the landscaping contract during the year.			
Capital Outlay		\$	-
Reserves for General Fund			
Water Management System		\$	-
Disaster Relief Reserve		\$	-
Other Fees and Charges			
Discount for Early Payment		\$	17,361
4% Discount permitted by Law for early payment			
Total Appropriations:		\$	584,760

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2020**

Capital Improvement Plan - Fiscal Year 2019 through FY 2024

Description of Capital Items	2020	2021	2022	2023	2024	2025 (and beyond)
Irrigation System						
Irrigation Pump Replacement	\$ -	\$ 13,500	\$ -	\$ 15,000	\$ -	\$ -
Total Irrigation System:	\$ -	\$ 13,500	\$ -	\$ 15,000	\$ -	\$ -
Lake System						
Improvements for Water Quality						
Turbidity Screen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 9,000	\$ 6,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
Littoral Shelf - Barrier Installation	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 15,000	\$ 6,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ -
Aeration System						
Lake 6E and 6G - Tubing replacements/weights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake 2A - Compressor and diffusers	\$ -	\$ -	\$ -	\$ 14,000	\$ -	\$ -
Lake 1A, 6B, and 6D - Tubing replacements/weights	\$ 11,750	\$ -	\$ -	\$ -	\$ -	\$ -
Lake 1C, 6E - Tubing replacements/weights	\$ -	\$ 13,260	\$ -	\$ -	\$ -	\$ -
Lake Aerator Replacements	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 14,000	\$ -
Sub-Total:	\$ 11,750	\$ 13,260	\$ 16,000	\$ 30,000	\$ 14,000	\$ -
Erosion Restoration						
Hurricane Irma Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subdivision Shoreline Erosion	\$ -	\$ -	\$ 46,600	\$ 120,000	\$ 120,000	\$ -
Montelago	\$ -	\$ 16,500	\$ -	\$ -	\$ -	\$ -
Tivolo	\$ 132,000	\$ -	\$ -	\$ -	\$ -	\$ -
FGCU and Peninsula Berm	\$ -	\$ -	\$ 76,000	\$ -	\$ -	\$ -
Castelli	\$ -	\$ 32,000	\$ -	\$ -	\$ -	\$ -
Sorrento	\$ -	\$ 21,600	\$ -	\$ -	\$ -	\$ -
San Marino	\$ -	\$ 44,000	\$ -	\$ -	\$ -	\$ -
Porta Romano	\$ -	\$ -	\$ 38,500	\$ -	\$ -	\$ -
St. Moritz	\$ 48,600	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Course	\$ -	\$ 42,700	\$ -	\$ -	\$ 36,360	\$ -
Contingencies/CEI Services	\$ 19,866	\$ 17,248	\$ 17,721	\$ 13,200	\$ 17,200	\$ -
Sub-Total:	\$ 200,466	\$ 174,048	\$ 178,821	\$ 133,200	\$ 173,560	\$ -
Total: Stormwater Management System	\$ 227,216	\$ 193,308	\$ 196,821	\$ 165,200	\$ 189,560	\$ -
Total Capital Improvements:	\$ 227,216	\$ 206,808	\$ 196,821	\$ 180,200	\$ 189,560	\$ -
Estimated Cost Per Residential Unit:	\$ 138.68	\$ 126.22	\$ 120.13	\$ 109.98	\$ 115.69	\$ -

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2012 Bonds (Refinanced 2000A Bonds) - Budget
Fiscal Year 2020**

Description	Fiscal Year 2019 Budget	Actual at 03/31/2018	Anticipated Year End 09/30/18	Fiscal Year 2020 - Budget
Revenues and Other Sources				
Carryforward				
Reserve Account	\$ 21,385	\$ -	\$ -	\$ -
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ 388,615	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 4,500	\$ 3,761	\$ 4,500	\$ 4,500
Reserve Account	\$ 7,200	\$ 3,683	\$ 4,500	\$ 7,200
Interest Account		\$ 1	\$ -	
Prepayment Account		\$ 865	\$ 865	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 955,579	\$ 878,321	\$ 955,579	\$ 976,081
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ 384,613	\$ -
Operating Transfers In.	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,377,279	\$ 886,631	\$ 1,350,057	\$ 987,781
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 460,000	\$ -	\$ 460,000	\$ 485,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ 410,000	\$ 410,000	\$ 410,000	\$ -
Interest Expense				
Series A Bonds	\$ 469,056	\$ 253,888	\$ 469,056	\$ 463,738
Other Fees and Charges				
Discounts for Early Payment	\$ 38,223	\$ -	\$ 38,223	\$ 39,043
Total Expenditures and Other Uses	\$ 1,377,279	\$ 663,888	\$ 1,377,279	\$ 987,781
Net Increase/(Decrease) in Fund Balance	\$ (0)	\$ 222,743	\$ (27,223)	\$ -
Fund Balance - Beginning	\$ 1,034,253	\$ 1,034,253	\$ 1,034,253	\$ 1,034,253
Fund Balance - Ending	\$ 866,068	\$ 1,256,996	\$ 1,007,030	\$ 1,034,253
Restricted Fund Balance:				
Reserve Account Requirement			\$ 375,224	
Restricted for November 1, 2020 Interest Payment			\$ 220,047	
Total - Restricted Fund Balance:			\$ 595,271	

**Miromar Lakes
Community Development District
Debt Service Fund - Series 2012 Bonds (Refinanced 2000A Bonds) - Budget
Fiscal Year 2020**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual Debt Service
Principal Balance - October 1, 2019	\$	8,770,000	4.875%		
11/1/2019				\$ 231,868.75	
5/1/2020	\$	485,000	4.875%	\$ 231,868.75	\$ 948,737.50
11/1/2020				\$ 220,046.88	
5/1/2021	\$	510,000	4.875%	\$ 220,046.88	\$ 950,093.76
11/1/2021				\$ 207,615.63	
5/1/2022	\$	535,000	4.875%	\$ 207,615.63	\$ 950,231.26
11/1/2022				\$ 194,575.00	
5/1/2023	\$	560,000	5.375%	\$ 194,575.00	\$ 949,150.00
11/1/2023				\$ 179,525.00	
5/1/2024	\$	595,000	5.375%	\$ 179,525.00	\$ 954,050.00
11/1/2024				\$ 163,534.38	
5/1/2025	\$	625,000	5.375%	\$ 163,534.38	\$ 952,068.76
11/1/2025				\$ 146,737.50	
5/1/2026	\$	660,000	5.375%	\$ 146,737.50	\$ 953,475.00
11/1/2026				\$ 129,000.00	
5/1/2027	\$	695,000	5.375%	\$ 129,000.00	\$ 953,000.00
11/1/2027				\$ 110,321.88	
5/1/2028	\$	735,000	5.375%	\$ 110,321.88	\$ 955,643.76
11/1/2028				\$ 90,568.75	
5/1/2029	\$	775,000	5.375%	\$ 90,568.75	\$ 956,137.50
11/1/2029				\$ 69,740.63	
5/1/2030	\$	820,000	5.375%	\$ 69,740.63	\$ 959,481.26
11/1/2030				\$ 47,703.13	
5/1/2031	\$	865,000	5.375%	\$ 47,703.13	\$ 960,406.26
11/1/2031				\$ 24,456.25	
5/1/2032	\$	910,000	5.375%	\$ 24,456.25	\$ 958,912.50

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

Fiscal Year 2020

Description	Fiscal Year 2019 Budget	Actual at 03/31/2018	Anticipated Year End 09/30/18	Fiscal Year 2020 - Budget
Revenues and Other Sources				
Carryforward				
Reserve Account	\$ 62,905	\$ -	\$ -	\$ 61,000
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ 1,247,095	\$ -	\$ -	\$ 1,437,639
Interest Income				
Reserve Account	\$ 12,000	\$ 6,290	\$ 12,000	\$ 12,000
Prepayment Account	\$ 2,400	\$ 2,808	\$ 5,600	\$ 5,600
Revenue Account	\$ 4,000	\$ 4,721	\$ 9,400	\$ 9,400
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 554,791	\$ 516,847	\$ 554,791	\$ 578,507
Special Assessment - Off-Roll	\$ 742,351	\$ -	\$ 742,351	\$ 582,633
Special Assessment - Prepayment		\$ -	\$ 1,437,639	\$ -
Operating Transfers				
	\$ -	\$ -	\$ -	\$ -
Bond Proceeds				
	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 2,625,542	\$ 530,667	\$ 2,761,781	\$ 2,686,779
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	\$ 560,000	\$ -	\$ 560,000	\$ 520,000
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	\$ 1,310,000	\$ 1,310,000	\$ 1,310,000	\$ 1,500,000
Interest Expense				
Series 2015 Bonds	\$ 733,350	\$ 382,563	\$ 733,350	\$ 645,000
Other Fees and Charges				
Discounts for Early Payment	\$ 22,192	\$ -	\$ 22,192	\$ 23,140
Total Expenditures and Other Uses	\$ 2,625,542	\$ 1,692,563	\$ 2,625,542	\$ 2,688,140
Net Increase/(Decrease) in Fund Balance	\$ -	\$ (1,161,896)	\$ 136,239	\$ (1,361)
Fund Balance - Beginning	\$ 1,361,656	\$ 1,361,656	\$ 1,361,656	\$ 1,497,895
Fund Balance - Ending	\$ 1,361,656	\$ 199,760	\$ 1,497,895	\$ 1,496,534
Restricted Fund Balance:				
Reserve Account Requirement			\$ 572,250	
Restricted for November 1, 2020 Interest Payment			\$ 294,875	
Total - Restricted Fund Balance:			\$ 867,125	

**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	Annual Debt Service
Par Outstanding at 10/01/2019		\$ 13,815,000.00			
11/1/2019	\$ 1,500,000.00			\$ 341,025.00	
5/1/2020		\$ 520,000	3.500%	\$ 303,975.00	\$ 1,165,000.00
11/1/2020				\$ 294,875.00	
5/1/2021		\$ 540,000	5.000%	\$ 294,875.00	\$ 1,129,750.00
11/1/2021				\$ 281,375.00	
5/1/2022		\$ 570,000	5.000%	\$ 281,375.00	\$ 1,132,750.00
11/1/2022				\$ 267,125.00	
5/1/2023		\$ 600,000	5.000%	\$ 267,125.00	\$ 1,134,250.00
11/1/2023				\$ 252,125.00	
5/1/2024		\$ 630,000	5.000%	\$ 252,125.00	\$ 1,134,250.00
11/1/2024				\$ 236,375.00	
5/1/2025		\$ 660,000	5.000%	\$ 236,375.00	\$ 1,132,750.00
11/1/2025				\$ 219,875.00	
5/1/2026		\$ 695,000	5.000%	\$ 219,875.00	\$ 1,134,750.00
11/1/2026				\$ 202,500.00	
5/1/2027		\$ 730,000	5.000%	\$ 202,500.00	\$ 1,135,000.00
11/1/2027				\$ 184,250.00	
5/1/2028		\$ 770,000	5.000%	\$ 184,250.00	\$ 1,138,500.00
11/1/2028				\$ 165,000.00	
5/1/2029		\$ 810,000	5.000%	\$ 165,000.00	\$ 1,140,000.00
11/1/2029				\$ 144,750.00	
5/1/2030		\$ 850,000	5.000%	\$ 144,750.00	\$ 1,139,500.00
11/1/2030				\$ 123,500.00	
5/1/2031		\$ 890,000	5.000%	\$ 123,500.00	\$ 1,137,000.00
11/1/2031				\$ 101,250.00	
5/1/2032		\$ 940,000	5.000%	\$ 101,250.00	\$ 1,142,500.00
11/1/2032				\$ 77,750.00	
5/1/2033		\$ 985,000	5.000%	\$ 77,750.00	\$ 1,140,500.00
11/1/2033				\$ 53,125.00	
5/1/2034		\$ 1,035,000	5.000%	\$ 53,125.00	\$ 1,141,250.00
11/1/2034				\$ 27,250.00	
5/1/2035		\$ 1,090,000	5.000%	\$ 27,250.00	\$ 1,144,500.00

**Miromar Lakes
Community Development District**

Assessment Levy - Summary of All Funds

**Series 2012 (Refinanced 2000 A Bonds - Phase I)
Par Amount: \$12,345,000 - 12 Years Remaining**

Phase I Neighborhoods	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Murano	\$ 24,687.00	SF 2	\$ 1,633.65	\$ 346.15	\$ 1,979.80	\$ 15,329.65
Verona Lago	\$ 14,789.00	SF	\$ 980.19	\$ 346.15	\$ 1,326.34	\$ 9,147.00
Isola Bella	\$ 14,789.00	SF	\$ 980.19	\$ 346.15	\$ 1,326.34	\$ 9,147.00
Bellamare	\$ 14,789.00	SF	\$ 980.19	\$ 346.15	\$ 1,326.34	\$ 9,147.00
Ana Capri	\$ 14,789.00	SF	\$ 980.19	\$ 346.15	\$ 1,326.34	\$ 9,147.00
Casteli	\$ 14,789.00	SF	\$ 980.19	\$ 346.15	\$ 1,326.34	\$ 9,147.00
Montelago	\$ 12,324.00	VILLA	\$ 816.83	\$ 346.15	\$ 1,162.98	\$ 7,621.37
Tivoli	\$ 12,324.00	VILLA	\$ 816.83	\$ 346.15	\$ 1,162.98	\$ 7,621.37
St. Moritz	\$ 12,324.00	VILLA	\$ 816.83	\$ 346.15	\$ 1,162.98	\$ 7,621.37
Sienna	\$ 12,324.00	VILLA	\$ 816.83	\$ 346.15	\$ 1,162.98	\$ 7,621.37
Caprini	\$ 12,324.00	VILLA	\$ 816.83	\$ 346.15	\$ 1,162.98	\$ 7,621.37
Porto Romano	\$ 12,324.00	VILLA	\$ 816.83	\$ 346.15	\$ 1,162.98	\$ 7,621.37
Volterra	\$ 12,324.00	VILLA	\$ 816.83	\$ 346.15	\$ 1,162.98	\$ 7,621.37
Portofino	\$ 12,324.00	VILLA	\$ 816.83	\$ 346.15	\$ 1,162.98	\$ 7,621.37
Valencia	\$ 9,859.00	MF	\$ 653.46	\$ 346.15	\$ 999.61	\$ 6,097.94
Vivaldi	\$ 9,859.00	MF	\$ 653.46	\$ 346.15	\$ 999.61	\$ 6,097.94
Bella Vista	\$ 9,859.00	MF	\$ 653.46	\$ 346.15	\$ 999.61	\$ 6,097.94
Mirosol	\$ 9,859.00	MF	\$ 653.46	\$ 346.15	\$ 999.61	\$ 6,097.94
San Marino	\$ 9,859.00	MF	\$ 653.46	\$ 346.15	\$ 999.61	\$ 6,097.94
Montebello	\$ 9,859.00	MF	\$ 653.46	\$ 346.15	\$ 999.61	\$ 6,097.94
Ravenna	\$ 9,859.00	MF	\$ 653.46	\$ 346.15	\$ 999.61	\$ 6,097.94
Bellini	\$ 9,859.00	MF	\$ 653.46	\$ 346.15	\$ 999.61	\$ 6,097.94
University	\$ -	GOV	\$ -	\$ 2,076.88	\$ 2,076.88	\$ -
Golf Club/Course		GOLF	\$ 153,834.98	\$ 3,461.47	\$ 157,296.45	\$ 684,197.12
Beach Club		BEACH	\$ 15,057.61	\$ -	\$ 15,057.61	\$ 66,992.61

Comparison : Fiscal Year 2019 Assessments						
	SF 2	\$ 1,599.34	\$ 526.69	\$ 2,126.03	\$ 16,141.39	
	SF	\$ 959.60	\$ 526.69	\$ 1,486.29	\$ 9,634.04	
	VILLA	\$ 799.67	\$ 526.69	\$ 1,326.36	\$ 8,027.24	
	MF	\$ 639.73	\$ 526.69	\$ 1,166.42	\$ 6,422.64	
	GOV	\$ -	\$ 3,160.14	\$ 3,160.14	\$ -	
	GOLF	\$ 150,603.95	\$ 5,064.30	\$ 155,668.25	\$ 760,635.41	
	BEACH	\$ 14,741.35	\$ -	\$ 14,741.35	\$ 74,474.51	

Series 2015 Bonds (Refinanced 2003 A Bonds - Phase II)
Par Amount - \$19,165,000 - 16 Years Remaining

Phase I Neighborhoods	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2019-2020 tax payment
Sorrento	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 346.15	\$ 2,817.22	\$ 24,717.35
Salerno I	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 346.15	\$ 2,817.22	\$ 24,717.35
Lugano	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 346.15	\$ 2,817.22	\$ 24,717.35
Salerno II	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 346.15	\$ 2,817.22	\$ 24,717.35
Sardinia	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 346.15	\$ 2,817.22	\$ 24,717.35
Avelino	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 346.15	\$ 2,817.22	\$ 24,717.35
Ancona	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 346.15	\$ 2,817.22	\$ 24,717.35
Bergamo	\$ 34,794.86	SF 2	\$ 2,471.07	\$ 346.15	\$ 2,817.22	\$ 24,717.35
Navona	\$ 25,786.39	Villa 2	\$ 1,834.40	\$ 346.15	\$ 2,180.55	\$ 18,348.97
Cassina	\$ 25,786.39	Villa 2	\$ 1,834.40	\$ 346.15	\$ 2,180.55	\$ 18,348.97
Trevi	\$ 25,786.39	Villa 2	\$ 1,834.40	\$ 346.15	\$ 2,180.55	\$ 18,348.97
Cortona	\$ 25,786.39	Villa 2	\$ 1,834.40	\$ 346.15	\$ 2,180.55	\$ 18,348.97
Villa D/Este	\$ 25,786.39	Villa 2	\$ 1,834.40	\$ 346.15	\$ 2,180.55	\$ 18,348.97
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,376.05	\$ 346.15	\$ 1,722.20	\$ 13,764.18
Positano	\$ 19,339.79	MF	\$ 1,376.05	\$ 346.15	\$ 1,722.20	\$ 13,764.18
Future Commercial		COMM	\$ 98,441.62	\$ 16,641.70	\$ 115,083.32	\$ 1,025,709.93
Golf Club/Course		GOLF	\$ 191,723.41	\$ -	\$ 191,723.41	\$ 1,917,751.81

Comparison : Fiscal Year 2019 Assessments						
	SF 2	\$ 2,369.77	\$ 526.69	\$ 2,896.46	\$ 25,801.32	
	Villa 2	\$ 1,759.20	\$ 526.69	\$ 2,285.89	\$ 19,153.63	
	Villa 1	\$ 1,319.64	\$ 526.69	\$ 1,846.33	\$ 14,367.81	
	MF	\$ 1,319.64	\$ 526.69	\$ 1,846.33	\$ 14,367.81	
	COMM	\$ 94,405.92	\$ 25,321.50	\$ 119,727.42	\$ 1,070,692.04	
	GOLF	\$ 183,863.78	\$ -	\$ 183,863.78	\$ 2,001,854.07	

**Miromar Lakes Community Development District
O&M ERU's**

Platted/Sold	FY 2019	FY 2020			
		On Roll	Direct Bill	Change	Total Units
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
Mirasol Phase II	57	57			57
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
Avellion	12	12			12
Ancona	6	6			6
Bergamo	6	6			6
Trevi	11	11			11
Cortona	19	19			19
Total Platted/Sold					
Unplatted (direct billed)					
Future residential	450		350	-100	350
Future commercial	50		50		50
Other - On-Roll					
Golf Club	10	10			10
Government Parcel	6	6			6
	1804	1304	400	(100)	1704



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Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
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Memorandum

Date: May 1, 2019
To: James P. Ward- District Manager
From: Bruce Bernard - Field Asset Manager
Subject: Miromar Lakes CDD – April 2019
CGA Project # 13-5692

Lake Maintenance

The lake bank erosion restoration projects in both the Montebello and Bellamare subdivisions, as part of this year's Capital Improvements program, have been completed. The CDD contractor will be proceeding next to the Siena subdivision. Additional littoral shelf wetland plantings will also be installed within the lakes of the Siena subdivision once the erosion restoration project is completed. These capital improvements are scheduled to be completed in June of 2019. The Porta Romano project is the last subdivision scheduled to be completed in this year's program.

Solitude Aquatic Services has been instructed to maintain all wetland areas to a five foot (5') to eight foot (8') maximum width in the planted areas. The contractor has been and will continue working over the next few months to reduce those areas wider than eight foot to meet this set goal. There will also be a concerted effort to eliminate / eradicate all Giant Bulrush that is encountered on the golf course lakes on both the residential and golf course sides of the lakes over this time frame.

Stormwater Maintenance

The contractor (M.R.I.) has conducted inspections of the drainage / control structures and is preparing a report for CDD staff to review prior to the approval and direction to the contractor to commence with the cleaning of



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impacted storm structures which were filled with over 25% of debris. Once the report has been reviewed, the contractor will be given the authorization to clean those structures that have been identified in this year's drainage maintenance program.

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 6G, 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 nine of the fourteen subdivisions to be repaired).

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 within the Monte Bella subdivision (completed 4/19).



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Miromar Lakes Community Development District

Financial Statements

March 31, 2019



Visit our web site: www.miromarlakescdd.org

Prepared by:

JPWARD AND ASSOCIATES, LLC

*2900 Northeast 12th Terrace
Suite 1*

OAKLAND PARK, FLORIDA 33334

E-MAIL: JIMWARD@JPWARDASSOCIATES.COM

PHONE: (954) 658-4900

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 March 31, 2019**

	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	\$ 627,740	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 627,740
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	375,988	635,038	-	-	-	1,011,026
Revenue	-	868,669	718,359	-	-	-	1,587,028
Prepayment Account	-	681	1,382	-	-	-	2,064
Due from Other Funds							
General Fund	-	11,658	6,876	-	-	-	18,534
Debt Service Fund(s)	-	-	-	-	-	-	-
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,618,652	-	-	2,618,652
Amount to be Provided by Debt Service Funds	-	-	-	21,036,348	-	-	21,036,348
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 627,740	\$ 1,256,996	\$ 1,361,656	\$ 23,655,000	\$ 36,514,917	\$ -	\$ 63,416,309

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2019

	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)	18,534	-	-	-	-	18,534
Other Governments		-				-
Bonds Payable	-					-
Current Portion	-	-	-	\$1,070,000.00	-	1,070,000
Long Term	-	-	-	\$22,585,000.00	-	22,585,000
Total Liabilities	<u>\$ 18,534</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 23,655,000</u>	<u>\$ -</u>	<u>\$ 23,673,534</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-			-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2018 (Audited)	-	1,034,253	2,523,552	-	-	3,557,805
Results from Current Operations	-	222,743	(1,161,896)	-	-	(939,153)
Unassigned						
Beginning: October 1, 2018 (Audited)	191,506			-	-	191,506
Results from Current Operations	417,699			-	-	417,699
Total Fund Equity and Other Credits	<u>\$ 609,205</u>	<u>\$ 1,256,995</u>	<u>\$ 1,361,656</u>	<u>\$ -</u>	<u>\$ 36,514,917</u>	<u>\$ 39,742,774</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 627,740</u>	<u>\$ 1,256,996</u>	<u>\$ 1,361,656</u>	<u>\$ 23,655,000</u>	<u>\$ 36,514,917</u>	<u>\$ 63,416,308</u>

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

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	8	8	34	23	20	22	115	300	38%
Special Assessment Revenue									
Special Assessments - On-Roll	(2,061)	132,927	463,242	16,850	19,376	8,527	638,861	660,386	97%
Special Assessments - Off-Roll	63,304	-	-	-	-	-	63,304	253,216	25%
Miscellaneous Revenue									
Miscellaneous Revenue	-	-	-	-	-	-	-	0	N/A
State Revenue Sharing-Emergency Mgmt Assis									
State Revenue Sharing-Emergency Mgmt Assis	-	-	-	-	9,123	-	9,123	0	N/A
Intragovernmental Transfer In									
Intragovernmental Transfer In	-	-	-	-	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 61,251	\$ 132,935	\$ 463,275	\$ 16,874	\$ 28,519	\$ 8,549	711,404	\$ 913,902	78%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's - Fees	1,000	-	2,000	-	800	1,200	5,000	12,000	42%
Board of Supervisor's - Taxes	77	-	153	-	61	92	383	918	42%
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	-	-	-	3,800	-	-	3,800	5,200	73%
Accounting Services	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	500	500	-	1,000	-	-	2,000	1,000	200%
Other Contractual Services									
Legal Advertising	-	-	-	-	-	-	-	1,200	0%
Trustee Services	-	-	3,400	-	-	5,859	9,258	7,900	117%
Property Appraiser/Tax Collector Fees	-	-	1,804	-	-	-	1,804	2,400	75%
Bank Services	32	52	34	36	35	33	222	550	40%
Travel and Per Diem									
Travel and Per Diem	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services									
Postage, Freight & Messenger	134	56	58	66	46	57	417	400	104%
Insurance									
Insurance	5,778	-	-	-	-	-	5,778	5,800	100%
Printing & Binding									
Printing & Binding	249	67	106	249	196	198	1,066	1,200	89%
Website Maintenance									
Website Maintenance	50	50	50	50	50	50	300	1,000	30%
Office Supplies									
Office Supplies	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships									
Subscription & Memberships	175	-	-	-	-	-	175	175	100%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Legal Services									
Legal - General Counsel	-	2,276	4,078	-	5,866	1,186	13,406	30,000	45%
Legal - Litigation	-	-	-	-	-	-	-	-	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	-	1,776	-	1,064	418	-	3,257	15,000	22%
NPDES	-	-	-	-	-	-	-	250	0%
Asset Administration Services	-	-	-	-	-	-	-	10,000	0%
Center Place	-	-	-	-	-	-	-	-	N/A
Sub-Total:	11,328	8,110	33,016	9,599	10,805	12,009	84,866	182,993	46%
Hurricane Relief Services									
Engineering Services									
General Engineering	-	-	-	-	-	-	-	-	N/A
Water Mgt - Debris Removal									
Lake Bank Erosion	-	-	-	-	-	-	-	-	N/A
Landscaping - Debris Removal									
Landscaping Removal	-	-	-	-	-	-	-	-	N/A
Sub-Total:	-	-	-	-	-	-	-	-	-
Stormwater Management Services									
Professional Services									
Asset Management	-	-	-	-	8,983	4,492	13,475	34,800	39%
Mitigation Monitoring	-	-	-	-	-	-	-	500	0%
Utility Services									
Electric - Aeration Systems	-	38	388	1,030	566	381	2,403	4,400	55%
Lake System									
Aquatic Weed Control	-	-	-	4,260	4,260	4,162	12,682	56,500	22%
Lake Bank Maintenance	-	4,246	4,246	-	-	-	8,492	3,000	283%
Water Quality Testing	-	-	-	-	-	8,620	8,620	13,840	62%
Water Control Structures	-	-	-	560	-	-	560	24,000	2%
Grass Carp Installation	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	N/A
Aeration System	-	-	-	-	-	-	-	2,000	0%
Wetland System									
Routine Maintenance	-	3,300	3,300	3,286	3,286	3,384	16,556	42,100	39%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Other Current Charges	-	-	-	-	-	-	-	-	N/A
Capital Outlay									
Aeration Systems	-	-	-	-	-	-	-	10,800	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	6,000	0%
Lake Bank Restoration	-	-	-	-	-	-	-	-	N/A
Turbidity Screens	-	-	-	-	-	-	-	13,800	0%
Erosion Restoration	4,492	1,600	6,042	769	600	1,750	15,252	223,894	7%
Contingencies	-	-	-	-	-	-	-	3,000	0%
Sub-Total:	4,492	9,184	13,976	9,905	17,695	22,788	78,040	438,634	18%
Landscaping Services									
Professional Management									
Asset Management	-	-	-	-	-	-	-	9,300	0%
Utility Services									
Electric	-	-	-	-	-	-	-	-	N/A
Irrigation Water	2,703	-	-	2,703	-	-	5,405	1,250	432%
Repairs & Maintenance									
Public Area Landscaping	-	24,176	34,911	29,575	2,220	-	90,880	191,350	47%
Irrigation System	1,002	-	1,853	-	-	-	2,855	4,000	71%
Well System	-	-	-	-	-	-	-	1,000	0%
Plant Replacement	1,488	6,833	-	-	-	-	8,321	10,000	83%
Other Current Charges									
Lee County Assessments	-	-	-	-	-	-	-	51,000	0%
Charlotte County Assessments	-	-	-	-	-	-	-	375	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	N/A
Operating Supplies									
Mulch	-	-	23,338	-	-	-	23,338	24,000	97%
Capital Outlay	-	-	-	-	-	-	-	-	N/A
Sub-Total:	5,192	31,009	60,102	32,277	2,220	-	130,800	292,275	45%
Total Expenditures and Other Uses:	\$ 21,012	\$ 48,302	\$ 107,093	\$ 51,781	\$ 30,720	\$ 34,797	\$ 293,705	\$ 913,902	32%
Net Increase/ (Decrease) in Fund Balance	40,239	84,633	356,182	(34,907)	(2,200)	(26,248)	417,699	-	
Fund Balance - Beginning	191,506	231,746	316,379	672,561	637,654	635,453	191,506	526,359	
Fund Balance - Ending	\$ 231,746	\$ 316,379	\$ 672,561	\$ 637,654	\$ 635,453	\$ 609,205	609,205	\$ 526,359	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 410,000	N/A
Interest Income									
Reserve Account	3,631	36	4	4	4	4	3,683	7,200	51%
Prepayment Account	287	575	1	1	1	-	865	4,500	N/A
Revenue Account	325	383	4	343	1,408	1,299	3,761	-	#DIV/0!
Interest Account	-	-	-	-	-	1	1	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	2,061	181,736	633,337	23,038	26,490	11,658	878,321	902,776	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	14,580	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 6,304	\$ 182,730	\$ 633,346	\$ 23,386	\$ 27,903	\$ 12,962	886,630	\$ 1,339,056	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2012 Bonds	-	-	-	-	-	-	-	\$ 460,000	0%
Principal Debt Service - Early Redemptions									
Series 2012 Bonds	-	410,000	-	-	-	-	410,000	410,000	N/A
Interest Expense									
Series 2012 Bonds	-	253,888	-	-	-	-	253,888	469,056	54%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 663,888	\$ -	\$ -	\$ -	\$ -	663,888	\$ 1,339,056	N/A
Net Increase/ (Decrease) in Fund Balance	6,304	(481,157)	633,346	23,386	27,903	12,962	222,743	-	
Fund Balance - Beginning	1,034,253	1,040,556	559,399	1,192,745	1,216,131	1,244,034	1,034,253	870,552	
Fund Balance - Ending	\$ 1,040,556	\$ 559,399	\$ 1,192,745	\$ 1,216,131	\$ 1,244,034	\$ 1,256,995	1,256,995	\$ 870,552	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2019

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 1,310,000	N/A
Interest Income									
Reserve Account	6,097	113	19	20	22	19	6,290	12,000	52%
Interest Account	-	-	-	-	-	-	-	-	N/A
Prepayment Account	932	1,867	2	2	2	2	2,808	2,400	N/A
Revenue Account	744	873	306	532	1,183	1,084	4,721	4,000	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	-	107,194	373,563	13,588	15,625	6,876	516,847	532,599	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	742,351	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,774	\$ 110,047	\$ 373,890	\$ 14,142	\$ 16,832	\$ 7,982	\$ 530,667	\$ 2,603,350	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2015 Bonds	-	-	-	-	-	-	-	\$ 560,000	0%
Principal Debt Service - Early Redemptions									
Series 2015 Bonds	-	1,310,000	-	-	-	-	1,310,000	1,310,000	N/A
Interest Expense									
Series 2015 Bonds	-	382,563	-	-	-	-	382,563	733,350	52%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,692,563	\$ -	\$ -	\$ -	\$ -	1,692,563	\$ 2,603,350	N/A
Net Increase/ (Decrease) in Fund Balance	7,774	(1,582,516)	373,890	14,142	16,832	7,982	(1,161,896)	-	
Fund Balance - Beginning	2,523,552	2,531,326	948,811	1,322,701	1,336,843	1,353,675	2,523,552	-	
Fund Balance - Ending	\$ 2,531,326	\$ 948,811	\$ 1,322,701	\$ 1,336,843	\$ 1,353,675	\$ 1,361,656	1,361,656	\$ -	

J.P. WARD AND ASSOCIATES, LLC.

2900 N.E. 12th TER – STE #1
OAKLAND PARK FL 33334

Lee County – Community Development Districts
FLORIDA

04/15/2019

NAME OF COMMUNITY DEVELOPMENT DISTRICT	NUMBER OF REGISTERED VOTERS AS OF 04/15/2019
Miromar Lakes	1,052
Palermo	0
Esplanade Lake Club	0

Tammy Lipa – Voice: 239-533-6329

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