
Miromar Lakes Community Development District

Agenda

July 1, 2015



Visit our Web Site at: www.miromarlakescdd.org

Prepared by:

JPWARD AND ASSOCIATES LLC

*2041 Northeast 6th Avenue
Wilton Manors, FL. 33305
E-MAIL: WARD9490@COMCAST.NET
PHONE: (954) 658-4900*

MIROMAR LAKES

COMMUNITY DEVELOPMENT DISTRICT

June 24, 2015

Board of Supervisors
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors and the attorney/client executive session of the Miromar Lakes Community Development District will be held on **Wednesday, July 1, 2015, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

PLEASE NOTE THE BOARD DATE IS WEDNESDAY, JULY 1, 2015 AT 2: 00 P.M.

1. Call to Order & Roll Call
2. Consideration of Minutes
 - a) June 11, 2015 Regular Meeting
3. Continued Discussion of the Fiscal Year 2016 Proposed Budget.
4. Consideration of Encroachment Agreement with John J and Jesse K Clancy to permit a partial encroachment into a lake maintenance easement for a previously constructed pool enclosure.
5. Staff Reports
 - a) Attorney
 - b) Engineer
 - I. Update on proposed plan to modify Lake M-M for the development of 12 single family lots adjacent to the golf course.
 - c) Asset Manager
 - d) District Manager
 - I. Financial Statements for the period ending May 30, 2015
6. Supervisor's Requests and Audience Comments.
7. Adjournment

The second order of business is consideration of the minutes June 11 ,2015 minutes.

The third order of business is a continuation of any discussions on the proposed Fiscal Year 2016 Budget.

The Public Hearing scheduled for the September 10, 2015 meeting of the Board of Supervisor's.



James P. Ward
District Manager

2041 NORTHEAST 6TH TERRACE
WILTON MANORS, FL 33305

PHONE (954) 658-4900

E-MAIL ward9490@comcast.net

Miromar Lakes Community Development District

The maximum assessment rate for the general fund is set at \$672.71 per unit for on-roll and \$645.80 for off-roll, and may be lowered before or during the public hearing for adoption, however may not be increased.

The required 30 day mailed notices are being scheduled to be sent to all property owner's affected by the new rate during the fourth week of July, 2015, and as such, any changes before that date will be included in the mailed notice requirement.

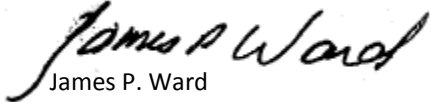
The plan is to continue to carry this item on the Agenda proposed budget during the summer months and be in a position to adopt the budget and assessments at the September 10, 2015 meeting.

The fourth order of business is consideration of an encroachment agreement with M/M John Clancy to permit an existing pool enclosure that is encroaching into the lake maintenance easement. The pool enclosure has existed for some years now, and the owner's recently went to replace the enclosure due to wear and tear on the old one. During that process, the County noted the encroachment into the lake maintenance easement. As such, the owner's have requested from the District, that the enclosure be permitted to continue, and have agreed to execute the encroachment agreement which is one that we have utilized before. The engineer has reviewed the encroachment and find it acceptable, as do the asset manager.

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

Yours sincerely,

**Miromar Lakes
Community Development District**



James P. Ward
District Manager
Enclosures



James P. Ward
District Manager

2041 NORTHEAST 6TH TERRACE
WILTON MANORS, FL. 33305

PHONE (954) 658-4900

E-MAIL ward9490@comcast.net

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

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on Thursday, June 11, 2015, at 2:00 p.m., at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum were:

Mike Hendershot	Chairman
Doug Ballinger	Assistant Secretary
David Herring	Assistant Secretary
Alan Refkin	Assistant Secretary

Staff present:

James Ward	District Manager
Greg Urbancic	District Counsel
Bruce Bernard	Calvin Giordano & Associates
Paul Cusmano	Calvin Giordano & Associates
Glenn Smith	Special Counsel

Audience present:

None

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 2:25 p.m., noting that the record should reflect that all members of the Board were present with the exception of Supervisor Donoho.

SECOND ORDER OF BUSINESS

Consideration of Minutes

a. May 14, 2015, Regular Meeting

Mr. Ward stated you've all been previously distributed a copy and if there are any additions, corrections or deletions, it would be appropriate at this time to so indicated. Otherwise, a motion for their approval would be in order.

Mr. Urbancic stated I only had one little thing, and it was on page 15. It was in the second motion box the resolution number should be 2015-8.

Mr. Ward stated sorry, thank you.

Dr. Herring stated page 11, it's M-O-T-E, every time it says mote marina, it's not M-O-A-T, it's not M-O-A-T, it's M-O-T-E. There are three of them. Then on page 12: Dr. Herring stated in that way the lake stays navigable, not habitable.

Mr. Hendershot stated I've got a number of typos, non-substantive changes. I'll just give you my copy for ease of reference.

Mr. Ward stated thank you.

Dr. Herring stated page 17. It's not David Rans, it's R-E-N-Z, Renz. Then the infamous Rick Eudaley, E-U-D-A-L-E-Y. I can't use the word non-substantive, or I would have done that and given you those corrections later, but it's a new word for me.

Mr. Ward stated if there are no other corrections, a motion to approve as amended would be in order.

On MOTION by Mr. Refkin and seconded by Mr. Ballinger, with all in favor of approving the May 14, 2015, Regular Meeting minutes as amended.

THIRD ORDER OF BUSINESS

Consideration of request by District Counsel for advice from the Board of Supervisors concerning litigation and to discuss settlement negotiations and strategy related to litigation expenditures.

Mr. Urbancic stated one of the requirements of the Florida Statutes is that, as you know, under Chapter 286, our meetings are required to be in the Sunshine. There are only various limited exceptions when you can have what we would call a shade meeting or an executive session meeting to discuss certain litigation matter. One of the prerequisites to holding such a meeting is for District Counsel to, basically, ask for advice from the Board concerning litigation, and to discuss settlement negotiations and strategy relating to litigation expenditures.

You should consider this a request from your special, Glenn Smith, and me for advice related to strategy and settlement negotiations related to litigation expenses in the matter of Miromar Lakes Community Development District, Petitioner, vs Alico West Fund, LLC, and South Florida Water Management District (SFWMD), respondents in case number 15-1051

State of Florida, Division of Administrative Hearings. We're checking the boxes to one of our prerequisites. We have previously advertised for this special session, expecting that you will want to have this executive session today.

That's also the reason that we have the court reporter present, because that's one of the other prerequisites, is we must have that proceeding transcribed. The transcription will be closed until the litigation is complete. After the litigation is complete, that transcription becomes part of the minutes of the record for our meeting. Consider that the request, and Glenn, I don't know if you have anything else to add.

Mr. Smith stated no.

Mr. Urbancic stated we'll go through the balance of the regular meeting agenda, and then we'll have the special session afterwards.

Mr. Hendershot asked if we wanted to object to the form of that meeting or to preserve the right to the form of that meeting, should we do it now, or should we wait till the start of the meeting.

Mr. Urbancic asked do you want to object to it?

Mr. Hendershot stated just the form, not the substance, because I still don't see how it's constitutional that a privileged communication between the Board and its outside attorney is made a public record.

Mr. Urbancic stated when we go into the executive session, it won't be public. Nobody can get it.

Mr. Hendershot stated it eventually will.

Mr. Urbancic stated it will be some day, but the law says after the litigation is concluded, that's when it becomes a public record. I mean we could debate it, but that's what the law says.

Mr. Ward stated but your form of objection will be noted of record. Any other questions from the Board on the Executive session? Hearing none, Ooay, so when we finish the public portion, we will close our public meeting and then go into executive session at that point.

FOURTH ORDER OF BUSINESS

**Continued discussion of the Fiscal Year
(FY) 2016 Proposed Budget.**

Mr. Ward stated as I noted in the agenda index page to you, that staff had no additional comments or presentations to you with respect to your budget at this time. As we move through this process, we'll certainly make any changes on the downward side, so to speak, as they relate to the Center Place litigation, if appropriate. Hopefully we'll get through that by the end of your August meeting, so that we can go into our public hearing in September. However, as I've indicated to you at your last meeting, at the end of July, we will be individual noticing residents as to the date, time, location and, most importantly, the proposed rate for our General Fund for the next year for our public hearing in September.

Our goal is to try to get through this as quickly as possible, so that we will have the best rate we can have by the time we do the notice to our residents for next year. If you have any questions with respect to the budget or, most specifically at this point, the operational aspects of our budget, we can go through them. Otherwise, we had no additional presentation for you at this point.

Mr. Hendershot asked there's no change from last month?

Mr. Ward stated there's no change from last month. Any questions from the Board?
Additional comments from staff?

FIFTH ORDER OF BUSINESS**Staff Reports****a. Attorney**

Mr. Urbancic stated I don't have any additional report today.

b. District Engineer

Mr. Ward stated Mr. Krebs is not with us today. His wife is having surgery today, and as of an hour ago, was still in surgery, so he was not able to make it.

c. Asset Manager

Mr. Bernard stated our report is going to highlight the MRI cleaning report showing our areas for this fiscal year have been cleaned that we plan on spending the money on this year. You have a photo of the lake six outfall that has an erosion problem after our cleaning that needs to be handled by the MIromar Lakes Developer. We also had something on the NPDES. We had a meeting with the County, myself and our NPDES engineer, Johnson Engineering. We went down there as all the stakeholders in the Lee County permit for the NPDES.

The report that went in, we had a meeting with man out of Tallahassee, we went over certain things in everybody's report. We had a couple housekeeping items that have to do on our report. We might have some additional testing having to go in that, not in this year's cycle, but next year's cycle, just the further testing of the lake on our loading coming out of our outfall into the Lee County at the weir.

Mr. Cusmano stated from the weir down.

Mr. Hendershot asked did you meet with the NPDES after you put together your report?

Mr. Bernard stated no, I met with him. We met with him before, and then today, Paul and I met with Johnson Engineering again, and went over those items to see what we got to do. We've got some paperwork ones we have to put in, but the only fiscal impact one looks like we might have to do a little additional testing, maybe next year.

Mr. Hendershot asked the additional testing, is that a requirement of NPDES or is this something that we're going to do our own?

Mr. Bernard stated this is a requirement of NPDES. It has to go on the yellow reports. They want to see your nitrates and phosphate loading coming out of our lake into the Lee County, where we do the (Unclear 9:46). That will be next year's if we have to do it.

Mr. Hendershot asked are we overlaying that on any assessment or other water quality testing we're going for the Alico West permit challenge?

Mr. Bernard stated no. We're going to be testing ourselves four times a year that we have in this coming budget starting in November. If we have to do that testing, we'll just add those samples under that testing, so it won't be a separate time you have to come out to do it. We'll wrap it all into one. What we'll try to match is our quarterly samples against the Lee County samples to see how much of an impact we have. Hopefully, they have same loading factors, and if we do that, if we look like we're, for some reason, above their loading factors, we'll have to test a little more frequently just to give us a range.

Mr. Refkin stated Bruce, this is very well done by the way.

Mr. Bernard stated thank you.

Mr. Refkin stated a really nice job, especially when your reference the lakes on the side here. I think it's very well done.

Mr. Bernard stated that comes from MRI, they do that, take pictures.

Mr. Refkin stated this gives us a very, very good visual on this.

Mr. Cusmano stated yes, it the vendor does that for us.

Mr. Hendershot asked do you know which one is lake 1A?

Mr. Ballinger stated that's a good point. Lake 6 is the south lake, the big lake. The one that's ours. Lake 5, is that the one that's the north lake?

Mr. Bernard stated yes.

Mr. Ballinger asked where is 1A?

Mr. Cusmano stated if you go to two meetings ago, I gave you a full size plan, remember that full size plan? That has all the lakes mapped on it.

Mr. Ballinger stated I didn't memorize them Paul, I didn't bring them.

Mr. Cusmano stated point taken. 1A is across over here.

Mr. Refkin asked is that the one across from Sienna?

Mr. Cusmano stated yes.

Mr. Bernard stated we have a report on the San Marino and I-75 berm, plus the Ben Hill Griffin berm, for Porto Romano, so all our planting is done, infill planting, to hopefully go ahead just to keep the noise (Unclear 12:35) the traffic. (Unclear 12:37) see through from the development out to the (Unclear 12:40).

Dr. Herring asked what about the median on Ben Hill Griffin?

Mr. Bernard stated the median on Ben Hill Griffin, they're still working on it. They sent me a timetable. They're looking for the middle of August to have it back to where it should look like. What's good about our contract with our firm this year, we're holding back ten percent retainage every month, and not releasing it till after the third month, so if we don't get the work done, we're going to keep holding their money, where we didn't have that before. If it doesn't come back August, we're going to have to have another meeting to decide what we want to do, if we have to spend some of the money we have, and then get someone else to come and fix it. We'll have to do something.

You can see if you went out there, it's browned out in spots where they smoked it, got rid of some of the weeds and stuff. He said it's going take till the middle of August to get it back.

Mr. Refkin stated I saw three trucks back to back out there the other day, working on it.

Dr. Herring stated good, because it still looks like crap, that's C-R-A-P.

Mr. Bernard stated just a couple other things we have. I received a preconstruction video of the construction work that's going on on Ben Hill Griffin, of our berm and everything. They took the video of what's there now. The good news is, they're not taking out as much of that berm originally were. The construction, they changed how they're doing it. There's only going to be an opening on one end, in the middle of the berm, and the on the end, rather than go diagonally through the berm, as it had called for. Now we've got to fill in maybe 12 to 14 foot on the middle and the end and the center, so that's the only plantings we'll have to lose. Everything else will still stay, and they'll replant those areas. Originally, it was going be like 60 to 70 foot of that berm would have been at.

The last thing on my list is the homeowners' guide to drainage. You asked us last month to put something together to be able to give to the homeowners. I don't know if we want to actually try to give the homeowners or really give them to the homeowners associations and let them.

Mr. Hendershot stated yes, give it to the head of the homeowners' association and let them distribute it, and then post it on the website. Yeah, I think it's a good job. There are a couple comments that I got on page four, where we talked about point four, where we have down spouts and sump pumps discharge on your property, and direct the flow away from the home and the property line. Should we say that it's consistent with County requirements as well? Only because it's on the recreational lake, that flow needs to be away from the lake for the front of their property .

In places like Sienna, where it can go back into the lake, so that doesn't really matter. On the recreational lake,.

Mr. Bernard stated I could take out the property lines, just stay away from the home?

Mr. Hendershot stated yes. Is that a County requirement or a developer requirement?

Mr. Urbancic asked about which direction the drainage goes?

Mr. Hendershot stated, yes, I thought it was the County.

Mr. Urbancic stated it's sort of a regulatory SFWMD issue.

Mr. Cusmano stated SFWMD requires anything that's on the main lake to be filtered before it goes out, that's why it drains to the road to the storm to the two dry retention areas, and it seeps out.

Mr. Urbancic asked why don't you just say from the home consistent with SFWMD regulations? It may be too technical for people.

Mr. Ballinger stated there's another item in here that's not stated specifically, but on all of our reports coming back from Paul last year about cleaning out, they referred to, on several occasions, dog poop and plastic bags. It probably needs to be specifically stated in here somewhere in here about that, because that's the only specific that I heard about, that and the grass clippings.

Mr. Cusmano stated the clippings.

Mr. Ballinger stated the clippings are there, dog poop does not. I've never seen any.

Dr. Herring stated I was at Kensington about two weeks ago, and their lakes are down like ours are, and I saw in the back of every single house, they obviously have an in ground drain, an then at least a six-inch PVC pipe that goes out, it looked like, well into the lake for those things to drain.

Mr. Hendershot asked do those lakes drain into any major waterway?

Mr. Ballinger stated that I couldn't tell you.

Mr. Cusmano stated they probably do. Ours goes into Lee County.

Mr. Hendershot stated but ours go into the big lakes.

Mr. Cusmano stated the ones on the other side of the boulevard by the golf course, all go down, out and across 75, so they do drain out.

Dr. Herring stated wherever they go, their drainage plan, when those houses were constructed, accounted for having to have that outflow well into the lake, regardless of whether it drains public or not. That stuff can't be that expensive, six-inch PVC pipe.

Mr. Cusmano stated the building could have put those in his plans when he first built it.

Dr. Herring stated but those things don't look like they're that hard to retrofit.

Mr. Bernard stated the biggest part is where you redirect your water, how did they get the water to those drains. If the builder did it, he'd shape the lots to get the water them. We're probably seeing a lot of them here, but we're not shaped that way.

Mr. Refkin stated like Sienna, for example, Sienna is a whole different ball game, because it's coming off the roofs, and trenching itself down over there.

Mr. Bernard stated it has no gutters on the roofs, they have nothing .

Mr. Refkin stated just the way Rutenberg planned it.

Mr. Ballinger stated Charlie Krebs, now he was at a meeting at 11 o'clock this morning.

Mr. Cusmano stated we were, Charlie was not there.

Mr. Bernard stated we met with him, they had issues on how can they fix their erosion, like that plan. They're throwing things up against the wall, seeing what's going to stick, is what I say. They want to know where the CDD stands, and what they're going to do. They feel we should be contributing had written a report that said at the 18-foot level is another responsibility at the water level. From there on, it's whoever, CDD, Developer, or whatever.

Charlie said we told them we would and report to the CDD and tell them what they're looking for, and they said they were going to want to come to next month's meeting to discuss issues on their properties. We need to, as the CDD, decide from Charlie, exactly where our property stops and starts, and what, if anything, we want to do. They were showing us the 18-foot of barren area, a bank missing, so the erosion problem has happened over the years, whether it's developers issue or the homeowners issue.

It can't be the CDD, because we're below water level. You're looking for the CDD to come out and help with something that we had no part in. You ask about the plantings. It shows that there's supposed to over 3,000 plants put out there. When you look around their end, there's hardly any plants. The littoral shelves aren't there. There's no plants, and then he's still complaining about the bulrush on the golf course side, and on his side. They're looking for all kinds of remedies.

Mr. Refkin stated it's between Sienna and Bellavista.

Mr. Cusmano stated yes, it is. The two lakes that Sienna had is what he was talking about. They want to know where is the CDD's responsibility, where is theirs.

Mr. Refkin asked is that Marv?

Mr. Cusmano stated yes, that's Marv. They want to stop at their property line. Between the CDD line and the property line, they want to know who's going to take care of it.

Then they want to know, once this is fixed, whether it's a riprap, whatever they have to do, what are we going to do, being the CDD, about the plantings.

Mr. Hendershot stated we need to be careful too and draw the distinction between an easement right and a responsibility right, because those are completely different.

Mr. Bernard stated we told them we're going to get with Charlie, we'll have a meeting on the issue, get everything down, so we know when they come to the next meeting exactly where our responsibility ends per docs or whatever it's going to take.

Mr. Refkin stated but they have a lot of baggage out there. At least one of them has built out into the lake. They've had their drains on top, under, through, beyond, all over the place.

Mr. Bernard stated they're trying to come up with one solution that everybody will agree on.

Mr. Refkin stated that's a very expensive solution.

Mr. Bernard stated well, they weren't really talking about money wise to us. They say we know we're going to spend some money. To me, they're not far enough along in the process, because they haven't picked what they want to do. They haven't got approvals by Lee County that they can do this, where the building permit is, and all the residents on board, so they're just, like I said, throwing stuff out there, trying to get someone to answer this and this for them.

Mr. Ballinger stated they're almost to the sense of frustration.

Mr. Cusmano stated I had the meetings with them first.

Mr. Ballinger stated I'm talking about back when that was built.

Mr. Refkin stated I was there when it was originally built, I had a house there. If you take a look at the pictures, just on one lake, for a sample, between Bellavista and Sienna on that side, the bulrushes were nonexistent. I mean there's nothing, just flat, nice over there. Then they made the golf course look friendlier; they filled it in a little bit, and they grassed over there on the side of the water, but that whole area was completely different. Now the bulrushes have a life of their own.

Mr. Cusmano stated that's what he was showing. He had pictures showing from 2007, etc., and how nice, there was nothing growing there.

Mr. Refkin stated yes, I think Marv was there just before us, I mean we were one of the first houses there, it's like right across the street from Marv. It's changed a lot there, and the lake in back, to tell you the truth, the drainage there has really gone down and it has really changed quite substantially. Then again, there was always a drainage problem, at least when I was there, it was always an issue.

Mr. Ballinger stated there's another issue, maybe, and I wasn't there. It's been called to my attention that Rutenberg built that whole area, so he's got both that one pond, and then on the backside, the golf course. Then there's a rumor, I don't know if it's true or not, but guys might know, that Rutenberg got Miromar Development to sign off on it, saying it was okay. Do you know that that was right or not?

Mr. Refkin stated, as far as I know, it's just rumor. The only thing I know is that when I lived there, and when it was first built, that it was kind of a bank problem there when it was first built. I mean we're talking about three days after it was built, so there's not much coming off the house in the first three days of the week, but they did, because that bank was in there. I remember Jerry Schmoyer, God rest his soul, I called him up and said, "Can somebody put some dirt in here? Because my house is next, this thing is moving south." He just headed over and, at that time, he said he and Rutenberg were talking about whose responsibility it was, and they brought the same issue Doug had.

Rutenberg said Miromar signed off on it, we're golden. Miromar said maybe that's not the case. I didn't get involved in it from that, I was just a homeowner at that point, and all I really cared about was to fill that part in, but part of that existed day one over there. Now it's gotten much worse, because when I was there, there was at least one palm tree that went from vertical to the horizontal, and I was there as the bank eroded, so it's continually gotten worse. If you are an original homeowner there, like Mike Rizzo was at the time, and some other ones, you would see that they had some erosion problems existing there, and it's become exacerbated over the years.

Mr. Hendershot stated three of the homeowners have taken steps to correct it on their own in that development. Once you develop a final position with the crabs, and go through all the material, it seems to me that if they want to correct it on their own, we would have no reason to object to that. We'll give them whatever consent they need to go ahead.

If they want to add fill to it to go back to the original property line or whatever they want to do, we'd have no problem with them doing that.

Mr. Bernard stated some of it might go out into our area.

Mr. Cusmano stated yes, there's three different ways they were looking at it. For one of them to do it, they would have to cross our line mark, so that the (Unclear 28:06) where the slope is at the end would have to start under the water line here and come up. We would have to give them permission to come in, but they would have to return it the way it is.

Mr. Hendershot asked is that an issue for us?

Mr. Cusmano stated I don't see it as an issue, because they're correcting it and coming back. You can't ask them to bring a bank in here, and then when they have to bring the (Unclear 28:22) down, oh, by the way, you're at our line, you can't finish your bank slope.

Mr. Hendershot stated just to develop a timeline on it, Miromar has specs that builders build to. Rutenberg comes in, he submits, he buys the property, he develops it, Miromar supervises it all along. At what point in time did that property on that lake get assigned to the CDD, after Rutenberg development or before, do we know?

Mr. Refkin stated at that time, there wasn't any residents on the CDD, just the developer, correct?

Mr. Hendershot stated I know that, yes.

Mr. Cusmano asked are you talking about just the pond?

Mr. Hendershot stated yes.

Mr. Cusmano stated because they're going to dig the lake.

Mr. Hendershot stated we take title to assets.

Mr. Cusmano stated it's you dig the lake and you get the permit, and once the permit is signed off on lake, that lake can sit there forever until the builder comes in, so that lake is done, signed off first, it has to be. Then the next step is it gets turned over to the CDD for management at some time along the line, so the builder can come in, like they're building over in San Marino.

Mr. Ward stated that's not actually always true.

Mr. Hendershot asked when an asset is transferred to the CDD, do we assume it with all liabilities?

Mr. Ward stated we have in the past so far.

Mr. Urbancic stated essentially, yes.

Mr. Hendershot stated we would have to go after the developer, whomever we deem responsible, if they came after the CDD.

Mr. Ward stated correct, right.

Mr. Ballinger stated that seems to me to be an important issue, because if they're looking for somebody to get after, and evidently we're the most visible, and we have partial responsibility for what's going on out there in that pond. If this infraction was done before us, or if it was done by Miromar, the developer, then they should be going that direction, because they're very visible, and they're there.

Dr. Herring stated the developer is just as visible as we are, and probably the developer is more responsible than we are.

Mr. Hendershot asked if we take title to an asset before it's fully built out, is there a duty on us to ensure that it's being developed in accordance with Lee County specs and developer's specs or whatever?

Mr. Urbancic asked what do you mean take title to a property? Which property, a lake?

Mr. Hendershot stated the right-of-way or whatever it is we have, 5 foot from the 18-foot high watermark on all these lots.

Mr. Ward stated yes, we would have a responsibility to ensure that, not that I think we've ever done that.

Mr. Hendershot stated right, that's my point.

Mr. Ballinger stated the way that this CDD Board was manned back in those days.

Mr. Hendershot stated that doesn't change your liability going forward though.

Mr. Ward stated right, it doesn't change your liability. I think Mike brought up the perfect solution, and that is to let them propose a solution to us. If they want to move forward with that, that's fine. If they don't want to move forward with that, then we can come up with a solution that will solve the problem, and I think we can budget for it appropriately, charge those particular residents that are affected by it, assess that development, and move forward with the solution.

We've been talking about this for more than a year now that I can recall. I don't see much movement. At the end of the day, I think the process that Bruce is going through now will, hopefully, flush out some solution, and then we can decide how to fund it at that point.

Mr. Bernard stated they have no problem funding it. They're talking with us about definitely funding their solution in-house.

Mr. Hendershot stated I know they want a contribution from us, if they can get it.

Mr. Bernard stated some type of contribution if they can get it.

Mr. Hendershot stated our contribution is a consent.

Mr. Bernard stated they were talking more of replanting the shelf around out there.

Mr. Hendershot asked the carp and bulrush.

Mr. Bernard stated there's no carp out there.

Mr. Refkin stated there's no carp in there.

Mr. Hendershot stated there could be. We could move some of them out of this big lake over to that little lake.

Mr. Ballinger stated we might do an experiment in the big lake and capture some of the carp and just accidentally drop them in the pool.

Mr. Hendershot asked where are we on the carp issue.

Mr. Bernard stated we're still trying to locate someone to do the work.

Mr. Cusmano stated I just talked to Mike McMillan from Lake Masters in Orlando that just had a guy remove tilapia. He's going to get in touch with me and see if this guy will remove the carp, a licensed guy.

Mr. Ward stated but in terms of this issue, let's just go back to that. Let's let them propose solution; let's see how far we get with that issue at that point, and then we can make a determination as to how best to proceed from a business perspective.

Mr. Bernard stated we'll get with Charlie and hopefully find out when the conveyance date of that lake was done, so we'll at least have a timeframe to work with.

Mr. Refkin stated it should be around '03.

Dr. Herring stated as far as the landscaping concern, we shouldn't be responsible for plantings on property that's not ours.

Mr. Bernard stated it used to be back in our shelf.

Dr. Herring stated they expect plantings in our shelf?

Mr. Bernard stated they were there originally, because Charlie had them listed on this report, that there's 3,000 between the two.

Dr. Herring stated so then their lack of water management killed those plants, there you go. Who's responsible for that if they created the damage?

Mr. Refkin stated I agree with Jimmy, let's take it one step at a time.

Mr. Ward stated I think we need to take it a step at a time and let's get a business solution on the table that will solve the problem, and then we can determine how best to handle the financial matters that go forward with it. Bruce, did you have anything else?

Mr. Bernard stated that's it.

Mr. Ward asked any more questions from the Board for Bruce? No.

d. District Manager

I. Financial Statements for the period ending April 30, 2015

Mr. Ward stated I had nothing for you, unless you have any questions on your financial statements for April. Doing okay. The balance of the fiscal year will be extremely difficult, obviously, because of the Center Place litigation that we were in, so we'll pay very close attention to that. The professionals have all been very good at working with the District in terms of billing and holding payments until such time as we have sufficient cash for that. This will be a chore for our General Fund for the balance of this current fiscal year.

SIXTH ORDER OF BUSINESS

Supervisor's Requests/Audience Comments

Mr. Ward asked any supervisor's requests? Anything from the Board. The record will reflect that there are no audience members present. If you are ready, I will walk you through the process to go to your executive session.

Mr. Urbancic stated yes, this will be the time, and we'll have to let those two guys go. Can you guys pull the door on your way out, pull the door.

Mr. Cusmano stated okay. See you guys later.

Mr. Ward stated I'll ask for a motion to recess your public portion of today's meeting.

On MOTION by Mr. Refkin, seconded by Mr. Hendershot, with all in favor of recessing the public meeting at 2:59 p.m. to open the closed executive attorney-client session.

THE PUBLIC PORTION OF THE MEETING WAS RECESSED AND THE DISTRICT WENT INTO EXECUTIVE SESSION AT THIS TIME, WITH A COURT REPORTER IN ATTENDANCE. THE TRANSCRIPT OF THE EXECUTIVE SESSION WILL REMAIN CLOSED PURSUANT TO FLORIDA LAW UNTIL THE LITIGATION IS CONCLUDED AT WHICH TIME THE TRANSCRIPT WILL BE AVAILABLE FOR PUBLIC.

EIGHTH ORDER OF BUSINESS

Reopen Public Meeting and notice of termination of executive session.

Mr. Ward stated let me go ahead and reconvene the regular meeting of the Board of Supervisors of the Miromar Lakes Community Development District for Thursday, June 11th, 2015. It is approximately 4:50 in the afternoon. We are just coming out of an executive session. The record will reflect again that all members of the Board are present at roll call with the exception of Supervisor Donoho. I would also like to note of record that we have terminated the executive session at 4:49 this afternoon.

NINTH ORDER OF BUSINESS

Discussion of potential action on matters related ot the matter of Miromar Lakes Community Development District, Petitioner, vs. Alico West Fund, LLC and South Florida Water Management District, Respondents; Case No. 15-1051, State of Florida, Division of Administrative Hearings.

Mr. Ward stated that the next item is any discussion and potential action on matters related to the matter of the Miromar Lakes CDD, Petitioner, vs. Alico West Fund, LLC, and SFWMD, Respondents, case number 15-1051 State of Florida, Division of Administrative Hearings.

Mr. Urbancic stated I don't believe, unless the Board has any further discussion in open session that you want to make. Otherwise, we'll proceed forward.

Mr. Ward asked any questions from the Board? There's no action that we're requesting of you at this point.

Mr. Hendershot asked is this the general session meeting?

Mr. Ward stated yes.

Mr. Hendershot stated we'd talked briefly about a letter that some of the residents have received, a letter to cover the legal fees as a result of their being subpoenaed in a number of these litigations. The letter says that Miromar will pick up any legal fees attended to the providing information under that subpoena, and the agreement provides for the sharing of all information that the residents might have, amongst all the residents and all the parties as well. It talks about a waiver of any conflict that might potentially arise.

I know in my deposition, they focused on or at least one of their questions was about any legal fees that Miromar might be picking up, as far as the CDD goes. Our answer was no, that they are not doing that, but they are doing it, apparently, for a number of residents, and two of those residents are Board members here. Is that an issue for us, do you think?

Mr. Urbancic stated I don't think it's for an issue. For disclosure purposes, I probably wouldn't have the representation go any further than what they've stated as a collective response to the subpoena, just so we don't get into any other 112 ethics issues. I think if we leave it there, we're okay. I mean in terms of disclosures, we have to comply with the public records law anyway, so to the extent that somebody who's a Board member in this letter has to comply with the public records law, they'd have to do it anyway. I'm not overly concerned that.

Mr. Hendershot asked there's not a chance that they would get any information under this that they wouldn't otherwise be entitled to then?

Mr. Urbancic stated I don't believe so.

Dr. Herring stated well, we've already had the hearing about throwing all those subpoenas out.

Mr. Ballinger stated there's not been a ruling on that.

Mr. Hendershot stated it's been deferred is all. There's been no decision on it.

Dr. Herring stated no, he said he's going to make his decision; I don't know when that's going to be, but he seemed to be leaning towards throwing it out. I remake my motion that the meeting be adjourned.

SEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Dr. Herring, seconded by Mr. Ballinger, with all in favor of adjourning at 4:54 P.M.

James P. Ward, Secretary

Mike Hendershot, Chairman

Miromar Lakes Community Development District

Proposed Budget—Fiscal Year 2016

Exhibit A



Prepared by:

JPWARD AND ASSOCIATES LLC

2041 NORTHEAST 6TH TERRACE

WILTON MANORS, FLORIDA 33305

E-MAIL: WARD9490@COMCAST.NET

PHONE: (954) 658-4900



Miromar Lakes Community Development District

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**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2016**

Revenues and Other Sources

Carryforward	\$	-
Interest Income - General Account	\$	300
<p>With the levy of Special Assessments for Fiscal Year 2014 - the District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.</p>		

Appropriations

Legislative

Board of Supervisor's Fees	\$	12,918
<p>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.</p>		

Executive

Professional Management	\$	40,000
<p>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.</p>		

Financial and Administrative

Audit Services	\$	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>		

Accounting Services	\$	-
<p>This line item is now included in the Professional Management Fees.</p>		

Assessment Roll Preparation	\$	18,000
<p>For the preparation by the Financial Advisor of the Assessment Rolls including transmittal to the Lee County Property Appraiser.</p>		

Arbitrage Rebate Fees	\$	1,000
<p>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.</p>		

Other Contractual Services

Recording and Transcription	\$	-
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Legal Advertising	\$	1,200
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Trustee Services	\$	7,900
<p>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.</p>		

Dissemination Agent Services	\$	-
<p>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.</p>		

Property Appraiser & Tax Collector Fees	\$	2,400
<p>The Tax Collector charges \$1.42 per parcel and the Property Appraiser charges \$1.00 per parcel.</p>		

Bank Service Fees	\$	550
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Travel and Per Diem	\$	-
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Communications and Freight Services

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2016**

Telephone	\$	-
Postage, Freight & Messenger	\$	400
Insurance	\$	5,800
Printing and Binding	\$	1,200
Other Current Charges		
Website Development	\$	1,000
Office Supplies	\$	-
Subscriptions and Memberships	\$	175
Legal Services		
General Counsel	\$	20,000
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	\$	40,000
Litigation Counsel - Center Place	\$	250,000
The District is currently in the administrative hearing process with the developer's of Center Place relative to the development's proposed discharge of the water from their development into a lake that abuts both Center Place and Miromar Lakes properties. Center Place has requested from the regulatory agency responsible for the issuance of a permit to discharge their water into fines material. This fine material is from an old and now not operating Rinker Mine. The District's believes that this fine material will eventually get through a weir structure that is owned and operated by the District, and will cause serious damage to the District's water management system, and as such, is seeking to insure that the regulatory agency does not permit Center Place to discharge their water into these fines.		
Other General Government Services		
Engineering Services		
General Fund	\$	20,000
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	\$	2,500
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	\$	100,000
A preliminary estimate of the cost of experts during the administrative hearing proces		
Asset Administrative Services	\$	7,000
The District has retained a qualified asset management firm to manage the District's assets.		
Contingencies	\$	-
Stormwater Management Services		
Professional Services		
Asset Management	\$	23,800
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.		

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2016**

Mitigation Monitoring	\$	500
Utility Services		
Electric - Aeration System	\$	500
Repairs & Maintenance		
Lake System		
Aquatic Weed Control		\$65,568
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	\$65,568
Contingency	\$0
Total:	\$65,568

Lake Bank Maintenance	\$	5,000
For the yearly removal of dead vegation around the perimeter of the Distric'ts water management system.		

Description	Amount
Maintenance - Lake Banks	\$5,000
Contingency	\$0
Total:	\$5,000

Water Quality Testing	\$	3,800
Periodic testing of the water management system		
Water Control Structures		\$9,500

Description	Amount
Inspection	\$9,500
Yearly Repairs	\$0
Total:	\$9,500

Grass Carp Removal	\$	30,000
For the removal of approximately 40% of the grass carp in the system. The cost is an estimate only.		
Litoral Shelf Barrier/Replanting	\$	18,000
Intallation of barriers within the litoral shelves to prevent grass carp from damaging required plantings		

Aeration System	\$	3,500
Wetland System		
Routine Maintenance		\$49,600
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	\$2,750
Retention Area 2	\$12,000
Contingency	\$0
Total:	\$49,600

Water Quality Testing	\$	-
Capital Outlay		

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2016**

Aeration System	\$	9,750
The total estimated cost of repair of the entire system is approximately \$55,800 - and the repairs will be phased in from FY 2015 to FY 2020, to minimize the financial impact of these repairs		
Contingencies	\$	3,000
Landscaping Services		
<hr/>		
Professional Management		
Asset Management	\$	34,400
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	\$	5,000
Repairs & Maintenance		
Public Area Landscaping		\$434,029
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.		
	<u>Description</u>	<u>Amount</u>
	Current Contract	\$424,029
	Contingency	\$10,000
	Total:	\$434,029
Irrigation System	\$	7,500
Well System	\$	2,500
Plant Replacement	\$	20,000
For the miscellaneous replacement throughout the year of plant material		
Other Current Charges		
Lee Cty - Ben Hill Griffin Landscaping	\$	30,000
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.		
Charlotte County - Panther Habitat Taxes	\$	700
Operating Supplies		
Mulch	\$	15,000
The District will periodically add to the existing mulch that is in the landscaping contract during the year.		
Other Fees and Charges		
<hr/>		
Discount for Early Payment	\$	32,855
4% Discount permitted by Law for early payment		
Total Appropriations:		\$ 1,341,545
		<hr/> <hr/>

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 03/31/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 - Budget	Change in Budget from Prior Year Budget	Contingency Amounts in Line Item	Components of Change in Rate
Revenues and Other Sources							
Carryforward	\$ 30,300	\$ -	\$ -	\$ -	\$ (30,300)	N/A	\$ 15
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	N/A
Interest Income - General Account	\$ 500	\$ 164	\$ 300	\$ 300	\$ (200)	N/A	\$ 0
Special Assessment Revenue							
Special Assessment - On-Roll	\$ 460,590	\$ 418,138	\$ 460,590	\$ 821,376	\$ 360,786	N/A	N/A
Special Assessment - Off-Roll	\$ 363,945	\$ 181,973	\$ 363,945	\$ 519,869	\$ 155,924	N/A	N/A
Miscellaneous Revenue	\$ -	\$ 13,045	\$ 13,045	\$ -	\$ -	N/A	N/A
Total Revenue & Other Sources	\$ 855,335	\$ 613,319	\$ 837,880	\$ 1,341,545	\$ 486,210	N/A	\$ 15
Expenditures and Other Uses							
Legislative							
Board of Supervisor's Fees	\$ 12,000	\$ 5,600	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ 918	\$ 428	\$ 918	\$ 918	\$ -	\$ -	\$ -
Executive							
Professional Management	\$ 40,000	\$ 20,000	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -
Financial and Administrative							
Audit Services	\$ 4,900	\$ 4,900	\$ 4,900	\$ 5,000	\$ 100	\$ -	\$ 0
Accounting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Preparation	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -
Other Contractual Services							
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,200	\$ 1,144	\$ 3,500	\$ 1,200	\$ -	\$ -	\$ -
Trustee Services	\$ 7,900	\$ 3,091	\$ 3,091	\$ 7,900	\$ -	\$ -	\$ -
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Appraiser & Tax Collector Fees	\$ 2,400	\$ 1,021	\$ 1,021	\$ 2,400	\$ -	\$ -	\$ -
Bank Service Fees	\$ 550	\$ 276	\$ 600	\$ 550	\$ -	\$ -	\$ -
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Communications and Freight Services							
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 400	\$ 370	\$ 800	\$ 400	\$ -	\$ -	\$ -
Insurance	\$ 5,800	\$ 5,665	\$ 5,665	\$ 5,800	\$ -	\$ -	\$ -
Printing and Binding	\$ 1,200	\$ 638	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ -
Other Current Charges							
Website Development	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ -	\$ -
Legal Services							
General Counsel	\$ 9,000	\$ 9,434	\$ 20,000	\$ 20,000	\$ 11,000	\$ -	\$ 5
Center Place	\$ -	\$ 2,194	\$ 20,000	\$ 40,000	\$ 40,000	\$ -	\$ 20
General Counsel - Center Place	\$ -	\$ -	\$ 50,000	\$ 250,000	\$ 250,000	\$ -	\$ 123
Litigation Counsel - Center Place	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service - Miromar Lakes LLC Note	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other General Government Services							
Engineering Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Fund	\$ 5,000	\$ 9,670	\$ 20,000	\$ 20,000	\$ 15,000	\$ -	\$ 7
NPDES	\$ 7,500	\$ 525	\$ 1,000	\$ 2,500	\$ (5,000)	\$ -	\$ (2)
Asset Administrative Services	\$ 7,000	\$ 3,500	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ -
Center Place Experts	\$ -	\$ 3,756	\$ 20,000	\$ 100,000	\$ 100,000	\$ -	\$ 49
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 125,943	\$ 91,386	\$ 231,670	\$ 537,043	\$ 411,100	\$ -	\$ 203
Stormwater Management Services							
Professional Services							
Asset Management	\$ 23,800	\$ 11,900	\$ 23,800	\$ 23,800	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -
Utility Services							
Electric - Aeration System	\$ 500	\$ 3,617	\$ 250	\$ 500	\$ -	\$ -	\$ -
Repairs & Maintenance							
Lake System							
Aquatic Weed Control	\$ 80,568	\$ 32,784	\$ 70,100	\$ 65,568	\$ (15,000)	\$ -	\$ (7)
Lake Bank Maintenance	\$ 5,850	\$ -	\$ -	\$ 5,000	\$ (850)	\$ -	\$ (0)
Water Quality Testing	\$ -	\$ 300	\$ 2,000	\$ 3,800	\$ 3,800	\$ -	\$ 2
Water Control Structures	\$ 11,550	\$ 4,200	\$ 4,200	\$ 9,500	\$ (2,050)	\$ -	\$ (1)
Grass Carp Removal	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 15
Litoral Shelf Barrier/Replanting	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000	\$ -	\$ -
Aeration System	\$ 3,500	\$ 8,663	\$ -	\$ 3,500	\$ -	\$ -	\$ -
Wetland System							
Routine Maintenance	\$ 54,600	\$ 18,800	\$ 48,500	\$ 49,600	\$ (5,000)	\$ -	\$ (2)
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Outlay							
Aeration System	\$ 9,600	\$ -	\$ -	\$ 9,750	\$ 150	\$ -	\$ 0

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 03/31/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 - Budget	Change in Budget from Prior Year Budget	Contingency Amounts in Line Item	Components of Change in Rate
Contingencies	\$ 2,500	\$ -	\$ 2,500	\$ 3,000	\$ 500	\$ -	\$ 0
Sub-Total:	\$ 192,968	\$ 80,264	\$ 151,350	\$ 222,518	\$ 29,550	\$ -	\$ 15
Landscaping Services					\$ -		
Professional Management							
Asset Management	\$ 34,400	\$ 17,200	\$ 34,400	\$ 34,400	\$ -	\$ -	\$ -
Utility Services							
Electric - Landscape Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Water	\$ 5,000	\$ 1,939	\$ 4,000	\$ 5,000	\$ -	\$ -	\$ -
Repairs & Maintenance							
Public Area Landscaping	\$ 361,100	\$ 200,067	\$ 350,000	\$ 434,029	\$ 72,929	\$ 10,000	\$ 36
Irrigation System	\$ 3,000	\$ 494	\$ 1,000	\$ 7,500	\$ 4,500	\$ -	\$ 2
Well System	\$ 3,500	\$ -	\$ 10,800	\$ 2,500	\$ (1,000)	\$ -	\$ (0)
Plant Replacement	\$ 10,000	\$ 5,457	\$ 10,000	\$ 20,000	\$ 10,000	\$ -	\$ 5
Other Current Charges							
Lee Cty - Ben Hill Griffin Landscaping	\$ 41,000	\$ 28,780	\$ 28,780	\$ 30,000	\$ (11,000)	\$ -	\$ (5)
Charlotte County - Panther Habitat Taxes	\$ -	\$ 631	\$ 631	\$ 700	\$ 700	\$ -	\$ 0
Operating Supplies							
Mulch	\$ 60,000	\$ 33,561	\$ 60,000	\$ 15,000	\$ (45,000)	\$ -	\$ (22)
Sub-Total:	\$ 518,000	\$ 288,129	\$ 499,611	\$ 549,129	\$ 31,129	\$ 10,000	\$ 15
Other Fees and Charges							
Discount for Early Payment	\$ 18,424	\$ -	\$ 18,424	\$ 32,855	\$ 14,431	\$ -	\$ 12
Sub-Total:	\$ 18,424	\$ -	\$ 18,424	\$ 32,855	\$ 14,431	\$ -	\$ 12
Total Expenditures and Other Uses	\$ 855,335	\$ 459,780	\$ 901,055	\$ 1,341,545	\$ 486,210	\$ 10,000	\$ 245
Net Increase/(Decrease) in Fund Balance	\$ (30,300)	\$ 153,540	\$ (63,175)	\$ -			
Fund Balance - Beginning	\$ 426,152	\$ 426,152	\$ 426,152	\$ 362,977			
Fund Balance - Ending	\$ 395,852	\$ 579,692	\$ 362,977	\$ 362,977			

Description	Assessment Comparison			Current Cap Rate		Total Change in Rate
	Number of Units	FY 2015 Rate/Unit	FY 2016 Rate/Unit	Adopted FY 2011	Over (Under)	
Sold property on roll	1221	\$ 377.22	\$ 672.71	\$ 377.27	\$ 295.44	\$ 295.49
Developer units off roll	805	\$ 362.13	\$ 645.80	N/A		
Total:	2026					

Revenue Loss due to Unit Count lower by 200 units: \$ 75,444.00
 Cost per Unit Addition from Revenue loss \$ 37.24

**Miromar Lakes
Community Development District
General Fund - Budget
Fiscal Year 2016**

Capital Improvement Plan - Fiscal Year 2016 through FY 2019

	Fiscal Year			
	2016	2017	2018	2019
Stormwater Management Services				
Lake System				
Improvements for Water Quality				
Grass Carp Removal	\$ 30,000	\$ 20,000	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ -	\$ 20,000	\$ -	\$ -
Littoral Shelf - Barrier Installation	\$ -	\$ 8,000	\$ 4,000	\$ -
Lake Banks	\$ -	\$ -	\$ -	\$ -
Water Control Structures	\$ -	\$ -	\$ -	\$ -
Aeration System				
Lake 6E and 6G - Tubing replacements/weights	\$ 9,700			
Lake 2A - Compressor and diffusers	\$ -	\$ 13,900	\$ -	\$ -
Lake 1A, 6B, and 6D - Tubing replacements/weights	\$ -	\$ -	\$ 10,800	\$ -
Lake 1B - Tubing replacements/weights	\$ -	\$ -	\$ -	\$ 11,750
Wetland System				
Retention Area 2 - Initial Cleaning	\$ 12,000	\$ -		\$ -
Total: Stormwater Management System	\$ 51,700	\$ 61,900	\$ 14,800	\$ 11,750
Landscaping Services				
Irrigation System				
Pump 6 - Replacement - Ben Hill Griffin Median	\$ -	\$ 11,000	\$ -	\$ -
Irrigation Controllers - Ben Hill Griffin (2)	\$ -	\$ -	\$ 4,500	\$ -
Well System	\$ 2,500	\$ -	\$ -	\$ -
Plant Replacement				
Tree Replacement - Ben Hill Griffin	\$ -	\$ 7,500	\$ 6,000	\$ 7,500
Hedge and Plant Replacement - Verona Lago Drive	\$ -	\$ 8,000	\$ 11,000	\$ 9,000
Sod Replacement - Verona Lago Drive	\$ -	\$ 10,000	\$ -	\$ -
Total: Landscaping System	\$ 2,500	\$ 36,500	\$ 21,500	\$ 16,500
Total Capital Improvements:	\$ 54,200	\$ 98,400	\$ 36,300	\$ 28,250
Estimated Cost Per Residential Unit:	\$ 27.82	\$ 50.51	\$ 18.63	\$ 14.50

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2012 Bonds (Refinanced 2000A Bonds) - Budget
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 03/31/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ 30	\$ 15	\$ 30	\$ 30
Reserve Account	\$ 15,000	\$ 1,931	\$ 15,000	\$ 15,000
Special Assessment Revenue				-
Special Assessment - On-Roll	\$ 854,093	\$ 784,001	\$ 854,093	\$ 854,527
Special Assessment - Off-Roll	\$ 163,991	\$ -	\$ 163,991	\$ 164,074
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Operating Transfers In.				
Transfer from Series 2000 (Excess)	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 1,033,114	\$ 785,947	\$ 1,033,114	\$ 1,033,631
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series A Bonds	\$ 400,000	\$ -	\$ 400,000	\$ 420,000
Principal Debt Service - Early Redemptions				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series A Bonds	\$ 598,950	\$ 299,475	\$ 598,950	\$ 579,450
Other Fees and Charges				
Discounts for Early Payment	\$ 34,164	\$ -	\$ 34,164	\$ 34,181
Total Expenditures and Other Uses	\$ 1,033,114	\$ 299,475	\$ 1,033,114	\$ 1,033,631
Net Increase/(Decrease) in Fund Balance		\$ 486,472	\$ -	\$ -
Fund Balance - Beginning	\$ 877,560	\$ 877,560	\$ 877,560	\$ 877,560
Fund Balance - Ending	\$ 877,560	\$ 1,364,033	\$ 877,560	\$ 877,560
Restricted Fund Balance:				
Reserve Account Requirement			\$ 395,318	
Restricted for November 1, 2016 Interest Payment			\$ 299,475	
Total - Restricted Fund Balance:			\$ 694,793	

**Miromar Lakes
Community Development District
Debt Service Fund - Series 2012 A (Refinanced 2000 A Bonds) Amortization Schedule
Fiscal Year 2016**

Description	Principal	Coupon Rate	Interest	Fiscal Year Annual Debt Service
Principal Balance - October 1, 2013	\$ 11,500,000	4.875%		
11/1/2014			\$ 299,475.00	
5/1/2015	\$ 400,000	4.875%	\$ 299,475.00	\$ 998,950.00
11/1/2015			\$ 289,725.00	
5/1/2016	\$ 420,000	4.875%	\$ 289,725.00	\$ 999,450.00
11/1/2016			\$ 279,487.50	
5/1/2017	\$ 445,000	4.875%	\$ 279,487.50	\$ 1,003,975.00
11/1/2017			\$ 268,640.63	
5/1/2018	\$ 465,000	4.875%	\$ 268,640.63	\$ 1,002,281.26
11/1/2018			\$ 257,306.25	
5/1/2019	\$ 490,000	4.875%	\$ 257,306.25	\$ 1,004,612.50
11/1/2019			\$ 245,362.50	
5/1/2020	\$ 510,000	4.875%	\$ 245,362.50	\$ 1,000,725.00
11/1/2020			\$ 232,931.25	
5/1/2021	\$ 540,000	4.875%	\$ 232,931.25	\$ 1,005,862.50
11/1/2021			\$ 219,768.75	
5/1/2022	\$ 565,000	4.875%	\$ 219,768.75	\$ 1,004,537.50
11/1/2022			\$ 205,996.88	
5/1/2023	\$ 595,000	5.375%	\$ 205,996.88	\$ 1,006,993.76
11/1/2023			\$ 190,006.25	
5/1/2024	\$ 630,000	5.375%	\$ 190,006.25	\$ 1,010,012.50
11/1/2024			\$ 173,075.00	
5/1/2025	\$ 660,000	5.375%	\$ 173,075.00	\$ 1,006,150.00
11/1/2025			\$ 155,337.50	
5/1/2026	\$ 700,000	5.375%	\$ 155,337.50	\$ 1,010,675.00
11/1/2026			\$ 136,525.00	
5/1/2027	\$ 735,000	5.375%	\$ 136,525.00	\$ 1,008,050.00
11/1/2027			\$ 116,771.88	
5/1/2028	\$ 780,000	5.375%	\$ 116,771.88	\$ 1,013,543.76
11/1/2028			\$ 95,809.38	
5/1/2029	\$ 820,000	5.375%	\$ 95,809.38	\$ 1,011,618.76
11/1/2029			\$ 73,771.88	
5/1/2030	\$ 865,000	5.375%	\$ 73,771.88	\$ 1,012,543.76
11/1/2030			\$ 50,252.00	
5/1/2031	\$ 915,000	5.375%	\$ 50,252.00	\$ 1,015,504.00
11/1/2031			\$ 25,934.38	
5/1/2032	\$ 965,000	5.375%	\$ 25,934.38	\$ 1,016,868.76
Principal Balance - September 30, 2015	\$ 11,500,000			

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2003 Bonds - Budget
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 03/31/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 - Budget
Revenues and Other Sources				
Carryforward				
Reserve Account	\$ -	\$ -	\$ -	\$ -
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ 30,000	\$ 82,600	\$ 82,600	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 114,991	\$ 99,750	\$ 99,750	\$ -
Special Assessment - Off-Roll	\$ 1,955,734	\$ 127,188	\$ 127,188	\$ -
Special Assessment - Pepayment	\$ -	\$ 3,700,000	\$ 3,700,000	\$ -
Operating Transfers				
Series 2015 Reserve Account	\$ -	\$ 754,375	\$ 754,375	\$ -
Receipt of Bond Proceeds		\$ 18,145,876	\$ 18,145,876	
Total Revenue & Other Sources	\$ 2,100,725	\$ 22,909,788	\$ 22,909,788	\$ -
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2003 Bonds	\$ 530,000	\$ 22,890,000	\$ 22,890,000	\$ -
Principal Debt Service - Early Redemptions				
Series 2003 Bonds	\$ -	\$ 130,000	\$ 130,000	\$ -
Interest Expense				
Series 2003 Bonds	\$ 1,566,125	\$ 1,578,156	\$ 1,578,156	\$ -
Operating Transfers Out - Revenue 2015				
Series 2015 Revenue Account		\$ 1,112,222	\$ 1,112,222	
Other Fees and Charges				
Discounts for Early Payment	\$ 4,600	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 2,100,725	\$ 25,710,378	\$ 25,710,378	\$ -
Net Increase/(Decrease) in Fund Balance		\$ (2,800,589)	\$ (2,800,589)	\$ -
Fund Balance - Beginning	\$ 2,800,590	\$ 2,800,590	\$ 2,800,590	\$ 0
Fund Balance - Ending	\$ 2,800,590	\$ 0	\$ 0	\$ 0

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 03/31/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 - Budget
Revenues and Other Sources				
Carryforward				
Reserve Account	\$ -	\$ -	\$ -	\$ 177,380
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Interest Income				
Reserve Account	\$ -	\$ -	\$ -	\$ 15,000
Special Assessment Revenue				
Special Assessment - On-Roll	\$ -	\$ 5,965	\$ 16,607	\$ 102,566
Special Assessment - Off-Roll	\$ -	\$ -	\$ 636,493	\$ 1,410,287
Special Assessment - Ppayment	\$ -	\$ -	\$ -	\$ -
Operating Transfers				
Series 03 Reserve Account	\$ -	\$ 1,112,222	\$ 1,112,222	\$ -
Bond Proceeds				
		\$ 754,375	\$ 754,375	
Total Revenue & Other Sources	\$ -	\$ 1,872,562	\$ 2,519,696	\$ 1,705,233
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2003 Bonds	\$ -	\$ -	\$ -	\$ 610,000
Principal Debt Service - Early Redemptions				
Series 2003 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2003 Bonds	\$ -	\$ -	\$ -	\$ 1,091,130
Operating Transfers				
Series 2003 Reserve		\$ 754,375	\$ 754,375	
Other Fees and Charges				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 4,103
Total Expenditures and Other Uses	\$ -	\$ 754,375	\$ 754,375	\$ 1,705,233
Net Increase/(Decrease) in Fund Balance				
		\$ 1,118,187	\$ 1,765,321	\$ (177,380)
Fund Balance - Beginning				
	\$ -	\$ -	\$ -	\$ 1,765,321
Fund Balance - Ending				
		\$ 1,118,187	\$ 1,765,321	\$ 1,587,941
Restricted Fund Balance:				
Reserve Account Requirement			\$754,375	
Restricted for November 1, 2016 Interest Payment			\$ 443,963	
Total - Restricted Fund Balance:			\$ 1,198,338	

**Miromar Lakes
Community Development District
Debt Service Fund - Series 2015 - Amortization Schedule
Fiscal Year 2016**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2015	\$19,165,000			
5/1/2015	\$ -	3.500%		\$ -
11/1/2015			\$ 636,492.50	
5/1/2016	\$ 610,000	3.500%	\$ 454,637.50	\$ 1,701,130.00
11/1/2016			\$ 443,962.50	
5/1/2017	\$ 630,000	3.500%	\$ 443,962.50	\$ 1,517,925.00
11/1/2017			\$ 432,937.50	
5/1/2018	\$ 650,000	3.500%	\$ 432,937.50	\$ 1,515,875.00
11/1/2018			\$ 421,562.50	
5/1/2019	\$ 675,000	3.500%	\$ 421,562.50	\$ 1,518,125.00
11/1/2019			\$ 409,750.00	
5/1/2020	\$ 700,000	3.500%	\$ 409,750.00	\$ 1,519,500.00
11/1/2020			\$ 397,500.00	
5/1/2021	\$ 730,000	5.000%	\$ 397,500.00	\$ 1,525,000.00
11/1/2021			\$ 379,250.00	
5/1/2022	\$ 765,000	5.000%	\$ 379,250.00	\$ 1,523,500.00
11/1/2022			\$ 360,125.00	
5/1/2023	\$ 805,000	5.000%	\$ 360,125.00	\$ 1,525,250.00
11/1/2023			\$ 340,000.00	
5/1/2024	\$ 850,000	5.000%	\$ 340,000.00	\$ 1,530,000.00
11/1/2024			\$ 318,750.00	
5/1/2025	\$ 890,000	5.000%	\$ 318,750.00	\$ 1,527,500.00
11/1/2025			\$ 296,500.00	
5/1/2026	\$ 935,000	5.000%	\$ 296,500.00	\$ 1,528,000.00
11/1/2026			\$ 273,125.00	
5/1/2027	\$ 985,000	5.000%	\$ 273,125.00	\$ 1,531,250.00
11/1/2027			\$ 248,500.00	
5/1/2028	\$ 1,035,000	5.000%	\$ 248,500.00	\$ 1,532,000.00
11/1/2028			\$ 222,625.00	
5/1/2029	\$ 1,090,000	5.000%	\$ 222,625.00	\$ 1,535,250.00
11/1/2029			\$ 195,375.00	
5/1/2030	\$ 1,145,000	5.000%	\$ 195,375.00	\$ 1,535,750.00
11/1/2030			\$ 166,750.00	
5/1/2031	\$ 1,205,000	5.000%	\$ 166,750.00	\$ 1,538,500.00
11/1/2031			\$ 136,625.00	
5/1/2032	\$ 1,265,000	5.000%	\$ 136,625.00	\$ 1,538,250.00
11/1/2032			\$ 105,000.00	
5/1/2033	\$ 1,330,000	5.000%	\$ 105,000.00	\$ 1,540,000.00
11/1/2033			\$ 71,750.00	
5/1/2034	\$ 1,400,000	5.000%	\$ 71,750.00	\$ 1,543,500.00
11/1/2034			\$ 36,750.00	
5/1/2035	\$ 1,470,000	5.000%	\$ 36,750.00	\$ 1,543,500.00
Principal Balance - September 30, 2015	\$ 19,165,000			

Prepared by:
JPWard and Associates, LLC

**Miromar Lakes
Community Development District**

**Assessment Levy - Summary of All Funds
Fiscal Year 2016**

**Series 2012 (Refinanced 2000 A Bonds - Phase I)
Par Amount: \$41,925,000 - 16 Years Remaining**

Phase I Neighborhoods	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2015-2016 tax payment
Murano	\$ 24,687.00	SF 2	\$ 1,653.18	\$ 672.71	\$ 2,325.89	\$ 18,630.42
Verona Lago	\$ 14,789.00	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47
Isola Bella	\$ 14,789.00	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47
Bellamare	\$ 14,789.00	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47
Ana Capri	\$ 14,789.00	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47
Casteli	\$ 14,789.00	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47
Montelago	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Tivoli	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
St. Moritz	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Sienna	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Caprini	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Porto Romano	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Volterra	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Portofino	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Valencia	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Vivaldi	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Bella Vista	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Mirosol	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
San Marino	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Montebello	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Ravenna	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Bellini	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
University	\$ -	GOV	\$ -	\$ 4,036.25	\$ 4,036.25	\$ -
Golf Club/Course		GOLF	\$ 149,446.36	\$ 6,458.00	\$ 155,904.36	\$ 995,018.80
Beach Club		BEACH	\$ 14,628.04	\$ -	\$ 14,628.04	\$ 97,416.33

Fiscal Year 2015 Assessments						
	SF 2	\$ 1,652.34	\$ 377.22	\$ 2,029.56	\$ 19,307.53	
	SF	\$ 991.40	\$ 377.22	\$ 1,368.62	\$ 11,533.73	
	VILLA	\$ 826.17	\$ 377.22	\$ 1,203.39	\$ 9,610.32	
	MF	\$ 660.93	\$ 377.22	\$ 1,038.15	\$ 7,689.10	
	GOV	\$ -	\$ 2,263.32	\$ 2,263.32	\$ -	
	GOLF	\$ 149,370.46	\$ 3,621.30	\$ 152,991.76	\$ 1,058,779.67	
	BEACH	\$ 14,620.62		\$ 14,620.62	\$ 103,657.34	

Series 2015 Bonds (Refinanced 2003 A Bonds - Phase II)
Par Amount - \$27,560,000 - 20 Years Remaining

Phase I Neighborhoods	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2015-2016 tax payment
Sorrento	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 672.71	\$ 3,045.11	\$ 29,064.29
Salerno	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 672.71	\$ 3,045.11	\$ 29,064.29
Navona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 672.71	\$ 2,430.89	\$ 21,575.90
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,318.64	\$ 672.71	\$ 1,991.35	\$ 16,184.84
Golf Club/Course		GOLF	\$ 175,834.23	\$ -	\$ 175,834.23	\$ 2,255,019.44

Fiscal Year 2015 Assessments						
		SF 2	\$ 2,659.52	\$ 377.22	\$ 3,036.74	\$ 29,533.67
		Villa 2	\$ 1,971.54	\$ 377.22	\$ 2,348.76	\$ 21,924.34
		Villa 1	\$ 1,478.36	\$ 377.22	\$ 1,855.58	\$ 16,456.04
		GOLF	\$ 196,828.72	\$ -	\$ 196,828.72	\$ 2,291,437.17

**Miromar Lakes
Community Development District**

**Debt Service Assessment Revisions from Refinancing
Fiscal Year 2016**

**Series 2012 (Refinanced 2000 A Bonds - Phase I)
Par Amount: \$12,3452000 - 19 Years Remaining**

Phase I Neighborhoods	Bond Designation	Debt Service Assessment Before Refinance	Debt Service Assessment After Refinance	Change
Murano	SF 2	\$ 1,975.47	\$ 1,653.18	\$ (322.29)
Verona Lago	SF	\$ 1,185.17	\$ 991.91	\$ (193.26)
Isola Bella	SF	\$ 1,185.17	\$ 991.91	\$ (193.26)
Bellamare	SF	\$ 1,185.17	\$ 991.91	\$ (193.26)
Ana Capri	SF	\$ 1,185.17	\$ 991.91	\$ (193.26)
Casteli	SF	\$ 1,185.17	\$ 991.91	\$ (193.26)
Montelago	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Tivoli	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
St. Moritz	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Sienna	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Caprini	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Porto Romano	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Volterra	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Portofino	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Valencia	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Vivaldi	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Bella Vista	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Mirosol	MF	\$ 790.11	\$ 661.27	\$ (128.84)
San Marino	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Montebello	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Ravenna	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Bellini	MF	\$ 790.11	\$ 661.27	\$ (128.84)

This instrument was prepared without an opinion of title and after recording return to:
Gregory L. Urbancic, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

Strap No: 14-46-25-01-0000B.0170

ENCROACHMENT AGREEMENT

(Lot 17)

THIS ENCROACHMENT AGREEMENT (this "**Agreement**") is made this _____ day of June, 2015, by and between **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT** ("**District**") and **JOHN J. CLANCY AND JESSE K. CLANCY**, their successors and assigns ("**Owner**").

RECITALS

A. Owner is the owner in fee simple of that certain real property located at 18040 Montelago Ct., Miramar Lakes, Florida 33913, which is legally described as follows (the "**Owner's Property**"):

Lot 17, Block B, Miramar Lakes-Unit One, a subdivision according to the plat thereof, as recorded in Plat Book 67, Pages 60 through 73, inclusive, of the Public Records of Lee County, Florida.

B. Pursuant to the terms of the plat of Miramar Lakes-Unit One, a subdivision according to the plat thereof, as recorded in Plat Book 67, Pages 60 through 73, inclusive, of the Public Records of Lee County, Florida (the "**Plat**"), the west side of the Owner's Property is subject to and encumbered by a 20' lake maintenance easement (the "**Lake Maintenance Easement**"). District is the owner and holder of rights in the Lake Maintenance Easement; and

C. Owner, or its predecessor in title, has constructed a pool screen enclosure (the "**Screen Enclosure**") which partially encroaches into the Lake Maintenance Easement (the "**Encroachment**") as shown on the survey attached and made a part of this Agreement marked as Exhibit "A" (the "**Survey**");

D. The parties to this Agreement have reached certain understandings with regard to the Encroachment and now desire to set forth their understandings in writing for recordation.

AGREEMENT

NOW, THEREFORE, for and in consideration of the Recitals, the sum of TEN and No/100 DOLLARS (\$10.00), cash in hand paid by Owner to District, the mutual agreements, consents and covenants set forth in this Agreement and for other good and valuable consideration, the receipt and sufficiency of all of which are expressly acknowledged, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated by reference into this Agreement.

2. **Consent to the Encroachment and Covenant not to Construct.** Subject to the terms of this Agreement, District hereby expressly consents to the Encroachment and Owner, for itself and on behalf of all of its successors and/or assigns agrees and covenants that, in consideration for such consent by District, no portion of the Screen Enclosure encroaching into the Lake Maintenance Easement shall ever be expanded or increased beyond that which is permitted herein. In the event District determines that, notwithstanding Owner's agreement to the restrictive covenant set forth herein, any portion of the Screen Enclosure within the Lake Maintenance Easement has been expanded or increased or Owner has otherwise constructed or installed improvements beyond or in addition to the permitted Screen Enclosure in the Lake Maintenance Easement in violation of the terms hereof, and gives written notice to Owner of such determination, Owner or its successors and/or assigns shall have thirty (30) calendar days to correct such violation at its sole cost and expense after such written notice is actually received or deemed to have been received, whichever is earlier. In the event such violation is not corrected within such thirty (30) day period, Owner expressly agrees District may, and hereby further authorizes District to, take all steps necessary to remove such violating improvements, including, but not limited to, the right to enter onto the Owner's Property. Owner acknowledges that the Encroachment into the Lake Maintenance Easement is by consent of District and not by any claim of some other right.

3. **Additional Costs.** In the event that at any time subsequent to this Agreement the Encroachment encumbers or inconveniences District's use of the Lake Maintenance Easement (including, without limitation, the maintenance, repair, and/or replacement of improvements within or adjacent to the Lake Maintenance Easement), District will make reasonable efforts to work around the Encroachment; provided, however, that Owner shall pay for all of District's costs associated working around the Encroachment to the extent that such costs would not have been incurred but for the Encroachment. Said additional costs are, at the election of District, to be paid to District in advance of any work to be performed by District. District shall be the sole judge of such incremental costs. Only if District, in its sole judgment, is not able to work around the Encroachment, will District mandate that the Encroachment be moved or removed, at no cost to District, as then may be needed to allow District the needed use of the Lake Maintenance Easement. Removal of the Encroachment will be the last alternative solution of any such use problem(s) unless the incremental cost of the least expensive and viable alternative solution exceeds the cost of removal.

4. **Indemnification.** In order to induce District to consent to the Encroachment, as evidenced by this Agreement, Owner hereby agrees to fully protect, indemnify, defend, save and hold District, and its supervisors, officers, employees, agents, administrators, and all of their respective heirs, successors and assigns (collectively, the "Indemnities"), harmless from and against any and all claims, damages, expenses, costs, charges, obligations, liabilities, fees, penalties, assessments, taxes, losses, etc. of any kind or nature whatsoever, whether mature or not, in law or in equity, whether as a result of settlement, litigation or arbitration which may be incurred or suffered by one or more of the Indemnities arising out of, relating to or resulting from the construction, use, maintenance and occupation of the Encroachment and any removal of any improvements within the Encroachment, and in all events including, but not limited to, any and all attorneys' fees, court costs, and including costs incurred in any appellate proceedings, or costs of arbitration and all expenses in defending same, in connection with any and all of the above.

5. **Other Approvals.** Owner shall be responsible for obtaining any and all approvals of any other entity having an interest in the Lake Maintenance Easement, including, without limitation, Lee County and/or Miromar Lakes Master Association, Inc.

6. **Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the parties, their respective heirs, successor and assigns forever. This Agreement, the rights and

privileges herein granted and the burdens imposed hereby shall be perpetual and shall run with and bind Owner's Property.

7. **Governing Law / Venue.** This Agreement shall be construed in accordance with Florida law (exclusive of choice of law rules). Venue for any action arising hereunder shall lie exclusively in Lee County, Florida.

8. **Prevailing Party.** The prevailing party in any litigation arising out of this Agreement shall be entitled to recover from the non-prevailing party all attorneys' fees, paralegal fees, and costs incurred in connection with such litigation, whether pre-trial, at trial, in arbitration, on appeal, or otherwise.

9. **Partial Invalidity.** If any term or provision of this Agreement or the application thereof to any person or circumstances shall, to any extent, be declared invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, such term or provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Agreement and all other applications of any such term or provision shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

10. **Modifications.** This Agreement may not be modified in any respect whatsoever or rescinded, in whole or in part, except by written instrument duly executed and acknowledged by both of the Parties.

11. **Severability.** In the event any term or provision of this Agreement is determined by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Agreement shall be construed to be in full force and effect.

12. **Integration.** This Agreement embodies the entire understanding of the parties with respect to the subject matter contemplated herein, and the terms hereof control over and supersede all prior and contemporaneous understandings pertaining to the subject matter hereof.

13. **Interpretation.** This Agreement has been negotiated fully between the parties as an arms' length transaction. Both parties participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Agreement, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

14. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original as against any party whose signature appears thereon and all of which shall together constitute one and the same instrument.

15. **Termination.** This Agreement shall continue in full force and effect until terminated by recording an instrument in the Public Records of Lee County, Florida, signed by the parties or their successors and assigns to this Agreement or upon the removal by Owner of the Encroachment.

(Remainder of Page Intentionally Left Blank. Signatures Begin on Next Page.)

The parties have executed this Agreement as of the date first written above.

DISTRICT:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

James P. Ward, Secretary

By: _____
Michael Hendershot, Chairman

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me, this _____ of _____, 2015, by Michael Hendershot, as Chairman of Miromar Lakes Community Development District, on behalf of said community development district, who is () personally known to me or () has produced _____ as evidence of identification.

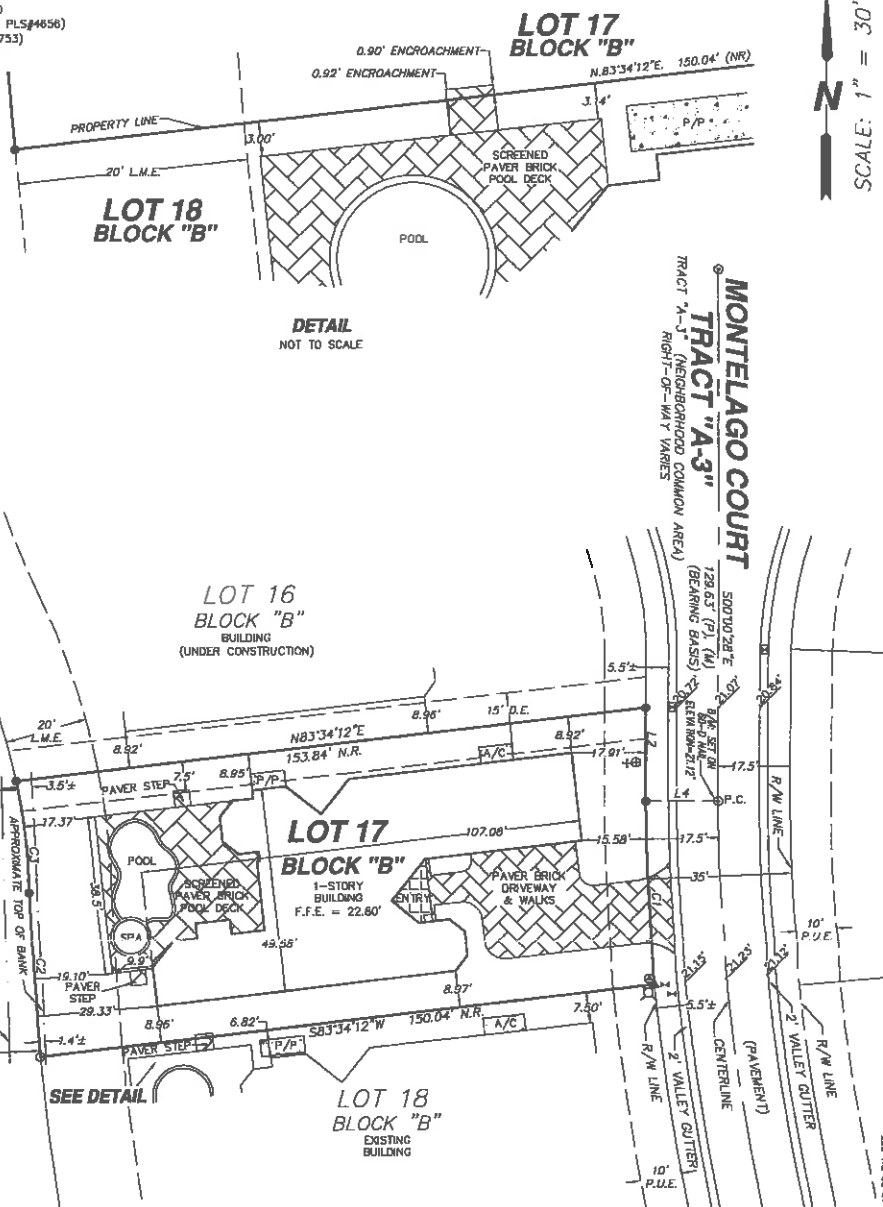
(SEAL)

NOTARY PUBLIC
Name: _____
(Type or Print)
My Commission Expires:

EXHIBIT "A"
Survey

LEGEND

- S.D.H. ▲ FOUND DRILL HOLE IN FIRE HYDRANT PAD
- P.C.P. ● FOUND 60-D NAIL & BRASS DISK (F.C.P. PLS#4656)
- F.I.R. ○ FOUND 5/8" IRON ROD W/CAP (L.B. #6753)
- S.I.R. ● SET 5/8" IRON ROD W/CAP (L.B. #6753)
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- L.B. LICENSED BUSINESS
- F.A.C. FLORIDA ADMINISTRATIVE CODE
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- F.I.R.M. FLOOD INSURANCE RATE MAP
- F.F.E. FINISHED FLOOR ELEVATION
- (P) PLAT
- (C) CALCULATED
- (M) MEASURED
- L1 LINE LABEL
- C1 CURVE LABEL
- S/M BENCHMARK
- (NR) NON RADIAL
- B.R.G. BEARING
- R/W RIGHT OF WAY
- P.C. POINT OF CURVATURE
- D.E. DRAINAGE EASEMENT
- A/C CONCRETE AIR CONDITIONING PAD
- P/P CONCRETE POOL EQUIPMENT PAD
- P/B PAVE
- P/K PARKER KALON
- P.C. POINT OF CURVATURE
- T.O.B. TOP OF BANK
- E.O.W. EDGE OF WATER
- + BACK-FLOW PREVENTER
- ⊕ WATER METER
- ⊕ GATE VALVE
- ⊕ FIRE HYDRANT OVER CONCRETE PAD
- ⊕ SANITARY MANHOLE
- ⊕ SANITARY CLEANOUT
- ⊕ CATCH BASIN
- ⊕ PAVER BRICK
- ⊕ CONCRETE
- ⊕ ROOF COVERED OUTDOOR AREAS
- ⊕ EXISTING SPOT ELEVATION



Curve 1
 Radius=517.50'
 Delta=4°38'12"
 Arc=44.89'
 Tangent=22.46'
 Chord=44.87'
 Chord Brg.=S02°29'34"E

TRACT "F-2"
 FUTURE DEVELOPMENT
 LAKE

Curve 2
 Radius=667.50'
 Delta=3°26'55"
 Arc=40.18'
 Tangent=20.10'
 Chord=40.17'
 Chord Brg.=N03°34'47"W

Curve 3
 Radius=160.00'
 Delta=9°48'59"
 Arc=27.41'
 Tangent=13.74'
 Chord=27.38'
 Chord Brg.=N06°45'49"W

REAL PROPERTY DESCRIPTION -

LOT 17, BLOCK "B", MIROMAR LAKES - UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 AT PAGES 60 THROUGH 73 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS SHOWN HERON REFER TO MIROMAR LAKES - UNIT ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 67 AT PAGES 60 THROUGH 73 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- 2) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.
- 3) DIMENSIONS SHOWN HERON ARE IN FEET AND DECIMALS THEREOF.
- 4) THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE R, HAVING NO BASE FLOOD ELEVATION, PER F.I.R.M. 120124 0476 B, AN UNRECORDED PANEL.
- 5) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 6) ELEVATIONS SHOWN HERON ARE NATIONAL GEODETIC VERTICAL DATUM OF 1928 (N.G.V.D.) BASED ON A LEVEL LOOP FROM A BENCHMARK AT THE INTERSECTION OF INTERSTATE 75 AND CORKSCREW ROAD, STAMPING: "BM 175 VII", HAVING AN ELEVATION OF 46.833'.
- 7) FOUNDATIONS BENEATH THE SURFACE, IF ANY, HAVE NOT BEEN LOCATED.
- 8) STREET NAME "MONTELAGO COURT" SUPPLIED BY THE LEE COUNTY PROPERTY APPRAISERS OFFICE, STREET IS LABELED "MAMTOVA DRIVE" PER THE MIROMAR LAKES UNIT ONE PLAT.

PRINTED

FEB 10 2003

BBL SURVEYORS & MAPPERS, INC.

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°59'40"W	17.50' (C)
L2	S00°00'28"E	22.87'

CERTIFIED TO:

DAVID AND ELIZABETH KOENIGER
 FIFTH THIRD BANK
 EMPIRE BUILDERS, INC.
 GOODMAN & BREEN
 FIRST AMERICAN TITLE INSURANCE COMPANY

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HERON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 02/04/03 THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-5, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

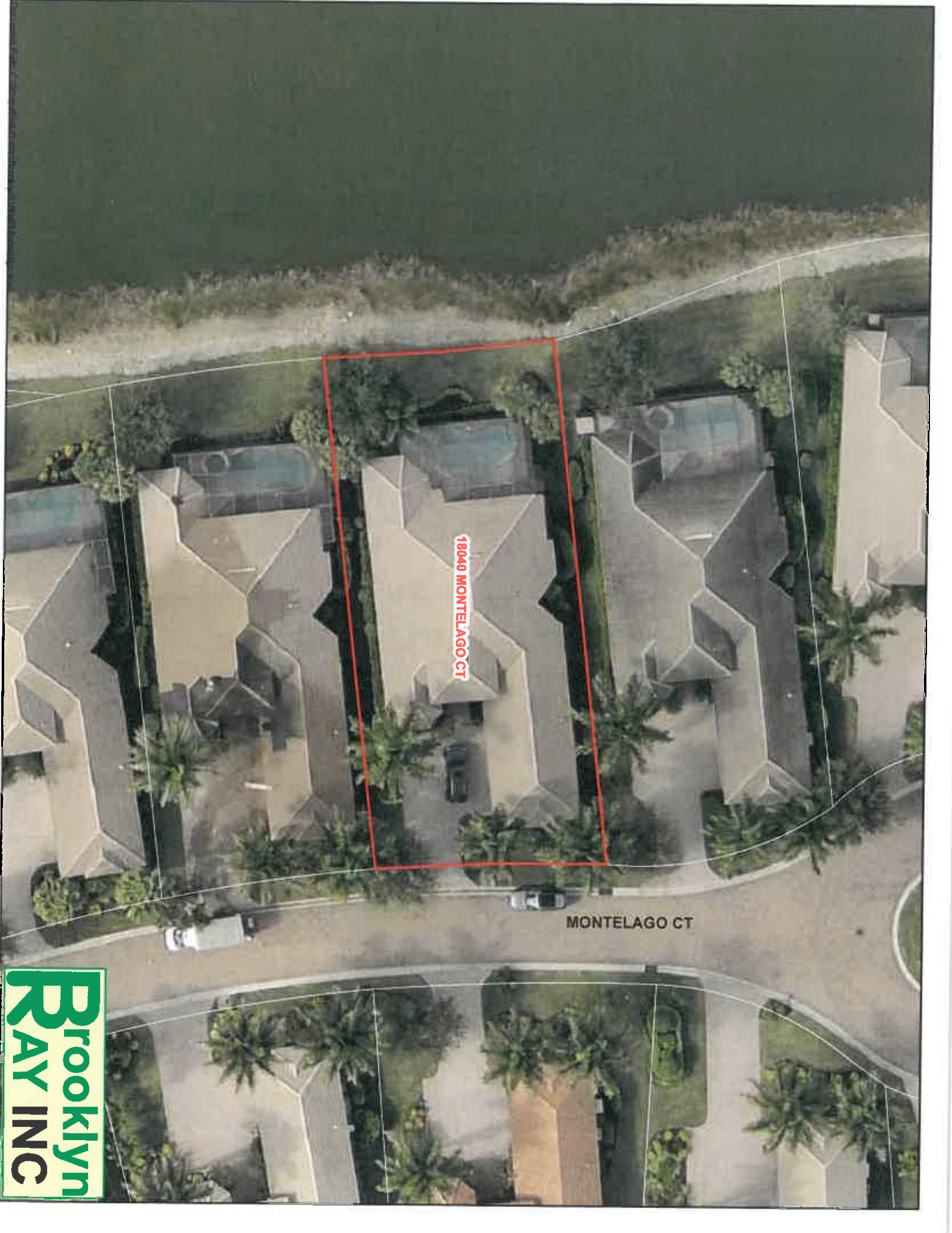
(Signature)
 STEPHEN E. BERRY, STATE OF FLORIDA, (F.S.M. #5200)
 BBL SURVEYORS & MAPPERS INC. (L.B. #6753)

18040 MONTELAGO COURT

DATE: 02/05/03
 FIELD BOOK / PAGE: 255 / 49
 DRAWN BY: MAC/RMA
 APPROVED: SEB
 FILE: LOT17BFN
 SCALE: 1" = 30'

BOUNDARY SURVEY
 LOT 17, BLOCK "B", MIROMAR LAKES - UNIT ONE
 PLAT BOOK 67, PAGES 60 THROUGH 73
 SECTION 14, TOWNSHIP 46, RANGE 25 EAST
 LEE COUNTY, FLORIDA

BBL SURVEYORS & MAPPERS INC.
 1502-A RAIL HEAD BLVD.
 NAPLES, FLORIDA 34110 (239)597-1315



18040 MONTELAGO CT

MONTELAGO CT

Brooklyn
RAY INC

Clancy, John & Jesse K

Case Number	Case Type	Value	Status
RES2015-03051	Pool Enclosure	\$5,500.00	Received
Project Name:	MIROMAR LAKES		
Address:	18040 MONTELAGO CT MIROMAR LAKES 33913	Strap #:	144625010000B0170
Directions:	I-75 TO EXIT 19 TO BEN HILL GRIFFIN TO MIROMAR LAKES TO LOT #17 **278-3211		
Description:	POOL ENCLOSURE REPLACEMENT		
Important Dates:	Received: 5/7/2015	Issued:	Finale: Expiration:
Flood Zone:	Not Applicable	Required Elevation: Not Applicable	Flood Compliance: Not Applicable
Impact Protection:	Not Applicable		

Role	Name	Address
Owner	CLANCY JOHN J + JESSE K	2 1/2 TAYLOR DR WEST CALDWELL NJ 07006
Aluminum Contractor	SCC056783 HANSEN SCREEN ENCLOSURES INC	11840 METRO PARKWAY FORT MYERS FL 33912

Permitting/Plan Review Activity

Type	Requested	Scheduled	Completed	Disposition	County Staff
Application Received	5/7/2015		5/7/2015	DONE	Patricia F Lyles
Zoning Review	5/7/2015	5/14/2015		REJ	Gary M Ennis
Comments: Existing Enclosure encroached into Lake Easement, need Home Owners Association letter stating enclosure will not create a problem with the Lake Maintenance.					
Plan Review	5/7/2015	5/14/2015			
Impact Fee Determination	5/7/2015				
Additional Documents Required	5/7/2015				
Owner Builder Affidavit (F)	5/7/2015		5/7/2015	N/A	Patricia



MEMORANDUM

To: James P. Ward
From: Charles L. Krebs
Date: June 23, 2015
Subject: Miromar Lakes Tract M-M

HM Project No. 2015.014

Tract M-M has been submitted to Lee County Development Services for an administrative amendment process called a Final Plan Approval. This is required under the current zoning resolution for all future and current development order applications that will have as part of the project a vertical construction component. The Final Plan Approval process allows the developer to outline the proposed project, list any of the approved deviations in the zoning resolution and request any additional deviations to the Lee County Land Development Code required to obtain Lee County approval of the proposed development.

Tract M-M is a 12 lot single family subdivision on land that was previously cleared and filled as part of the development of the temporary and permanent golf club houses. The adjacent Lake 1A was purchased by the CDD as part of a larger package from the developer. Since that time the lake edge has eroded from runoff and the changes in the water table.

As part of the development of the 12 single family lots the developer is requesting an increase in the allowable rip rap on Lake 1A to 51% of the shore line. The lake is currently at approved limit of 20% of the shoreline protected by rip rap. This request is being made to allow for the development of the 12 single family lots to a depth of 140 feet and to help protect the shoreline behind the proposed home sites from erosion.

In addition to the increased rip rap, a request will be made to the Miromar Lakes CDD to vacate a portion of the existing lake maintenance easement that encumbers the proposed 12 single family lots. The adjacent edge of the lake will be filled to allow for the 140 foot lot depth required for the product the Developer is proposing. A new lake maintenance easement will be recorded with Lee County as part of the proposed plat.

During this process a transfer of the filled portion of the lake will be made between the Developer and the Miromar Lakes CDD. The Developer has constructed several additional lakes and increased the size of the recreational lake with the construction of Phase III and Phase IV of the Peninsula. This additional lake area will be used to offset the estimated 5,300 s.f. of existing lake bottom that will become the new rip rap shoreline and lake maintenance easement for the proposed single family lots.

We are currently working on the preliminary plat and the exhibits that will outline the area to be transferred and the limits of the new lake maintenance easement. We will provide those

to the Board as they are developed so the Board is kept informed on the progress of the project.

I have attached the latest copy of the Final Plan Approval plans submitted to Lee County as an exhibit. I will provide a full sized set at the next meeting for the Board Members to review and comment on.

FINAL PLAN APPROVAL

MIROMAR LAKES

TRACT M-M

12-Single Family Lots

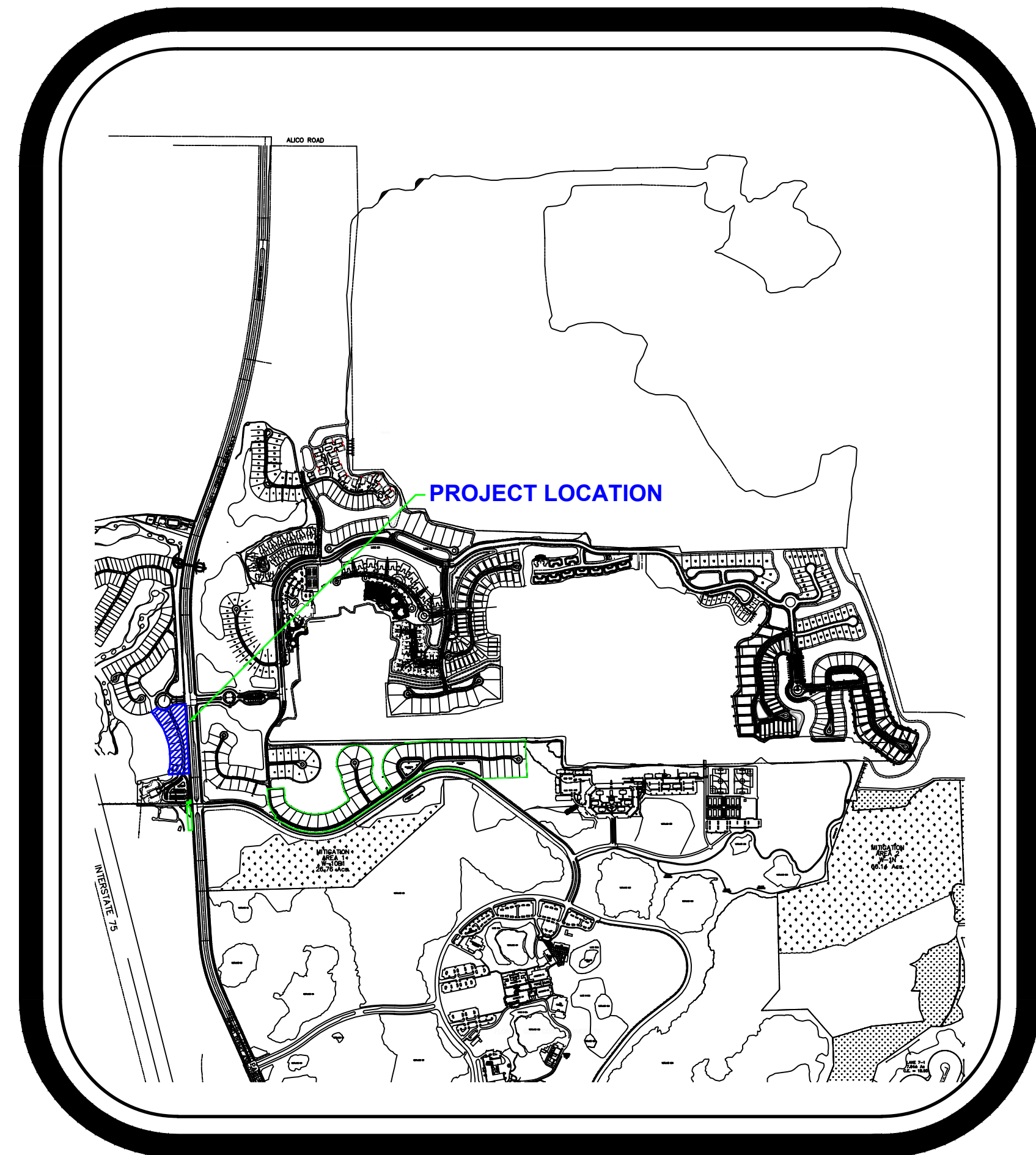
LEE COUNTY NUMBER	APPROVAL HISTORY		TYPE	QUANTITY
	TRACT	DATE		
Z-99-029	MIROMAR LAKES	9/29/1999	RESOLUTION	N/A
ADD2000-00110	PHASE 1	7/27/2000	SINGLE FAMILY	11 UNITS
ADD2000-00111	PHASE 1	7/27/2000	SINGLE FAMILY	30 UNITS
ADD2000-00117	PHASE 2	7/31/2000	SINGLE FAMILY	51 UNITS
ADD2000-00161	GOLF MAINT.	12/19/2000	COMMERCIAL	7500 S.F.
ADD2000-00191	TEMP CLUBHOUSE	1/8/2001	COMMERCIAL	6,500 S.F.
ADD2001-00018	VALENCIA	5/24/2001	MULTI. FAMILY	80 UNITS
ADD2001-00085	TRACT M & N	9/17/2001	SINGLE FAMILY	27 UNITS
ADD2001-00113A	BEACH CLUB	4/1/2002	RECREATION	4.77 ACRES
ADD2001-00125	TIVOLI	10/16/2001	SINGLE FAMILY	113 UNITS
ADD2001-00142	SALES CENTER	12/20/2001	COMMERCIAL	4,147 S.F.
ADD2002-00045	BELLAVISTA	6/28/2002	MULTI-FAMILY	60 UNITS
ADD2002-00077	MED. VILLAGE	8/5/2002	SINGLE FAMILY	33 UNITS
ADD2002-00168	CAPRINI GREENS	12/17/2002	SINGLE FAMILY	27 UNITS
ADD2003-00028	VAVALDI	4/4/2003	MULTI-FAMILY	60 UNITS
ADD2003-00047	GOLF CLUBHOUSE	5/14/2003	RECREATION	5.45 ACRES
Z-02-072	MIROMAR LAKES	12/15/2003	RESOLUTION	N/A
ADD2003-00151	CAPRINI GREENS MOD	12/18/2003	ADMEND. TO ADD2002-00168	
ADD2004-00033	SAN MARINO	7/21/2004	MULT-FAMILY	160 UNITS
ADD2004-00042	MIRASOL ACCESS	4/2/2004	ACCESS	5.07 ACRES
ADD2004-00045	C1/C2 ACCESS	4/2/2004	ACCESS	1.02 ACRES
ADD2004-00054	PORTO ROMANO	5/11/2004	SINGLE FAMILY	55 UNITS
ADD2004-00070	MIRASOL RESIDENTIAL	7/27/2004	MULTI-FAMILY	120 UNITS
ADD2004-00074	CAPRINI GREENS MOD	4/21/2004	ADMEND. TO ADD2002-00168	
ADD2004-00176	MIRASOL ACCESS MOD	11/17/2004	ADMEND. TO ADD2004-00042	
ADD2004-00177	CASTELLI & ANACAPRI	12/3/2004	SINGLE FAMILY	18 UNITS
ADD2004-00223	MONTEBELLO	01/10/2005	MULTI-FAMILY	120 UNITS
ADD2004-00253	VOLTERRA & BELLINI	4/25/2005	SINGLE FAMILY/ MULTI-FAMILY	72 UNITS
ADD2005-00134	MIRASOL PHASE 2	8/2/2005	MULTI-FAMILY	120 UNITS
ADD2005-00190	RAVENNA	3/31/2006	MULTI-FAMILY	60 UNITS
ADD2006-00004	BEACH CLUB PH. 2	3/13/2006	RECREATION	7.67 ACRES
ADD2006-00002	MIROMAR LAKES PKWY EXTENSION	3/13/2006	ACCESS	133.08 ACRES
ADD2006-00009	EAST 100 Ac.	4/10/2006	SINGLE FAMILY	51 UNITS
Z-06-064	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2008-00130	BEACH COTTAGES	12/5/2008	SINGLE FAMILY	16 UNITS
ADD2008-00144	SORRENTO LME MOD.	4/1/2009	ADMEND. TO ADD2006-00009	
ADD2009-00026	COSA AMALFI MOD.	4/16/2009	ADMEND. TO ADD2008-00130	
ADD2009-00026	COSA AMALFI MOD	3/8/2010	ADMEND. TO ADD2009-00026	
Z-10-019	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
Z-12-004	MIROMAR LAKES	10/16/2006	RESOLUTION	N/A
ADD2012-00110	PENINSULA PHASE III	5/16/2012	SINGLE FAMILY	28 UNITS
ADD2014-00102	PENINSULA PHASE IV	8/15/2014	SF / MF	28/48 UNITS
ADD2014-00175	COSTA AMALFI MOD.	10/27/2014	ADMEND. TO ADD2008-00130	
ADD2014-00213	UNIVERSITY VILLAGE PH. 1	PENDING	MIXED USE	188 MF UNITS 75,000 S.F.
ADD2015-00070	LAKE SHORELINE STABILIZATION	PENDING	RECREATIONAL	RFP RFP TO 65K

- 1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED JANUARY, 2004), AND AMENDMENTS THERETO.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2008, AND AMENDMENTS THERETO, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

PREPARED FOR :
MIROMAR LAKES GOLF CLUB LLC.

CONTACT PERSON: MIKE ELGIN
10801 CORKSCREW ROAD STE. 305
ESTERO, FL 33928
PH (239) 948-3666
FX (239) 948-3667

SECTION 14 TS 46 RE 25
LEE COUNTY, FLORIDA
DATE: APRIL, 2015



PROPERTY LOCATION MAP
N.T.S.
STRAP NUMBERS
14-46-25-00-00001.002B

OPEN SPACE	
OPEN SPACE	AREA (ACRES)
GOLF COURSE	218.96
PHASE I	61.72
PHASE II	13.10
GOLF MAINTENANCE	0.92
VALENCIA	8.08
TRACT M & N	4.77
BEACH CLUB	2.34
TIVOLI	0
BELLAVISTA	3.55
MEDITERRANEAN VILLAGE	6.71
CAPRINI GREENS	1.19
VAVALDI	0
GOLF CLUBHOUSE	2.51
SAN MARINO	13.40
MIRASOL ACCESS DRIVE	1.31
TRACT C1/C2 ENTRANCE	0.39
PORTO ROMANO	2.90
MIRASOL RESIDENTIAL	0
CASTELLI & ANACAPRI	0.92
VOLTERRA & BELLINI	5.89
RAVENNA	3.17
BEACH CLUB PH.2	2.73
MIROMAR LAKES PKWY. EXTENSION	0
EAST 100 Ac.	0
BEACH COTTAGES	3.31
PENINSULA PHASE III	6.16
PENINSULA PHASE IV	16.33
UNIVERSITY VILLAGE PH I	24.74
LAKE SHORE STABILIZATION	0
TRACT M-M	1.90
TOTAL	407.00

BOAT DOCK HISTORY		
SINGLE FAMILY SUBDIVISIONS	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
VERONA LAGO	55	0
CAPRINI GREENS/BELLAMARE	18	0
ISOLA BELLA	13	0
CASTELLI & ANACAPRI	17	0
VOLTERRA	12	0
COSTA AMALFI (BEACH COTTAGES)	9	0
SORENTO (EAST 100 AC.)	11	0
PORTOFINO (EAST 100 AC.)	20	0
MURANO (EAST 100 AC.)	19	0
NAVONA (PENINSULA PH III)	18	0
SALERNO (PENINSULA PH III)	10	0
SALERNO (PENINSULA PH IV)	22	0
ESTATE LOTS (PENINSULA PH IV)	0	0
VILLA LOTS (PENINSULA PH IV)	0	0
TRACT M-M	0	0
TOTAL	235	0
ANCILLARY (250 MAXIMUM)	BOAT SLIPS APPROVED	BOAT SLIPS PROPOSED
BEACH CLUB PH I	13	0
BEACH CLUB PH II	13	0
BEACH CLUB PH III	13	0
VIVALDI	18	0
MIRASOL BEACH PH 1&2	18	0
BELLINI	18	0
RAVENNA	60	0
THE PENINSULA PH IV	16	0
	169	0
TOTAL PROPOSED & APPROVED ANCILLARY SLIPS		169
TOTAL REMAINING ANCILLARY SLIPS		81

EACH SINGLE-FAMILY LAKEFRONT LOT IS ALLOWED TO HAVE ONE DOCK. SINGLE-FAMILY LAKEFRONT LOT DOCKS MAY BE CONVERTED TO MULTIPLE-FAMILY SLIPS FOR WET BOAT STORAGE ON A ONE FOR ONE (1:1) BASIS.

AN ADDITIONAL 250 (MAXIMUM) ANCILLARY SLIPS FOR WET BOAT STORAGE ARE ALLOWED ON THE LAKE.

PREPARED BY :
H M
HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS

6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone: (239) 985-1200
Florida Certificate of
Authorization No.1772

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW :	REFERENCE NO.	DRAWING NO.
	1373-01 CS	1373-01
CHARLES L. KREBS, P.E. FLORIDA PROFESSIONAL ENGINEER REGISTRATION #96835 DATE	PROJECT NO.	SHEET NO.
	2015.014	1 OF 2



Memorandum

Date: July 1, 2015

To: James P. Ward. District Manager

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

Subject: Miromar Lakes CDD
Asset Management Report – June 2015
CGA Project # 13-5692

Water Quality

Meeting held with Mr. David Robson of Johnson Engineering to discuss suggested additional reporting for the NPDES Annual Report. At this time, Mr. Robson would not recommend any additional sampling for TDML until the DEP and or Lee County make it a requirement. The Miromar Lakes CDD Standard Operating Procedures and Homeowners Drainage Guide will be provided as additional reporting information. The District staff will begin inspections monthly for NPDES compliance on any construction sites over one (1) acre or any high risk facilities within the CDD boundary. Staff will attend training on procedures for containment and or reporting of hazardous material spills.

Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection
Construction Services
Contract Government
Data Technologies & Development
Emergency Management Services
Engineering
Governmental Services
Indoor Air Quality
Landscape Architecture & Environmental Services
Municipal Engineering
Planning
Public Administration
Redevelopment & Urban Design
Renewable Energy
Resort Development
Surveying & Mapping
Transportation Planning & Traffic Engineering
Utility & Community Maintenance Services
Water Resources Management

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807



Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS

Lake Maintenance

District staff has yet to locate any licensed contractor willing to remove the grass carp from the lakes. We have reached out to Ms. Howell from the FWC, and requested information on any other entity that has recently received a grass carp take permit in hopes of utilizing the contractor they have secured. If this inquiry does not provide the needed results, we feel it will be necessary to let the grass carp run their natural course and erect additional littoral shelf barriers to begin the recovery process of the mitigation planting and water filtering areas along the lakes.

It is apparent to District staff, through various inspections and conferencing that numerous locations within the CDD easements and jurisdiction have experienced erosion above the permitted elevation deviation. This is due to the seasonal water level fluctuations and wind-blown occurrences over the history of the CDD. Staff will be preparing documentation, over the coming months, to address specific locations, corrections and budgetary information relevant to these concerns for the 2017 budget cycle.



Homesite's and Golf Course view of CDD maintained easements

Building Code Services
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection
Construction Services
Contract Government
Data Technologies & Development
Emergency Management Services
Engineering
Governmental Services
Indoor Air Quality
Landscape Architecture & Environmental Services
Municipal Engineering
Planning
Public Administration
Redevelopment & Urban Design
Renewable Energy
Resort Development
Surveying & Mapping
Transportation Planning & Traffic Engineering
Utility & Community Maintenance Services
Water Resources Management

1800 Eller Drive, Suite 600
Fort Lauderdale, FL 33316
Phone: 954.921.7781
Fax: 954.921.8807

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CDD easements where sloping corrections need to be reinstalled

Wetland Mitigation Preserve Areas

W. Dexter and Associates Inc. have completed their annual status report for Mitigation Areas 1 thru 4 with a copy of report attached. The report indicates there were no problems observed during the survey, and no evidence of unauthorized encroachment or adverse impacts to the preserves. Also within the report are the locations within Mitigation Area 3 where additional plantings, by ML Developer, will be undertaken during the rainy season to meet permit criteria of 25% or greater forest canopy coverage.

Landscape Maintenance

Estate Landscaping continues to apply herbicide, fungicide, fertilize and verta - cut the medians on Ben Hill Griffin Pkwy. to get zoysia grass back to acceptable standards. Copy of the Estate Landscaping maintenance timetable for treatments of areas is attached.

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W. Dexter Bender & Associates, Inc.
Environmental & Marine Consultants

4470 Camino Real Way, Suite 101
Fort Myers, Florida 33966

info@dexbender.com

(239) 334-3680 Phone
(239) 334-8714 Fax

June 8, 2015

Mr. Paul Cusmano
Calvin, Giordano and Associates, Inc.
1800 Eller Drive Suite 600
Ft. Lauderdale, FL 33316

RE: Miromar Lakes M1-M4 Preserve Areas Annual Status

Dear Mr. Cusmano:

The annual status report for the M1-M4 Wetland Mitigation Preserve Areas at Miromar Lakes was conducted in May of 2015. The primary goal of the status report is to review each of the mitigation areas to ensure that exotic and nuisance vegetation eradication and maintenance criteria are being met. A summary of the condition of each of the mitigation areas and recommendations for continued permit compliance as defined in the South Florida Water Management District (SFWMD) Permit (36-03568P) and the US Army Corps of Engineers (COE) Permit (199507483IP-MN) is also included for each area. The M1 –M4 Preserve Areas Aerial Map Overlay and the Miromar Lakes M3 Mitigation Areas Supplemental Planting Plan as approved by the COE are also enclosed.

M1 Wetland Mitigation Preserve Area

This preserve remains stable and in good condition and continues to be maintained free of exotic and nuisance vegetation. Most of this area consists of pine and cypress wetlands with an established understory of various wetland grasses. Planted trees including pine and cypress have become well established. As noted in previous reports, the dense amount of cut and stacked debris from exotic vegetation removal has dissipated. With the exception of a small saw palmetto area on the south central portion of this preserve area, the site is regularly inundated by several inches of water during the rainy season. There was no standing water present at the time of the May 2015 site inspection. There were no problem areas observed during the survey, and no evidence of unauthorized encroachment or adverse impacts to the preserve.

M2 Wetland Mitigation Preserve Area

This preserve area remains in good condition with ongoing spot treatment in evidence to prevent re-infestation of exotic vegetation, particularly melaleuca. The planted pine and cypress trees are well established and the naturally occurring vegetation remains in good

condition. There is a dense mid-story of wax myrtle and seedling slash pine and extensive laurel oak natural recruitment in the upland portions of the preserve. The standing melaleuca trunks have deteriorated and fallen for the most part and are not problematic. Cut and stacked exotic vegetation from the initial exotic vegetation eradication efforts has dissipated. There were no problem areas observed during the survey and no areas of exotic or nuisance vegetation observed. The M2 Preserve Area is seasonally inundated by several inches of water during the rainy season, but no standing water was observed during the May 2015 site inspection.

M3 Wetland Mitigation Preserve Area

The COE has required the planting of portions of the M3 Preserve Area to supplement existing planted trees and natural recruitment. The attached Miromar Lakes M3 Mitigation Area Supplemental Planting Plan depicts the location of the planting areas. These areas are scheduled to be planted with the onset of the rainy season to help ensure planting survival. The remainder of the M3 Preserve Area remains stable and in good condition. With the exception of the deeper portion of the wetland directly adjacent to the culvert crossing under Ben Hill Griffin Parkway, there was no evidence of standing water during the time of the site inspection. Most of the site exhibits signs of seasonal inundation of 1" to 3" during the rainy season, with the exception of the drier portions of the preserve in which saw palmetto is the predominant ground coverage. There was no evidence of unauthorized access or damage to the preserve.

M4 Wetland Mitigation Preserve Area

The M4 Wetland Mitigation Preserve Area remains in satisfactory condition. Previously existing and planted trees including cypress and slash pine are well established and exhibit negligible mortality. Extensive areas of natural slash pine recruitment is now well established within the M4 Preserve. A dense mid-story of wax myrtle is also established throughout the drier portions of M4 Preserve. Ground cover species remain well established and there were no areas of exotic or nuisance vegetation observed within the preserve. The planted buffer along the northern boundary consists of a dense wax myrtle hedge that is well established and functioning as designed. No signs of encroachment, unauthorized access, or disruption to the preserve were observed.

The preserve areas all remain stable and in good condition. The supplemental planting of additional cypress and slash pine was requested by the COE for some areas of the M3 Mitigation Preserve Area is anticipated to be completed with the onset of the rainy season. A dense growth of native vegetation is well established throughout the preserve areas. The ongoing spot maintenance of exotic and nuisance vegetation has been successful.

Mr. Paul Cusmano
June 8, 2015
Page 3

Please call or e-mail if you have questions or need any additional information.

Sincerely,

W. Dexter Bender & Associates, Inc.



Parke Lewis
Biologist

Enclosures

MIROMAR LAKES M3 MITIGATION AREA

SUPPLEMENTAL PLANTING PLAN

USACOE # SAJ-1995-07483(CDO)

INTRODUCTION

In response to the US Army Corps of Engineers letter dated March 31, 2015, a supplemental planting plan has been prepared. The goal of the plan is to meet or exceed a permit criteria of a 25% or greater forest canopy coverage in those areas determined by the ACOE and depicted in the aerial photograph map included in the March 31, 2015 letter (attached) to not have met permit requirements.

PLANTINGS

A total of 368 slash pines (*Pinus elliotti*), 3' or taller and 368 cypress (*Taxodium distichum*), 3' or taller will be installed within the approximately 6.76 acre depicted on the ACOE map and as shown on the attached **Mitigation Area M3 Supplemental Planting Plan Map**. These trees will be installed in addition to the existing trees on site and will be spaced approximately 20' on center.

368 Slash Pine (*Pinus elliotti*) 3' or taller and spaced 20' on center

368 Cypress (*Taxodium distichum*) 3' or taller and spaced 20' on center.

Plantings will be installed at the onset of the rainy season, in June of 2015 to help ensure planting success.

MONITORING

A Baseline monitoring report will be submitted to the Corps after the plantings have been installed. A total of 5 annual monitoring reports will be submitted after the baseline report to document the condition of the M3 mitigation area. Reports will be submitted to the ACOE in June of each year. The monitoring report will include data collected from 5, 200' x 20' sampling transects located in the planting areas and will document the species and total number of forest canopy trees in each transect as well as their condition. In addition, a total of 7 permanent photo station locations will be installed throughout the supplemental planting areas. An assessment of overall coverage of forest canopy trees for the entire M3 supplemental planting areas will also be included in each report.

The report will also make note of any other compliance issues that need to be addressed to insure permit compliance.

CALVIN, GIORDANO & ASSOCIATES, INC.

Description of Service	YEAR 2	Agreement Terms		Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	YTD	Budget Variance
		Hourly Rate	Hours														
WATER MANAGEMENT SERVICES																	
Procurement and Bidding Services	\$ 100.00	18	\$ 1,800.00	3	2	8		2	1								
Prepare Scope of Service for Contract	\$ 100.00	25	\$ 2,500.00		1	2			6								2.00
Prepare Specifications and Exhibits	\$ 100.00	12	\$ 1,200.00			1	1		2								8.00
Negotiation and Contract Execution	\$ 100.00	6	\$ 600.00						3	2							1.00
Operations and Maintenance Services	\$ 80.00	125	\$ 10,000.00	2	2	2	1	2	12	15	18	22	20			96	29.00
Sub-Total:		186	\$ 16,100.00	5	5	13	2	4	16	25	18	22	20			130	56
LANDSCAPING SERVICES																	
Procurement and Bidding Services	\$ 100.00	18	\$ 1,800.00	3	1	2	3	8				2					(1.00)
Prepare Scope of Service for Contract	\$ 100.00	25	\$ 2,500.00		3	10	4	7		1							0.00
Prepare Specifications and Exhibits	\$ 100.00	12	\$ 1,200.00		3	5	2	2									0.00
Negotiation and Contract Execution	\$ 100.00	12	\$ 1,200.00						3	2	2						4.00
Operations and Maintenance Services	\$ 80.00	250	\$ 20,000.00	2	4	2	4	16	16	30	22	24	22			142	108.00
Sub-Total:		317	\$ 26,700.00	6	11	19	13	33	19	33	24	26	22			206	111
ASSET MONITORING																	
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00							2	3	3	4				(1.00)
Prepare Scope of Service for Contract	\$ 100.00	12	\$ 1,200.00						4	6							2.00
Prepare Specifications and Exhibits	\$ 100.00	25	\$ 2,500.00						6		3						13.00
Negotiation and Contract Execution	\$ 100.00	25	\$ 2,500.00						2	4							16.00
Operations and Maintenance Services	\$ 80.00	100	\$ 8,000.00	10	12	14	10	14	6	3	8	19	14			110	(10.00)
Sub-Total:		174	\$ 15,400.00	10	13	14	10	14	16	13	18	22	24			154	24
ADMINISTRATIVE MATTERS																	
Maintain electronic files, attendance at Board Meeting, general matters (all)	\$ 70.00	100	\$ 7,000.00	16	22	20	31	6	1	1	1	1				99	1.00
Sub-Total:		100	\$ 65,200.00	16	22	20	31	6	1	1	1	1	1	0	0	99	1.00
Total: All Hours		777		37	51	66	56	57	52	72	61	71	67	0	0	585	192

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending May 31, 2015**

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	Debt Service Funds					General Long Term Debt	General Fixed Assets	
	General Fund	Series 2003	Series 2012	Series 2015	Capital Project Fund			
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 515,661	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515,661
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	-	433,258	844,811	-	-	-	1,278,068
Revenue	-	-	417,378	294,367	-	-	-	711,745
Prepayment Account	-	-	0	-	-	-	-	0
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	4,976	-	-	4,976
Escrow Deposit Fund	-	-	-	-	-	-	-	-
Due from Other Funds								
General Fund	-	-	274	-	-	-	-	274
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	850,910	-	850,910
Amount to be Provided by Debt Service Funds	-	-	-	-	-	29,954,090	-	29,954,090
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	40,376,020	40,376,020
Total Assets	\$ 515,661	\$ -	\$ 850,910	\$ 1,139,177	\$ 4,976	\$ 30,805,000	\$ 40,376,020	\$ 73,691,745

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending May 31, 2015**

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	Debt Service Funds					General Long Term Debt	General Fixed Assets	
	General Fund	Series 2003	Series 2012	Series 2015	Capital Project Fund			
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	274	-	-	-	-	-	-	274
Bonds Payable	-							-
Current Portion	-	-	-	-	-	400,000	-	400,000
Long Term	-	-	-	-	-	30,405,000	-	30,405,000
Total Liabilities	<u>\$ 274</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,805,000</u>	<u>\$ -</u>	<u>\$ 30,805,274</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-					-	40,376,020	40,376,020
Fund Balance								
Restricted								
Beginning: October 1, 2014 (Audited)	-	2,800,590	840,524	-	-	-	-	3,641,114
Results from Current Operations	-	(2,800,589)	10,385	1,139,177	4,976	-	-	(1,646,051)
Unassigned								
Beginning: October 1, 2014 (Audited)	433,147					-	-	433,147
Results from Current Operations	82,240					-	-	82,240
Total Fund Equity and Other Credits	<u>\$ 515,388</u>	<u>\$ 0</u>	<u>\$ 850,909</u>	<u>\$ 1,139,177</u>	<u>\$ 4,976</u>	<u>\$ -</u>	<u>\$ 40,376,020</u>	<u>\$ 42,886,471</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 515,661</u>	<u>\$ 0</u>	<u>\$ 850,909</u>	<u>\$ 1,139,177</u>	<u>\$ 4,976</u>	<u>\$ 30,805,000</u>	<u>\$ 40,376,020</u>	<u>\$ 73,691,745</u>

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2015

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 30,300	N/A
Interest											
Interest - General Checking	21	19	30	37	29	29	29	14	207	500	41%
Special Assessment Revenue											
Special Assessments - On-Roll	(2,710)	83,525	292,805	20,760	16,657	7,101	10,806	2,669	431,613	442,166	98%
Special Assessments - Off-Roll	90,986	-	-	90,986	-	-	90,986	-	272,959	363,945	75%
Miscellaneous Revenue	1,595	-	6,588	-	863	4,000	127	-	13,171	0	N/A
Intragovernmental Transfer In									-		
Total Revenue and Other Sources:	\$ 89,891	\$ 83,544	\$ 292,835	\$ 111,783	\$ 17,548	\$ 11,130	\$ 101,947	\$ 2,683	717,950	\$ 836,911	86%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's - Fees	1,000	800	800	1,000	1,000	1,000	1,000	1,000	7,600	12,000	63%
Board of Supervisor's - Taxes	77	61	61	77	77	77	77	77	581	918	63%
Executive											
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	26,666	40,000	67%
Financial and Administrative											
Audit Services	-	-	-	4,900	-	-	-	-	4,900	4,900	100%
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	1,144	-	-	-	-	-	-	-	1,144	1,200	95%
Trustee Services	-	-	3,091	-	-	-	-	-	3,091	7,900	39%
Property Appraiser/Tax Collector Fees	-	1,021	-	-	-	-	-	-	1,021	2,400	43%
Bank Services	27	44	67	45	60	33	46	44	366	550	66%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services											
Postage, Freight & Messenger	-	40	190	39	40	61	7	43	420	400	105%
Insurance	5,665	-	-	-	-	-	-	-	5,665	5,800	98%
Printing & Binding	-	114	-	183	193	148	184	306	1,127	1,200	94%
Website Development	-	-	-	-	-	-	-	-	-	1,000	0%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2015

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Office Supplies	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	175	-	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	4,290	-	-	5,144	-	7,508	16,941	9,000	188%
Legal - Center Place	-	-	743			1,451			2,194	-	N/A
Other General Government Services											
Engineering Services - General Fund	1,808	1,545	374	1,805	1,336	2,803	-	-	9,670	5,000	193%
NPDES	-	-	-	-	-	525	-	2,966	3,491	7,500	47%
Asset Administration Services	584	-	1,167	583	583	583	583	583	4,667	7,000	67%
Center Place	-	-	345	863	-	2,548	-	-	3,756	-	N/A
Sub-Total:	13,812	6,957	33,460	12,828	6,622	17,707	5,230	15,859	112,475	125,943	89%
Stormwater Management Services											
Professional Management											
Asset Management	1,984	-	3,967	1,983	1,983	1,983	1,983	1,983	15,867	23,800	67%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	500	N/A
Utility Services											
Electric - Aeration Systems	-	25	2,251	418	478	446	439	464	4,521	500	904%
Lake System											
Aquatic Weed Control	5,464	5,464	5,464	5,464	5,464	5,464	-	10,928	43,712	80,568	54%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	5,850	0%
Water Control Structures	-	-	-	4,200	-	300	-	-	4,500	11,550	39%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2015

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Aeration System	-	8,663	-	-	-	-	-	-	8,663	3,500	248%
Wetland System											
Routine Maintenance	3,133	3,133	3,133	3,133	3,133	3,133	-	6,267	25,067	54,600	46%
Other Current Charges	-	-	-	-	-	-	-	-	-	2,500	0%
Capital Outlay											
Aerator's	-	-	-	-	-	-	-	-	-	9,600	N/A
Sub-Total:	10,581	17,285	14,815	15,199	11,058	11,326	2,423	19,642	102,329	192,968	53%
Landscaping Services											
Professional Management											
Asset Management	2,866	-	5,733	2,867	2,867	2,867	2,867	2,867	22,933	34,400	67%
Utility Services											
Electric	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	162	-	-	1,777	-	-	-	1,777	3,717	5,000	74%
Repairs & Maintenance											
Public Area Landscaping	21,790	93,211	9,953	32,811	19,453	22,850	2,745	112,272	315,084	361,100	87%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation System	-	-	494	-	-	-	-	-	494	3,000	16%
Well System	-	-	-	-	-	-	-	-	-	3,500	0%
Plant Replacement	-	-	5,457	-	-	-	-	9,865	15,322	10,000	153%
Other Current Charges											
Lee County -Ben Hill Griffin Landscape	-	-	28,780	-	-	-	-	-	28,780	41,000	70%
Charlotte County - Panther Habitat, Fire	-	-	-	-	-	631	-	-	631	-	
Operating Supplies											
Mulch	-	-	26,005	-	2,255	5,301	-	384	33,945	60,000	57%
Sub-Total:	24,818	93,211	76,423	37,455	24,574	31,648	5,612	127,164	420,905	518,000	81%
Total Expenditures and Other Uses:	\$ 49,211	\$ 117,453	\$ 124,699	\$ 65,482	\$ 42,255	\$ 60,681	\$ 13,264	\$ 162,666	635,710	\$ 836,911	76%
Net Increase/ (Decrease) in Fund Balance	40,680	(33,909)	168,137	46,302	(24,707)	(49,551)	88,683	(159,982)	82,240	-	
Fund Balance - Beginning	433,147	473,828	439,919	608,056	654,357	629,651	580,099	668,782	433,147	433,870	
Fund Balance - Ending	\$ 473,828	\$ 439,919	\$ 608,056	\$ 654,357	\$ 629,651	\$ 580,099	\$ 668,782	\$ 508,800	515,388	\$ 433,870	

Miomar Lakes Community Development District
Debt Service Fund - Series 2003 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2015

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Reserve Account*	161,497	1,241	1	1	(80,156)	25	-	-	82,609	30,000	275%
Prepayment Account	0	0	-	-	-	-	-	-	0	-	N/A
Revenue Account	7	7	1	1	1	-	-	-	17	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	45	20,972	73,520	5,213	-	-	-	-	99,750	110,391	90%
Special Assessments - Off-Roll	-	-	-	-	127,188	-	-	-	127,188	1,955,734	7%
Special Assessments - Prepayments	-	-	-	-	3,700,000	-	-	-	3,700,000	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	754,375	-	-	-	754,375	-	N/A
Refunding Bond Proceeds	-	-	-	-	18,145,876	-	-	-	18,145,876	-	N/A
Total Revenue and Other Sources:	\$ 161,548	\$ 22,221	\$ 73,522	\$ 5,214	\$ 22,647,284	\$ 25	\$ -	\$ -	\$ 22,909,813	\$ 2,096,125	1093%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2003 Bonds	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 530,000	0%
Principal Debt Service - Early Redemptions											
Series 2003 Bonds	-	130,000	-	-	22,890,000	-	-	-	23,020,000	-	N/A
Interest Expense											
Series 2003 Bonds	-	791,313	-	-	786,844	-	-	-	1,578,156	1,566,125	101%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	25	-	-	1,112,247	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 921,313	\$ -	\$ -	\$ 23,676,844	\$24.97	\$ -	\$ -	25,710,403	\$ 2,096,125	1227%
Net Increase/ (Decrease) in Fund Balance	161,548	(899,092)	73,522	5,214	(1,029,560)	-	-	-	(2,800,589)	-	
Fund Balance - Beginning	2,800,590	2,962,138	2,063,046	2,136,568	2,141,782	1,112,222	1,112,222	1,112,222	2,800,590	2,755,905	
Fund Balance - Ending	\$ 2,962,138	\$ 2,063,046	\$ 2,136,568	\$ 2,141,782	\$ 1,112,222	\$ 1,112,222	\$ 1,112,222	\$ 1,112,222	0	\$ 2,755,905	

*October Interest Earnings related to market value adjustment made by auditors at FYE 09/30/14

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2015

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account*	27,820	1,840	0	0	-	0	0	7,355	37,016	15,000	247%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	2	4	4	5	5	25	30	82%
Special Assessment Revenue											
Special Assessments - On-Roll	332	155,382	544,705	38,619	30,986	13,211	20,102	4,966	808,303	819,929	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	163,991	-	163,991	163,991	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 28,155	\$ 157,224	\$ 544,706	\$ 38,622	\$ 30,990	\$ 13,215	\$ 184,098	\$ 12,325	1,009,334.82	\$ 998,950	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2012 Bonds	-	-	-	-	-	-	-	400,000	400,000	\$ 400,000	100%
Principal Debt Service - Early Redemptions											
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2012 Bonds	-	299,475	-	-	-	-	-	299,475	598,950	598,950	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 299,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 699,475	998,950	\$ 998,950	N/A
Net Increase/ (Decrease) in Fund Balance	28,155	(142,251)	544,706	38,622	30,990	13,215	184,098	(687,150)	10,385	-	
Fund Balance - Beginning	840,524	868,679	726,428	1,271,135	1,309,756	1,340,746	1,353,961	1,538,059	840,524	862,540	
Fund Balance - Ending	\$ 868,679	\$ 726,428	\$ 1,271,135	\$ 1,309,756	\$ 1,340,746	\$ 1,353,961	\$ 1,538,059	\$ 850,909	850,909	\$ 862,540	

*October Interest Earnings related to market value adjustment made by auditors at FYE 09/30/14

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

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income											
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	-	N/A
Reserve Account*	-	-	-	-	-	-	-	17,451	17,451	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	0	1	130	131	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	-	-	-	-	4,182	1,783	2,713	670	9,349	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	1,112,222	25	-	-	1,112,247	-	N/A
Bond Proceeds	-	-	-	-	754,375	-	-	-	754,375	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ 1,870,779	\$ 1,808	\$ 2,715	\$ 18,250	\$ 1,893,552	\$ -	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	\$ -	N/A
Principal Debt Service - Early Redemptions											
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	754,375	-	-	-	754,375	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ 754,375	\$ -	\$ -	\$ -	\$ 754,375	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	1,116,404	1,808	2,715	18,250	1,139,177	-	
Fund Balance - Beginning	-	-	-	-	-	1,116,404	1,118,212	1,120,927	-	-	
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ 1,116,404	\$ 1,118,212	\$ 1,120,927	\$ 1,139,177	\$ 1,139,177	\$ -	

Miromar Lakes Community Development District
Capital Project Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2015

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	-	-	-	-	-	0	0	0	0	-	-
Bond Proceeds	-	-	-	-	382,761	-	-	-	382,761	-	N/A
Total Revenue and Other Sources:	\$ -	\$ -	\$ -	\$ -	\$ 382,761	\$ 0	\$ 0	\$ 0	\$ 382,761	\$ -	N/A
Expenditures and Other Uses											
Capital Outlay											
Cost of Issuance											
Cost of Issuance	-	-	-	-	14,250	-	8,578	-	22,828	\$ -	N/A
Legal Services	-	-	-	-	105,812	-	-	-	105,812	\$ -	N/A
Underwriter's Discount	-	-	-	-	249,145	-	-	-	249,145	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ 369,207	\$ -	\$ 8,578	\$ -	377,785	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	13,554	0	(8,577)	0	4,976	-	-
Fund Balance - Beginning	-	-	-	-	-	13,554	13,554	4,976	-	-	-
Fund Balance - Ending	\$ -	\$ -	\$ -	\$ -	\$ 13,554	\$ 13,554	\$ 4,976	\$ 4,976	4,976	\$ -	-