

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



AGENDA

AUGUST 11, 2022

PREPARED BY:

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

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

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

August 4, 2022

Board of Supervisors

Miromar Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, August 11, 2022, at 2:00 P.M.** in the Library at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

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

<https://districts.webex.com/districts/j.php?MTID=m5526ddb5be5c86ecaf4644ff12ac747e>

Access Code: **2355 440 2488**, Event Password: **Jpward**

Phone: **408-418-9388** and enter the access code **2355 440 2488** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. July 14, 2022 – Regular Meeting.
3. Consideration and approval in substantial form of the Interlocal Cost Sharing Agreement between Miromar Lakes Community Development District and the Esplanade Lake Club Community Development District.
4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Asset Manager.
 - a. Operations Report August 1, 2022.
 - b. Waterway Inspection Report July 2022.
 - IV. District Manager
 - a. Financial Statement for period ending July 31, 2022 (unaudited).
5. Supervisor's Requests and Audience Comments.

6. Adjournment.

The first order of business is the call to order & roll call.

The second order of business is the consideration and approval of the July 14, 2022, Regular Meeting.

The third order of business is consideration and approval in substantial form of the Interlocal Cost Sharing Agreement between the Esplanade Lake Club Community Development District and the Miromar Lakes Community Development District. This Interlocal Cost Sharing Agreement set forth the obligations and cost sharing requirements between the Esplanade Lake Club Community Development District and the Miromar Lakes Community Development District related to restoration of the fish ecosystems of Lake 5/6 North.

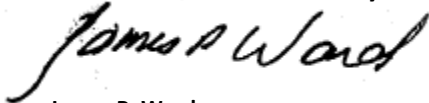
The fourth order of business is consideration are the staff reports by the District Attorney, District Engineer, and District Asset Manager, including the Operations Report, dated August 1, 2022.

The District Manager shall report on: (i) Financial Statements for the period ending July 31, 2022 (unaudited).

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

Sincerely yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

Meetings for Fiscal Year 2022 are as follows:

August 11, 2022	September 8, 2022
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**MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District
11 was held on Thursday, July 14, 2022, at 2:00 p.m. at the Library in the Beach Clubhouse, 18061 Miromar
12 Lakes Parkway, Miromar Lakes, Florida 33913.
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17 **Present and constituting a quorum:**

18 Alan Refkin	Chair
19 Michael Weber	Vice Chair
20 Patrick Reidy	Assistant Secretary
21 Mary LeFevre	Assistant Secretary
22 Doug Ballinger	Assistant Secretary

23 **Also present were:**

24 James P. Ward	District Manager
25 Greg Urbancic	District Attorney
26 Bruce Bernard	Asset Manager
27 Andrew Gill	

28 **Audience:**

29 All resident's names were not included with the minutes. If a resident did not identify
30 themselves or the audio file did not pick up the name, the name was not recorded in these
31 minutes.
32

33 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

34 District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted
35 roll call; all Members of the Board were present, constituting a quorum.
36

37 **SECOND ORDER OF BUSINESS**

Notice of Advertisement

38 **Notice of Advertisement of Public Hearing**

39 **THIRD ORDER OF BUSINESS**

Consideration of Minutes

40 **June 9, 2022 – Regular Meeting Minutes**

41 Mr. Gill asked if there were any additions, deletions, or corrections for the Minutes.
42

43 Mr. Weber called for an addition of information to the Minutes in line 146: "\$40 dollars per unit per year
44 over 8 years."
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46 Mr. Gill indicated this would be added. He asked if there were any other changes to the Minutes;
47 hearing none, he called for a motion to approve the Minutes as amended.
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On MOTION made by Ms. Mary LeFevre, seconded by Mr. Mike Webber, and with all in favor, the June 9, 2022, Regular Meeting Minutes were approved as amended.

FOURTH ORDER OF BUSINESS PUBLIC HEARING

Mr. Gill explained the public hearing process including public comment, Board discussion and vote. He stated the Budget was provided to the Board; no changes had been made to the Budget since the previous meeting.

a. PUBLIC HEARING – FISCAL YEAR 2023 BUDGET

I. Public Comment and Testimony

Mr. Jim Ward explained this public hearing was related to the adoption of the Fiscal Year 2023 Budget. He noted there were no changes to the Budget since previously presented. He indicated the assessment rate for general operations was \$620.14 per unit, and off roll was \$589.24; the prior year was \$537.17 per unit for general operations and \$509.91 for off roll. He called for a motion to open the Public Hearing.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, the Public Hearing was opened.

Mr. Ward asked if there were any public comments or questions with respect to the Fiscal Year 2023 Budget. He noted there were no members of the public present in person or on audio/video. He called for a motion to close the public hearing.

On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug Ballinger, and with all in favor, the Public Hearing was closed.

II. Board Comment

Mr. Ward asked if there were any Board comments or questions; there were none.

Discussion ensued regarding the budgeted numbers, actuals, reserve fund balance and how the budget was written and organized.

Mr. Ward indicated in the future he would make notes in the columns for purposes of clarity.

Mr. Weber indicated on page 4, Fiscal Year 2022 should read Fiscal Year 2023.

Discussion continued regarding the budget, the fishery portion of the budget, and the \$100,000 dollars added to the budget for fishery purposes.

95 Mr. Ward stated at the last meeting Mr. David Beasley was present and discussed a
96 fishery program extending over 8 years which kept the cost of the plan below \$100,000
97 dollars annually. He noted the Board discussed the possibility of shortening the
98 duration of the fishery plan which would increase the annual cost of the plan. He stated
99 he had suggested leaving the fishery budget at \$100,000 dollars for this year, seeing
100 how the fishery program progressed, and then considering increasing the budget for the
101 fishery program to progress the program more quickly next fiscal year.

102
103 Mr. Reidy noted the \$620 per unit included \$100,000 dollars for the fishery program.
104 He stated the budget attached to Resolution 2022-8 was not the correct budget;
105 however, Resolution 2022-9 had the correct budget attached.

106
107 Mr. Ward agreed the budget attached to 2022-8 was incorrect. He indicated this would
108 be corrected and the budget attached to 2022-9 would also be attached to 2022-8.

109
110 Mr. Reidy stated the District committed to working with Esplanade on the fishery and
111 would cover approximately two-thirds of the cost. He asked how much that was per
112 year.

113
114 Mr. Bruce Bernard responded the program was approximately \$600,000 dollars and if
115 the program remained an 8-year program this would be approximately \$80,000 dollars
116 per year.

117
118 Mr. Reidy noted two-thirds of \$80,000 dollars was \$60,000 dollars and as the District
119 had \$100,000 dollars in the budget to cover these costs all was well and the program
120 could be adjusted next year if the Board wished.

121
122 Mr. Ward stated the bigger question was whether or not \$600,000 dollars was an
123 accurate number; this was another reason to wait and see how the program went this
124 year.

125
126 Mr. Bernard stated it might also be possible to bid out portions of the fishery project at
127 lesser amounts than the quoted costs.

128
129 Mr. Reidy noted looking at the budget it seemed the District was achieving its goal of
130 increasing the contingency cash balance. He stated in theory the 2023 budget would
131 increase the reserve cash balance by \$200,000 dollars to \$300,000 dollars. He discussed
132 the importance of having a large cash reserve for emergency purposes. He noted he
133 was unsure exactly how much reserve was needed but it certainly needed to be higher
134 than it was currently.

135
136 Ms. Mary LeFevre noted when the Miromar HOA took over the landscaping, an item was
137 included in the contract indicating the HOA would be responsible for landscape cleanup
138 following a storm event.

139
140 Mr. Ward concurred this was the case. He stated an attempt was made to codify this
141 clause to ensure the HOA had the money set aside in a specific reserve for landscape
142 cleanup; however, the HOA declined to agree to those terms. He noted at the time, the

143 HOA indicated it had a large pot of reserves which it could use at any time for anything
144 within the constraints of the HOA. He stated right now it was not a problem, but if
145 there were a hurricane, or the HOA needed money, or the HOA transitioned to a
146 homeowner run HOA, the deal would be revisited and most likely canceled.

147
148 Mr. Reidy noted there was an agreement in place now, however, and if there were a
149 hurricane the HOA would be responsible for the landscaping.

150
151 Mr. Ward asked if Mr. Urbancic knew the exact wording in the agreement.

152
153 Mr. Greg Urbancic responded in the negative; however, he would pull the agreement
154 up.

155
156 Discussion continued regarding the HOA agreement which would remain in place unless
157 terminated; a changeover in the HOA Board most likely indicating a change in the
158 agreement; the need to increase the CDD's reserves for when this happened; and
159 homeowners paying for services whether the services were provided by the CDD or the
160 HOA.

161
162 Ms. LeFevre asked if unspent funds set aside for the fishery could be used elsewhere.
163 She noted approximately \$50,000 dollars extra was in the fishery funds.

164
165 Mr. Ward responded in the affirmative.

166
167 Ms. LeFevre stated she felt the extra \$50,000 dollars should be earmarked for other
168 purposes so residents could see exactly what it would be used for.

169
170 Mr. Reidy explained the extra \$50,000 dollars, if not spent on the fishery, would
171 eventually go into the reserve account or back to the homeowners in some form or
172 another. He stated the extra funds were included in the fishery portion of the budget
173 for this year as it was not really known exactly how much would be needed for the
174 fishery as it was a new program. He stated if there were extra funds, and these extra
175 funds went into the reserve account, it would be a good thing.

176
177 Ms. LeFevre stated she would rather see the extra \$50,000 dollars in the reserve
178 account as opposed to in the fishery.

179
180 Discussion ensued regarding the fishery program; the District wishing to shorten the
181 length of the fishery program; potential cost of shortening the program; and keeping
182 the funds in the fishery program.

183
184 Ms. LeFevre stated she would defer to the feelings of the Board and leave the \$50,000
185 dollars in the fishery program.

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187 Mr. Ward stated it would be important to pay close attention to the fishery program as
188 it moved forward.

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190 Ms. LeFevre asked about Villa II.

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Mr. Ward indicated this was in the 2015 bond area but had not been assigned a name by the developer yet; Villa II contained lots which were undeveloped but platted.

III. Consideration of Resolution 2022-8 adopting the annual appropriation and Budget for Fiscal Year 2023

Mr. Ward called for a motion for Resolution 2022-8 relating to the annual appropriations and adopting the Budget for the Fiscal Year beginning October 1, 2022 and ending September 30, 2023. He stated the Budget attached to Resolution 2022-9 would be attached to Resolution 2022-8.

On MOTION made by Mr. Patrick Reidy, seconded by Mr. Mike Webber, and with all in favor, Resolution 2022-8 was adopted as amended, and the Chair was authorized to sign.

b. FISCAL YEAR 2023 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

Mr. Ward indicated this public hearing was related to the imposition of the special assessments for the general fund, certification of an assessment roll, and approval of the special assessment methodology for the District and lastly setting an operations and maintenance cap for notice purposes only.

I. Public Comment and Testimony

As there were no members of the public present in person or via audio or video the public hearing was not opened.

II. Board Comment

Mr. Ward asked if there were any Board comments or questions.

Ms. LeFevre asked if it was legal to change the assessment methodology and assess those in homes around the lake a different amount than those who did not live on the lake.

Mr. Ward responded in the affirmative; it was legal, but it was extremely difficult.

III. Consideration of Resolution 2022-9 imposing special assessments, adopting an assessment roll, and approving the general fund special assessment methodology

Mr. Ward called for a motion.

On MOTION made by Mr. Alan Refkin, seconded by Mr. Patrick Reidy, and with all in favor, Resolution 2022-9 was adopted, and the Chair was authorized to sign.

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FIFTH ORDER OF BUSINESS **Consideration of Resolution 2022-10**

Consideration of Resolution 2022-10, a resolution of the Board designating date, time, and location for Regular Meeting of the Board of Supervisor’s for Fiscal Year 2023

Mr. Gill indicated Meetings would be on the second Thursday of each month at 2:00 p.m. at the Library in the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, Resolution 2022-10 was adopted, and the Chair was authorized to sign.

SIXTH ORDER OF BUSINESS **Consideration of Resolution 2022-11**

Consideration of Resolution 2022-11, a resolution of Board of Supervisors amending the fiscal year 2022 adopted budget

Mr. Gill stated this Resolution amended the Fiscal Year 2022 Budget to include the Villa II area, moving it from the off roll to the on roll. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, Resolution 2022-11 was adopted, and the Chair was authorized to sign.

SEVENTH ORDER OF BUSINESS **Staff Reports**

I. District Attorney

Mr. Urbancic stated the draft of the maintenance agreement with the HOA put the casualty aspects in the HOA side. He concurred with Mr. Ward’s earlier statement that there would be a substantial reevaluation of this agreement when the HOA was turned over to the homeowners.

II. District Engineer

No report.

III. Asset Manager

a) Operations Report July 1, 2022

Mr. Bruce Bernard indicated there was an increased population in cane toads to the north, in the two cove areas.

Mr. Weber asked about the cane toad traps.

285
 286 Mr. Bernard indicated the traps cost \$132 dollars each. He stated perhaps in next year’s budget as
 287 the cane toad cycle came about, 100 traps could be purchased and set out. He noted the traps
 288 were effective; however, labor was involved as the traps needed to be checked and emptied and
 289 reset every two to three days. He stated the traps were made of sturdy materials. He explained
 290 the traps were designed to catch live toads, not the larvae or tadpoles in the lakes.

291
 292 Mr. Bernard indicated Solitude installed the lily pads and fencing around some of the littorals. He
 293 noted these locations would be monitored over the next three months and the information
 294 obtained during monitoring would be used to determine what should be planted next year.

295
 296 Ms. LeFevre asked about the snail status.

297
 298 Mr. Bernard responded since the initial spray he had not heard any further complaints.

299
 300 Mr. Weber stated he had snails on his rip rap in front of his dock.

301
 302 Mr. Bernard stated he could do another spray.

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 304 **IV. District Manager**

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 306 **a) Financial Statement for period ending June 30, 2022 (unaudited)**

307
 308 No report.

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 310 **EIGHTH ORDER OF BUSINESS**

Supervisor’s Requests and Audience Comments

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 312 Mr. Gill asked if there were any Supervisor’s Requests; there were none. He noted there were no
 313 members of the public present.

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 315 **NINTH ORDER OF BUSINESS**

Adjournment

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 317 Mr. Gill adjourned the meeting at approximately 2:39 p.m.

318
 319 **On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug**
 320 **Ballinger, and with all in favor, the meeting was adjourned.**

321
 322 **Miromar Lakes Community Development District**

323
 324
 325 _____
 326 **James P. Ward, Secretary**

Alan Refkin, Chairman

*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

(space above this line for recording data)

INTERLOCAL COST-SHARING AGREEMENT

THIS INTERLOCAL COST-SHARING AGREEMENT (this “**Agreement**”) is made as of this _____ day of _____, 2022 (the “**Effective Date**”), by and between **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes (“**ML**”) and **ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes (“**ELC**”). ML and ELC are sometimes collectively referred to herein as the “**Parties**” and individually as a “**Party**”.

WITNESSETH:

WHEREAS, Section 163.01, Florida Statutes, permits local governmental units to make the most efficient use of their powers by enabling them to cooperate with each other to provide services in a manner that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, ML and ELC are each a local unit of special purpose government organized and existing in accordance with the Uniform Community Development District Act, Chapter 190, Florida Statutes, as amended, and established pursuant to ordinances of Lee County, Florida; and

WHEREAS, ML was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements, including surface water management systems and other infrastructure benefitting the Miromar Lakes community; and

WHEREAS, ELC was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure improvements, including surface water management systems and other infrastructure benefitting the Esplanade Lake Club community; and

WHEREAS, ELC generally includes the substantial portion of a large lake, commonly known as Lake 5 as reflected on Exhibit “A”; and

WHEREAS, ML generally includes the substantial portion of a large lake commonly known as Lake 6 as reflected on Exhibit “A”; and

WHEREAS, Lake 5 and Lake 6 are interconnected and are commonly referred to jointly in various permits as Lakes 5/6. Lake 5 is also sometimes referred to as Lake 5/6 North (“**Lake 5/6 North**”) and Lake 6 is also sometimes referred to as Lake 5/6 South (“**Lake 5/6 South**”) (Lake 5/6 North and Lake 5/6 South will sometimes be collectively referred to herein as the “**Lakes 5/6**”); and

WHEREAS, Lake 5/6 North is a component of ELC’s master stormwater management system and Lake 5/6 South is a component of ML’s master stormwater management system; and

WHEREAS, ML and ELC and their respective property owners and residents within their boundaries share certain rights to Lakes 5/6; and

WHEREAS, as a result of the interconnected nature of Lakes 5/6, the parties are experiencing common issues relating to Lakes 5/6 including the need to manage exotic aquatic vegetation and controlling invasive species, which issues necessitate collaboration between ML and ELC in order to sufficiently resolve or address the issues; and

WHEREAS, ML and ELC desire to enter into this Agreement as a means to jointly and expeditiously address issues relating to Lakes 5/6 on an annual basis when they arise and define certain cost-sharing responsibilities; and

WHEREAS, the Parties have the authority to enter into this Interlocal Agreement pursuant to Section 163.01, Florida Statutes to provide for the mutual benefit of each community development district.

NOW, THEREFORE, in consideration of the mutual covenants and provisions herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Annual Projects.

a. Proposing a Project. On or before April 1 of each year, either Party may propose to the other Party a joint project (each, a “**Project**”) relating to Lakes 5/6 for the upcoming fiscal year of each Party. The proposing Party shall prepare an estimated budget and proposed plan for the costs associated with the Project and submit the same to the other Party for its review and approval. It is specifically acknowledged that no Project will be approved for any fiscal year unless the Project is agreed to by each Party in writing. Neither Party has an obligation to undertake or agree to any proposed Project and each proposed Project will be subject to an annual review and approval. Any Project agreed to by the Parties for any fiscal year shall be referred to herein as an “**Approved Project**”. As to any Approved Project, the Parties shall agree upon which Party will have the primary responsibility for monitoring the contractor(s) selected for the work.

b. Engaging a Contractor. With respect to any Approved Project, the Parties will solicit, select and engage one or more third-party contractors in accordance with Chapter 190, Florida Statutes to perform the work on the Approved Project. Each Party will enter into a separate contract with such contractor(s) selected by the Parties for its portion of the Approved Project based upon its Allocation (defined below). Each Party will have the sole obligation to pay to the applicable contractor all costs and expenses required under its contract with the contractor. Neither Party will have the responsibility or obligation to pay any costs or expenses under the other Party’s contract with a contractor; provided, however, that in the event that either Party is delinquent in the payment of any costs and expenses under its contract with the applicable contractor (the “**Delinquent Party**”), the non-delinquent Party (the “**Non-Delinquent Party**”) shall have the right, but not the obligation, to advance and pay such delinquent costs and expenses to the contractor to satisfy the delinquency and the Delinquent Party shall thereafter reimburse the Non-Delinquent Party within fifteen (15) days after written notice from the Non-Delinquent Party of

such payment and the amount paid on the Delinquent Party's behalf (a "**Delinquent Bill**"). If any such Delinquent Bill is not paid within said fifteen (15) day period to the Non-Delinquent Party by the Delinquent Party, then the amount of such Delinquent Bill shall accrue interest at the maximum interest rate allowed by law until paid, and the Non-Delinquent Party may bring legal action against the Delinquent Party for the amount of the Delinquent Bill plus interest and attorney's fees and costs of any such action.

c. Allocation of Costs. Unless otherwise agreed to in writing by the Parties for an Approved Project, the Parties agree to allocate the proposed cost and expense of any Approved Project on a proportional basis based upon the units that each Party intends to assess within its boundaries in its upcoming fiscal year for annual operation and maintenance assessments as compared to the total number of units that the Parties intend to collectively assess for annual operation and maintenance assessments in the upcoming fiscal year. As it is acknowledged that there is on-going development within both ML and ELC the number of units for annual operation and maintenance assessments in either could fluctuate over time until finally fixed. The intended allocation for each party for an Approved Project for any fiscal year will be memorialized as part of an Approved Project and will be referred to herein as each Party's "**Allocation**".

d. Permitting. In the event any permit, application, or license from any applicable governmental entity having jurisdiction over Lakes 5/6 is required to perform or undertake any Approved Project (each, a "**Permit**"), the Parties agree that ML and ELC shall each be listed as co-permittees on said Permit, unless prohibited by the governmental entity in which case the rules of the governmental entity shall control. Costs and expenses of any permitting shall be split according to the Allocation for the Approved Project. As to any Permit received for an Approved Project, no Party shall submit any application to modify, alter, or amend a Permit without first submitting a copy of any proposed amendment to the other Party not less than sixty (60) days prior to submittal to the applicable governmental agency for the other Party's approval, which approval shall not be unreasonably withheld, conditioned or delayed.

3. Initial Approved Project. The initial Project relating to Lakes 5/6 to be addressed under this Agreement for the fiscal year commencing October 1, 2022 through September 30, 2023 ("**Fiscal Year 2022-23**") relates to the restoration of the fish ecosystem of Lake 5/6 North based upon Fishery Analysis prepared by Solitude Lake Management, LLC, a Virginia limited liability company dated May 2, 2022 (the "**Fisheries Plan**"). The Parties agree to undertake the program outlined as "Year 1" of the Fisheries Plan as the Approved Project in Fiscal Year 2022-23. Subsequent years of the Fisheries Plan will need to be approved on an annual basis by the Parties pursuant to Section 2, above. The Allocation of the cost of such "Year 1" of the Fisheries Plan will be 71.23% for ML (based upon 1,617 total units, which are the total number of units ML intends to assess for operation and maintenance assessments for Fiscal Year 2022-23) and 28.77% for ELC (based upon 653 total units, which are the total number of units ELC intends to assess for operation and maintenance assessments for Fiscal Year 2022-23). The Parties will individually enter into separate contracts with the applicable contractor for the "Year 1" work pursuant to Section 2, above.

4. Term/Termination.

a. This Agreement shall become effective and commence as of the Effective Date and shall continue through September 30, 2027 ("**Initial Term**"), unless otherwise terminated or not renewed as provided herein. Following the Initial Term, this Agreement shall automatically renew for additional successive five-year terms (each, a "**Renewal Term**") commencing on October 1, 2027 (and each fifth-year anniversary thereof), unless either Party provides written notice of its intent not to renew this Agreement no later than ninety (90) days prior to the expiration of the Initial Term or Renewal Term, as applicable.

b. Notwithstanding the provisions of subsection a., above, either Party may terminate this Agreement for any or no reason by providing no less than ninety (90) days' advance written notice to the other Party. All obligations arising under this Agreement shall be null and void as of the termination date, except for each Party's obligations to pay for its Allocation of the costs and expenses of an Approved Project agreed to by the Parties prior to such Party's termination hereunder.

5. Default. In the event of a violation of any of the terms or conditions of this Agreement by any Party hereto ("**Defaulting Party**"), then the non-defaulting Party (a "**Non-Defaulting Party**") shall provide written notice of such violation to the Defaulting Party at the address set forth herein. If, within fifteen (15) days following notice, such violation has not been cured or the Defaulting Party is not using reasonable diligence to cure such violation, then the Defaulting Party shall be in default hereunder and the Non-Defaulting Party shall have any and all rights and remedies permitted under the laws of the State of Florida.

6. Books and Records; Budget. Each Party shall keep complete, accurate, and reasonably detailed books and records of each and every item of cost and expense paid or incurred for maintenance of the applicable items that are the subject of this Agreement. Each Party shall make such books and records available at reasonable times, upon prior written notice during normal business hours for inspection, review, and copying by each other Party and its designated representatives, including accountants and attorneys. Each Party shall keep and maintain all such books and records for a period of at least seven (7) years from the end of the year to which they apply, or such longer period as otherwise required pursuant to Florida law.

7. Notices. Any notice, request, demand, instruction, or other communication to be given to any party hereunder shall be in writing and either hand delivered, delivered by next business day commercial courier (such as FedEx or UPS), sent by first class mail, postage prepaid, or sent electronically via email. Any notice demand, request, or other communication shall be deemed to be given upon actual receipt in the case of hand delivery, delivery by next business day commercial courier or email transmittal, or three (3) business days after depositing the same in a letter box or by other means placed within the possession of the United States Postal Service, properly addressed to the party in accordance with the foregoing and with the proper amount of postage affixed thereto. Notices shall be addressed to the following:

To ML: Miromar Lakes
Community Development District
c/o JPWard & Associates, LLC
2301 Northwest 37th Street
Fort Lauderdale, FL 33308
Attn: District Manager
Email: JimWard@JPWardAssociates.com

With a copy to: Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail N., Suite 300
Naples, Florida 34103
Attn: Gregory L. Urbancic, Esq.
Email: gurbancic@cyklawfirm.com

To ELC: Esplanade Lake Club
Community Development District
c/o JPWard & Associates, LLC
2301 Northwest 37th Street

Fort Lauderdale, FL 33308
Attn: District Manager
Email: JimWard@JPWardAssociates.com

With a copy to: Kutak Rock
107 W. College Ave.
Tallahassee, Florida 32301
Attn: Wesley S. Haber, Esq.
Email: wesley.haber@kutakrock.com

8. Governing Law / Venue. This Agreement shall be construed in accordance with Florida law. Venue and jurisdiction for any action arising hereunder shall lie exclusively in the Florida state court of appropriate jurisdiction in Lee County, Florida.

9. Disputes/Enforcement. All disputes under this Agreement shall be governed in accordance with the requirements of Chapter 164, Florida Statutes. In the event that either party seeks to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.

10. Assignment. This Agreement may not be assigned by a Party, whether in whole or in part, to any other person or entity without the express written consent of the other Party, which consent may be withheld in its sole and absolute discretion. Any purported assignment in contravention of this Section shall, at the sole option of the non-assigning Party, be deemed null and void and of no force or effect.

11. Modifications. This Agreement may not be modified in any respect whatsoever or rescinded, in whole or in part, except by written instrument duly executed by the Parties, acknowledged by the Parties, and recorded in the Public Records of Lee County, Florida.

12. Binding Effect. This Agreement shall be binding upon the Parties, their successors, and assigns.

13. 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.

14. 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 agreements and contemporaneous understandings pertaining to the subject matter hereof.

15. Interpretation. This Agreement has been negotiated fully among, by, and between the Parties as an arm's length transaction. All Parties participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any Party.

16. 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.

17. Recording. This Agreement and any permitted assignments and modifications hereof shall be recorded in the Public Records of Lee County, Florida.

18. Effective Date. This Agreement and the rights conferred herein shall become effective upon filing with the Clerk of the Circuit Court of Lee County, Florida.

19. No Waiver of Sovereign Immunity. Nothing herein shall be deemed as a waiver of immunity or limits of liability of ML or ELC beyond any statutory limited waiver of immunity or limits of liability that may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing herein shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

20. Public Records. The Parties understand and agree that all documents of any kind provided to ML or ELC may be public records and, accordingly, the Parties agree to comply with all applicable provisions of Florida law in handling any such public records.

{Remainder of page intentionally left blank. Signatures commence on next page.}

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

ML:

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT,**
an independent special district established
pursuant to Chapter 190, Florida Statutes

ATTEST:

By: _____
Alan Refkin, Chairman

James P. Ward, Secretary

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this ___ day of _____, 2022 by Alan Refkin, as Chairman of MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT, an independent special district established pursuant to Chapter 190, Florida Statutes, who is () personally known to me or () has produced _____ as evidence of identification.

(SEAL)

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

{Signatures continue on the following page.}

ELC:

**ESPLANADE LAKE CLUB
COMMUNITY DEVELOPMENT DISTRICT,**
an independent special district established
pursuant to Chapter 190, Florida Statutes

ATTEST:

By: _____
Charles Cook, Chairman

James P. Ward, Secretary

STATE OF FLORIDA)
) ss.
COUNTY OF LEE)

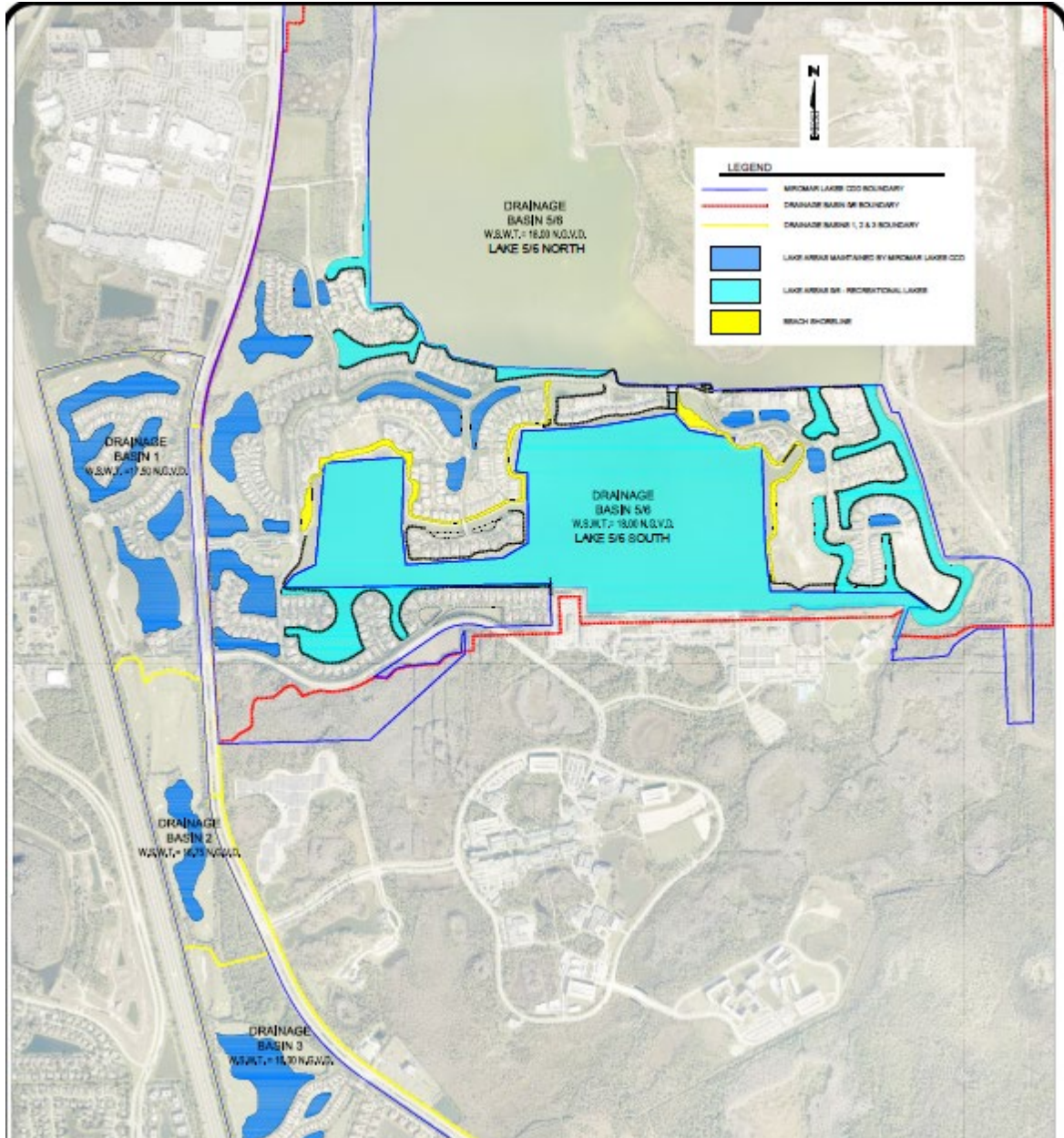
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this ___ day of _____, 2022 by Charles Cook, as Chairman of ESPLANADE LAKE CLUB COMMUNITY DEVELOPMENT DISTRICT, an independent special district established pursuant to Chapter 190, Florida Statutes, 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"

(Hole Montes or Atwell to create a simplified map showing Lake 5/6 North and Lake 5/6 South similar to the clip below)





Miromar Lakes CDD

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

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

GSA Contract Holder

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

www.cgasolutions.com

Lake Maintenance

Solitude continues its monitoring of the existing and new wetland plants within Lake 5/6 north for any consequences from the remaining carp on these plantings. This information will be used for next year’s wetland material plantings to begin providing buffer locations when fish restocking is undertaken.

Solitude performed an additional Apple Snail treatment inside the lake cove area for Anacapri, Castelli and Volterra.

Wild Things and Scott’s Animal Service continue toad larvae and cane toad skimming and removal in and around the lakes. Both contractors are within the community several times each week working on a schedule of the subdivisions to check each week. They have reported an increased amount of active in the Bellini and Siena areas this month. CDD staff is looking into cane toad traps to be used as another method of cane toad control.

Stormwater Management

CDD stormwater vendor (MRI) continues to clean catch basins within Phase 1 of the three-year Drainage Maintenance Program within Porta Romano, Verona Lago, Valencia, Siena, MonteLago, Bellavista, Golf Clubhouse, and Beach Clubhouse.

SOLITUDE

LAKE MANAGEMENT



Miromar Lakes CDD Waterway Inspection Report

Reason for Inspection: Routine Scheduled

Inspection Date: 2022-07-19

Prepared for:

**Miromar Lakes CDD
10160 Miromar Lakes Blvd.
Fort Myers, Florida 33913**

Prepared by:

Christina Kennedy, Aquatic Biologist

FORT MYERS FIELD OFFICE
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: 1A

Comments:

Normal growth observed
Spot treat for vines and brush.
Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 1B

Comments:

Normal growth observed
Shoreline grasses and brush are well maintained, spot treat grasses and alligatorweed. Algae and aquatic weeds are at controlled levels. Some growth in littoral.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 1C

Comments:

Requires attention
Treat for shoreline grasses. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 2A

Comments:

Treatment in progress
Shows improvement. Spot treat for vines, brush and grasses, treat thalia along fairway. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 3A

Comments:

Treatment in progress
Much of the previous growth was treated continue to treat remaining, vines, grasses, and brush. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 3B

Comments:

Requires attention
Shoreline grasses and brush are well maintained. Treat for marine naiad.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 3C

Comments:

Requires attention

Treat for vines, grasses, and brush. Algae and aquatic weeds are at controlled levels. Minimal algae noted.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6A

Comments:

Requires attention

Treat for vines, and alligatorweed. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6B

Comments:

Normal growth observed

Shoreline grasses and brush are well maintained, minimal growth noted. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6C

Comments:

Normal growth observed
Spot treat minimal alligatorweed, and pennywort. Aquatic weeds are at controlled levels. Minimal surface algae noted.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 6D

Comments:

Normal growth observed
Shoreline grasses and brush are well maintained, minimal growth noted. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 6E

Comments:

Site looks good
Shoreline is well maintained. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 6F

Comments:

Normal growth observed

Spot treat torpedograss. Algae and aquatic weeds are at controlled levels. Traces of algae noted in littoral.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6G

Comments:

Normal growth observed

Spot treat shoreline for alligatorweed, and brush. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6H

Comments:

Requires attention

Treat for grasses and alligatorweed. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6I

Comments:

Normal growth observed

Spot treat torpedograss. Algae and aquatic weeds are at controlled levels. Minimal debris noted.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 6J

Comments:

Requires attention

Treat for torpedograss and algae.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: 6K

Comments:

Requires attention

Treat for vines and torpedograss. Algae and aquatic weeds are at controlled levels.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 6L

Comments:

Normal growth observed

Shoreline is well maintained, minimal growth noted. Algae and aquatic weeds are at controlled levels. Trace algae noted.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 6M

Comments:

Site looks good

Shoreline grasses and brush are well maintained. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6N

Comments:

Site looks good

Shoreline grasses and brush are well maintained. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 6O

Comments:

Requires attention

Treat alligatorweed, and grasses. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 6P

Comments:

Requires attention

Treat for alligatorweed. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



Site: 6R

Comments:

Site looks good

Shoreline grasses and brush are well maintained. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5/6-1

Comments:

Normal growth observed

Shoreline is well maintained, spot treat more isolated coves for grasses. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 5/6-2

Comments:

Site looks good

Shoreline is well maintained. Algae and aquatic weeds are at controlled levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 5/6-3

Comments:

Normal growth observed

Spot treat minimal torpedograss. Algae and aquatic weeds are controlled.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 5/6-4

Comments:

Normal growth observed

Spot treat minimal torpedograss, and treat in more isolated coves and canals. Algae and aquatic weeds are controlled.

**Action Required:**

Routine maintenance next visit

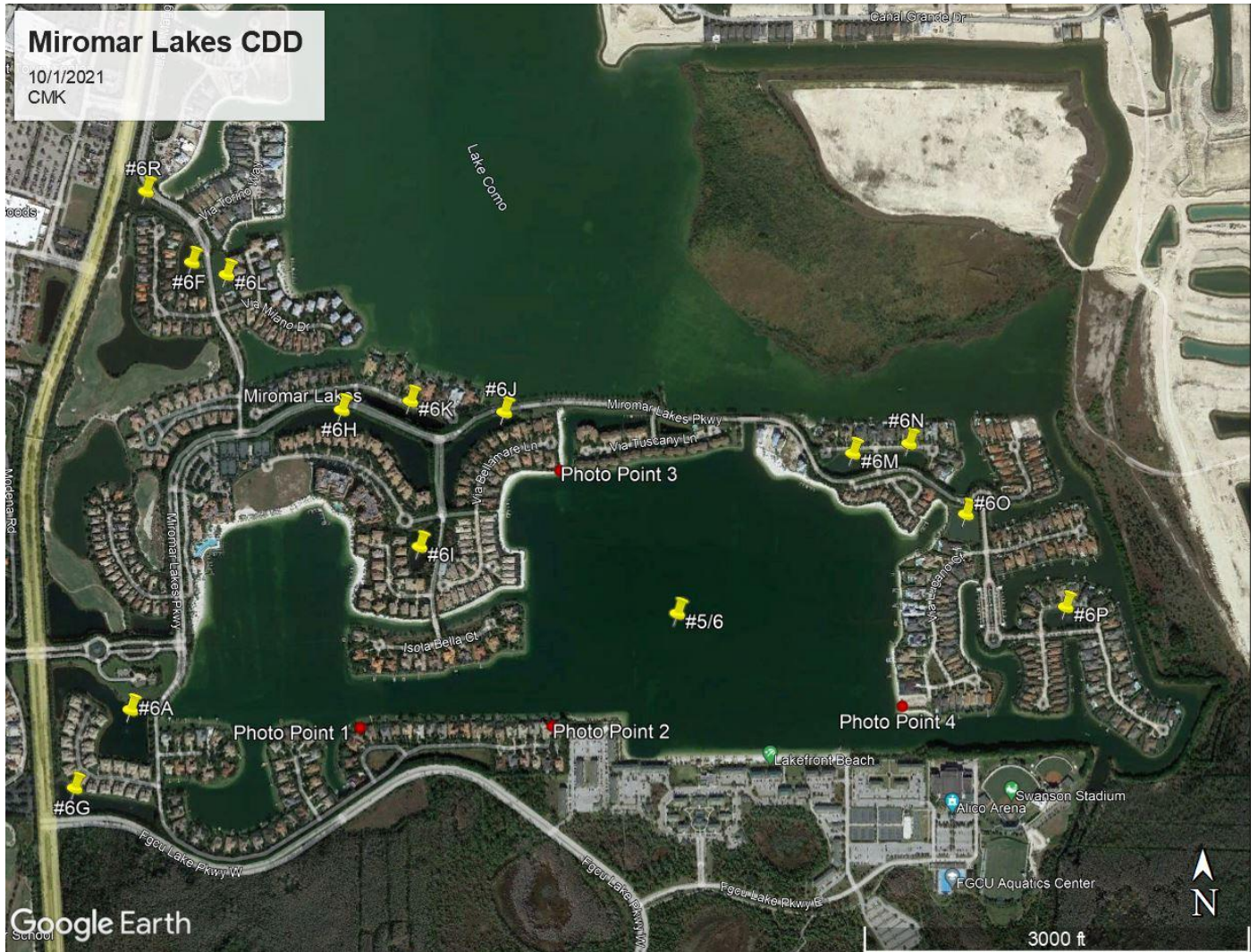
Target:

Torpedograss

Management Summary**Observations and Action Items:**

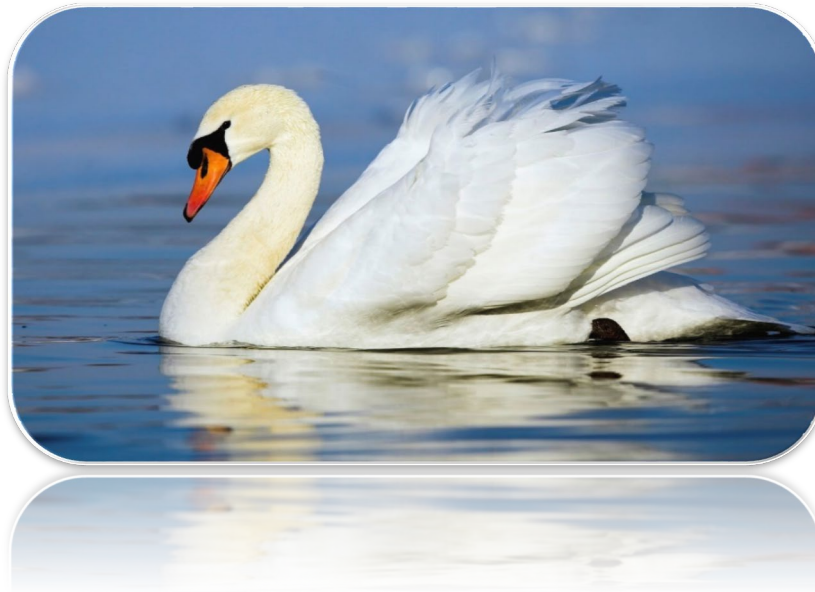
- The main issues found during the inspection were the growth of shoreline weeds, growth is improved compared to last quarter and was not too severe in most lakes. Targets include: alligatorweed, vines, torpedograss, growing with the beneficial littoral plants. The shoreline buffer around the golf course lakes may be unintentionally contributing to the weed growth since the buffer can act as a seed source and it is in close proximity to the lake littoral plants. The buffer can help reduce fertilizer entering the ponds and help mitigate erosion but can exacerbate weed growth in beneficial littorals.
- Algae growth was fairly limited, spot treat marine naiad at sites 3B.
- The large washout noted in the NE corner of lake 6A, appeared to be under repair.
- The next quality control report will be due July 2022.

Site	Comments	Target	Action Required
1A	Normal growth observed	Shoreline weeds	Routine maintenance next visit
1B	Normal growth observed	Shoreline weeds	Routine maintenance next visit
1C	Requires attention	Shoreline weeds	Routine maintenance next visit
2A	Treatment in progress	Shoreline weeds	Routine maintenance next visit
3A	Treatment in progress	Shoreline weeds	Routine maintenance next visit
3B	Requires attention	Submersed vegetation	Routine maintenance next visit
3C	Requires attention	Shoreline weeds	Routine maintenance next visit
6A	Requires attention	Shoreline weeds	Routine maintenance next visit
6B	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6C	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6D	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6E	Site looks good	Species non-specific	Routine maintenance next visit
6F	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6G	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6H	Requires attention	Shoreline weeds	Routine maintenance next visit
6I	Normal growth observed	Torpedograss	Routine maintenance next visit
6J	Requires attention	Torpedograss	Routine maintenance next visit
6K	Requires attention	Shoreline weeds	Routine maintenance next visit
6L	Normal growth observed	Surface algae	Routine maintenance next visit
6M	Site looks good	Species non-specific	Routine maintenance next visit
6N	Site looks good	Species non-specific	Routine maintenance next visit
6O	Requires attention	Shoreline weeds	Routine maintenance next visit
6P	Requires attention	Alligatorweed	Routine maintenance next visit
6R	Site looks good	Species non-specific	Routine maintenance next visit
5/6-1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5/6-2	Site looks good	Species non-specific	Routine maintenance next visit
5/6-3	Normal growth observed	Torpedograss	Routine maintenance next visit
5/6-4	Normal growth observed	Torpedograss	Routine maintenance next visit





MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - JULY 2022

FISCAL YEAR 2022

PREPARED BY:

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

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

Miromar Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

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

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 804,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 804,908
Debt Service Fund									
Interest Account	-	-	-	112,838	-	-	-	-	112,838
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	458,198	-	-	-	-	-	458,198
Revenue	-	-	488,197	42,327	-	-	-	-	530,524
Prepayment Account	-	-	6,436	-	-	-	-	-	6,436
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	-	15,485	26,330	-	-	-	-	41,815
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,149,812	-	-	1,149,812
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,455,188	-	-	14,455,188
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 804,908	\$ -	\$ 968,316	\$ 181,495	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 54,074,636

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

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									
General Fund		-	-	-	-	-	-	-	-
Debt Service Fund(s)	41,815	-	-	-	-	-	-	-	41,815
Other Developer	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion - Series 2012	-	-	-	-	-	0	-	-	-
Current Portion - Series 2015	-	-	-	-	-	0	-	-	-
Current Portion - Series 2022	-	-	-	-	-	0	-	-	-
Long Term - Series 2012	-	-	-	-	-	0	-	-	-
Long Term - Series 2015	-	-	-	-	-	8,645,000	-	-	8,645,000
Long Term - Series 2022	-	-	-	-	-	6,960,000	-	-	6,960,000
Total Liabilities	\$ 41,815	\$ -	\$ -	\$ -	\$ -	\$ 15,605,000	\$ -	\$ -	\$ 15,646,815
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	36,514,917	-	36,514,917
Fund Balance									
Restricted									
Beginning: October 1, 2021 (Audited)	-	690,801	1,136,694	-	-	-	-	-	1,827,494
Results from Current Operations	-	(690,801)	(168,377)	181,495	-	-	-	-	(677,683)
Unassigned									
Beginning: October 1, 2021 (Audited)	320,696	-	-	-	-	-	-	-	-
Allocation of Fund Balance									
Reserve for Water Management System	105,000	-	-	-	-	-	-	-	105,000
Reserve for Disaster Relief Reserve	95,000	-	-	-	-	-	-	-	95,000
Results from Prior Year Operations	120,696	-	-	-	-	-	-	-	120,696
Results of Current Operations	442,397	-	-	-	-	-	-	-	442,397
Total Fund Equity and Other Credits	\$ 763,092	\$ -	\$ 968,316	\$ 181,495	\$ -	\$ -	\$ 36,514,917	\$ -	\$ 38,427,821
Total Liabilities, Fund Equity and Other Credits	\$ 804,908	\$ -	\$ 968,316	\$ 181,495	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 54,074,636

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest													
Interest - General Checking	3	3	12	9	8	8	8	7	2	0	60	100	60%
Special Assessment Revenue													
Special Assessments - On-Roll	239	210,890	447,855	17,302	16,261	8,554	6,547	5,259	8,637	6,653	728,197	725,565	100%
Special Assessments - Off-Roll	34,164	-	-	34,164	-	-	34,164	-	-	34,164	136,655	136,655	100%
Miscellaneous Revenue													
Easement Encroachments	-	1,050	-	70	-	-	70	-	-	-	1,189	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 34,406	\$ 211,943	\$ 447,868	\$ 51,544	\$ 16,269	\$ 8,562	\$ 40,788	\$ 5,266	\$ 8,639	\$ 40,817	866,101	\$ 862,320	100%
Expenditures and Other Uses													
Legislative													
Board of Supervisor's - Fees	1,000	1,000	1,000	-	1,000	2,000	1,000	1,000	1,000	1,000	10,000	12,000	83%
Board of Supervisor's - Taxes	77	77	77	-	77	153	77	77	77	77	765	918	83%
Executive													
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	33,333	40,000	83%
Financial and Administrative													
Audit Services	-	-	4,100	-	-	-	-	-	-	-	4,100	4,100	100%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	-	-	-	18,000	18,000	100%
Arbitrage	-	1,000	-	-	-	-	-	-	-	500	1,500	2,000	75%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services													
Legal Advertising	-	297	-	-	-	-	-	-	399	2,712	3,408	1,200	284%
Trustee Services	-	3,400	-	-	-	5,859	-	-	-	-	9,258	9,300	100%
Dissemination	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Amortization Schedules	-	250	-	-	-	-	-	-	-	-	250	-	N/A
Property Appraiser/Tax Collector Fees	-	1,216	-	-	-	-	-	-	-	-	1,216	1,300	94%
Bank Services	36	34	36	37	33	21	25	26	26	25	298	500	60%
Travel and Per Diem													
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services													
Postage, Freight & Messenger	-	133	64	-	80	74	140	84	64	64	703	800	88%
Insurance													
Insurance	-	7,170	-	-	-	-	-	-	-	-	7,170	7,000	102%
Printing & Binding													
Printing & Binding	-	635	-	-	263	573	340	223	-	202	2,235	2,200	102%

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Website Maintenance	50	50	50	-	50	50	-	-	-	-	250	1,200	21%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	175	175	100%
Legal Services													
Legal - General Counsel	-	4,388	-	1,138	-	-	1,045	560	595	-	7,725	15,000	52%
Legal - Encroachments	-	-	-	-	1,358	-	1,212	381	19	-	2,970	-	N/A
Other General Government Services													
Engineering Services - General Fund	-	1,898	-	-	-	-	-	-	-	-	1,898	5,000	38%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	-	-	2,500	0%
Asset Administrative Services	-	833	833	-	833	1,667	833	833	833	-	6,666	10,000	67%
Reserve Analysis	-	7,250	-	-	-	-	-	-	-	-	7,250	-	N/A
Encroachment Agreements	-	-	618	-	-	-	-	-	-	-	618	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	4,496	33,138	28,111	4,508	7,026	13,730	8,005	6,517	6,346	7,913	119,788	133,193	90%
Stormwater Management Services													
Professional Services													
Asset Management	-	2,983	2,983	-	2,983	5,967	2,983	2,984	2,983	2,983	26,850	35,800	75%
NPDES	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Mitigation Monitoring	-	2,393	-	-	-	850	-	-	-	833	4,076	-	N/A
Utility Services													
Electric - Aeration Systems	-	764	-	546	550	553	1,191	583	501	-	4,687	4,800	98%
Repairs & Maintenance													
Lake System													
Aquatic Weed Control	-	5,438	4,752	-	10,940	4,752	10,496	-	9,395	4,895	50,667	76,000	67%
Lake Bank Maintenance	-	-	-	-	-	-	4,001	-	-	-	4,001	3,000	133%
Water Quality Testing	-	-	4,660	-	-	-	-	4,660	-	-	9,320	14,300	65%
Water Control Structures	-	4,500	-	-	-	-	4,000	7,800	-	-	16,300	25,000	65%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	3,300	3,000	-	2,900	6,300	3,600	3,600	3,600	3,600	29,900	36,000	83%
Midge Fly Control	-	-	-	-	-	9,150	-	-	10,150	-	19,300	19,600	98%
Aeration System	-	750	1,444	-	-	-	-	-	-	-	2,194	12,000	18%
Fish Re-Stocking	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Wetland System													
Routine Maintenance	-	3,134	4,803	-	6,268	4,134	3,228	-	3,228	3,228	28,023	48,100	58%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Capital Outlay													
Aeration Systems	-	-	1,331	-	5,050	-	4,710	-	-	-	11,092	16,000	69%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	500	600	-	1,400	2,050	52,756	11,175	28,025	1,000	97,506	118,800	82%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	108,000	0%
Sub-Total:	-	23,762	23,573	546	30,092	33,755	86,965	30,801	57,882	16,539	303,916	520,400	58%
Other Current Charges													
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	-	500	0%
Reserves for General Fund													
Water Management System	-	-	-	-	-	-	-	-	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	-	-	-	-	95,000	0%
Sub-Total:	-	-	-	-	-	-	-	-	-	-	-	200,500	0%
Total Expenditures and Other Uses:	\$ 4,496	\$ 56,900	\$ 51,685	\$ 5,053	\$ 37,118	\$ 47,485	\$ 94,970	\$ 37,318	\$ 64,227	\$ 24,452	\$ 423,704	\$ 854,093	50%
Net Increase/ (Decrease) in Fund Balance	29,910	155,043	396,183	46,490	(20,850)	(38,923)	(54,182)	(32,052)	(55,589)	16,365	442,397	8,227	
Fund Balance - Beginning	320,696	350,606	505,649	901,833	948,323	927,473	888,550	834,368	802,316	746,727	320,696	320,696	
Fund Balance - Ending	\$ 350,606	\$ 505,649	\$ 901,833	\$ 948,323	\$ 927,473	\$ 888,550	\$ 834,368	\$ 802,316	\$ 746,727	\$ 763,092	763,092	\$ 328,923	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 79,641	0%
Interest Income													
Reserve Account	(10,240)	-	-	-	13,508	2	-	-	-	-	3,270	7,200	45%
Prepayment Account	-	0	0	0	-	0	-	-	-	-	1	-	N/A
Revenue Account	1	1	0	0	4	6	-	-	-	-	13	100	13%
Interest Account	-	-	-	-	0	-	-	-	-	-	0	-	N/A
Special Assessment Revenue													
Special Assessments - On-Roll	306	270,220	573,853	22,169	20,836	10,961	-	-	-	-	898,346	929,731	97%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments													
Refunding Bond Proceeds - 2022 Refinance	-	-	-	-	-	6,713,851	-	-	-	-	6,713,851	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ (9,932)	\$ 270,222	\$ 573,853	\$ 22,170	\$ 34,348	\$ 6,724,820	\$ -	\$ -	\$ -	\$ -	7,615,481	\$ 1,016,672	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2012 Bonds	-	-	-	-	-	-	-	7,665,000	-	-	7,665,000	\$ 525,000	1460%
Principal Debt Service - Early Redemptions													
Series 2012 Bonds	-	85,000	-	-	-	-	-	-	-	-	85,000	85,000	100%
Interest Expense													
Series 2012 Bonds	-	206,956	-	-	-	-	-	204,684	-	-	411,641	412,031	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	144,641	-	-	-	-	144,641	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 291,956	\$ -	\$ -	\$ -	\$ 144,641	\$ -	\$ 7,869,684	\$ -	\$ -	8,306,282	\$ 1,022,031	N/A
Net Increase/ (Decrease) in Fund Balance	(9,932)	(21,734)	573,853	22,170	34,348	6,580,179	-	(7,869,684)	-	-	(690,801)	(5,359)	
Fund Balance - Beginning	690,801	680,868	659,134	1,232,987	1,255,157	1,289,505	7,869,684	7,869,684	-	-	690,801	870,552	
Fund Balance - Ending	\$ 680,868	\$ 659,134	\$ 1,232,987	\$ 1,255,157	\$ 1,289,505	\$ 7,869,684	\$ 7,869,684	\$ -	\$ -	\$ -	-	\$ 865,193	

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

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 193,689	0%
Interest Income													
Reserve Account	(11,275)	0	0	0	0	0	15,233	2	113	250	4,324	12,000	36%
Interest Account	-	-	-	-	-	-	0	0	0	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	-	0	-	N/A
Prepayment Account	1	1	-	-	-	-	-	0	2	4	7	-	N/A
Revenue Account	3	3	2	2	4	4	4	4	117	266	408	20	2040%
Special Assessment Revenue													
Special Assessments - On-Roll	180	158,919	337,489	13,038	12,254	6,446	4,933	3,963	6,509	5,014	548,744	546,703	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	352,264	-	-	-	352,264	352,264	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ (11,091)	\$ 158,923	\$ 337,491	\$ 13,040	\$ 12,258	\$ 6,450	\$ 372,435	\$ 3,969	\$ 6,740	\$ 5,533	\$ 905,748	\$ 1,104,676	N/A
Expenditures and Other Uses													
Debt Service													
Principal Debt Service - Mandatory													
Series 2015 Bonds	-	-	-	-	-	-	-	460,000	-	-	460,000	\$ 460,000	100%
Principal Debt Service - Early Redemptions													
Series 2015 Bonds	-	155,000	-	-	-	-	-	-	-	-	155,000	200,000	78%
Interest Expense													
Series 2015 Bonds	-	231,500	-	-	-	-	-	227,625	-	-	459,125	453,000	101%
Original Issue Discount	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 386,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 687,625	\$ -	\$ -	1,074,125	\$ 1,113,000	N/A
Net Increase/ (Decrease) in Fund Balance	(11,091)	(227,577)	337,491	13,040	12,258	6,450	372,435	(683,656)	6,740	5,533	(168,377)	(8,324)	
Fund Balance - Beginning	1,136,694	1,125,602	898,025	1,235,517	1,248,557	1,260,815	1,267,265	1,639,699	956,043	962,783	1,136,694	-	
Fund Balance - Ending	\$ 1,125,602	\$ 898,025	\$ 1,235,517	\$ 1,248,557	\$ 1,260,815	\$ 1,267,265	\$ 1,639,699	\$ 956,043	\$ 962,783	\$ 968,316	968,316	\$ (8,324)	

Prepared by:
JPWard and Associates, LLC

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

Description	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Reserve Account	-	-	-	-	-	-	-	N/A
Interest Account	-	0	0	0	0	2	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	0	0	0	-	N/A
Escrow Fund Account	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	-	8,388	6,738	11,067	8,525	34,719	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	144,641	-	-	-	2,134	146,775	-	N/A
Total Revenue and Other Sources:	\$ 144,641	\$ 8,389	\$ 6,739	\$ 11,067	\$ 10,659	\$ 181,495	\$ -	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2022 Bonds	-	-	-	-	-	-	\$ -	N/A
Principal Debt Service - Early Redemptions								
Series 2022 Bonds	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2022 Bonds	-	-	-	-	-	-	-	N/A
Original Issue Discount								
	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	144,641	8,389	6,739	11,067	10,659	181,495	-	
Fund Balance - Beginning	-	144,641	153,030	159,769	170,836	-	-	
Fund Balance - Ending	\$ 144,641	\$ 153,030	\$ 159,769	\$ 170,836	\$ 181,495	181,495	\$ -	

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

Description	March	April	May	June	July	Year to Date	Total Annual Budget
Revenue and Other Sources							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -
Interest Income							
Construction Account	-	-	-	-	-	-	-
Cost of Issuance	-	0	0	0	0	0	-
Refunding Bond Proceeds (2012 Bonds)	246,149	-	-	-	-	246,149	-
Contributions from Private Sources	-	-	-	-	-	-	-
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-
Total Revenue and Other Sources:	\$ 246,149	\$ 0	\$ 0	\$ 0	\$ 0	\$ 246,149	\$ -
Expenditures and Other Uses							
Executive							
Professional Management	5,000	-	-	-	-	\$ 5,000	\$ -
Assessment Roll Services	5,000	-	-	-	-	\$ 5,000	\$ -
Other Contractual Services							
Trustee Services	5,975	-	-	-	-	\$ 5,975	\$ -
Postage and Freight	-	-	-	-	550	\$ 550	\$ -
Printing & Binding	-	-	-	-	-	\$ -	\$ -
Legal Services							
Legal - Series 2022 Bonds	93,750	-	-	-	-	\$ 93,750	-
Payment to Refunded Bonds Escrow Agent							
2022 Refinance	133,740	-	-	-	-	\$ 133,740	-
Capital Outlay							
Water-Sewer Combination-Construction	-	-	-	-	-	\$ -	\$ -
Stormwater Mgmt-Construction	-	-	-	-	-	\$ -	\$ -
Off-Site Improvements-CR 951 Extension	-	-	-	-	-	\$ -	\$ -
Construction in Progress	-	-	-	-	-	\$ -	-
Cost of Issuance							
Series 2022 Bonds	-	-	-	-	-	-	\$ -
Underwriter's Discount	-	-	-	-	-	\$ -	-
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	2,134	\$ 2,134	-
Total Expenditures and Other Uses:	\$ 243,465	\$ -	\$ -	\$ -	\$ 2,684	\$ 246,149	\$ -
Net Increase/ (Decrease) in Fund Balance	\$ 2,684	\$ 0	\$ 0	\$ 0	\$ (2,684)	\$ -	-
Fund Balance - Beginning	\$ -	\$ 2,684	\$ 2,684	\$ 2,684	\$ 2,684	-	-
Fund Balance - Ending	\$ 2,684	\$ 2,684	\$ 2,684	\$ 2,684	\$ -	\$ -	\$ -

Prepared by:

JPWARD and Associates, LLC