

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## AGENDA

NOVEMBER 10, 2022

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

November 3, 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, November 10, 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/onstage/g.php?MTID=ee92b0eebdf04277398605980749e32f0>  
Access Code: **2344 792 5946**, Event Password: **Jpward**  
Phone: **408-418-9388** and enter the access code **2344 792 5946** to join the meeting.

## *Agenda*

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1. Call to Order & Roll Call.
  2. Consideration of Minutes:
    - I. October 13, 2022 – Regular Meeting.
  3. Continued Discussion:
    - I. Overall Reserves.
  4. Staff Reports.
    - I. District Attorney.
    - II. District Engineer.
    - III. District Asset Manager.
      - a. Operations Report November 1, 2022.
    - IV. District Manager
      - a. Financial Statements for period ending October 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 October 13, 2022, Regular Meeting.

The third order of business is a continuation of the discussion related to reserves, including the landscaping program and towards that end, below is an updated chart to be discussed at the meeting.

The chart outlines the start of a discussion to establish a comprehensive program for our reserves for any storm related/capital for the water management system, landscaping and for a natural disaster. We can discuss this in more detail at the meeting.

**Miromar Lakes Community Development District  
 November, 2022 Board Meeting**

Description	Amounts	Resident Cost	Notes
Overall Value of All Landscaping	\$ 5,100,000.00	N/A	2017 Dollars
Yearly Capital Improvements	\$ 125,000.00	\$ 80.52	2017 Dollars
Yearly Operating Expenses	\$ 570,000.00	\$ 367.19	2017 Dollars
	\$ 654,000.00	\$ 421.30	2%/year inflator
Reserve Dollars (Various Levels)	\$ 100,000.00	\$ 64.42	
	\$ 150,000.00	\$ 96.63	
	\$ 175,000.00	\$ 112.73	
<b>CAP Rate:</b>		\$ 739.98	
<b>Fiscal Year 2023 Assessment Rate</b>		\$ 620.14	
<b>Amount of Increase before Mailed Notice Required</b>		\$ 119.84	

**Notes:**

- (1) - 1617 Assessable Units
- (2) - Resident costs includes 4% Discount
- (3) - Last Budget with Landscaping did not include capital

Current Funding Levels in Budget	Yearly	Total at 09/30/2022	FY 2023 Additions	FY 2023 Totals:	Notes:
Reserve for Water Management System	\$ 105,000	\$ 155,000	\$ 105,000	\$ 260,000	Bring WM system Reserve to \$500,000.00
Reserve for Disaster Relief	\$ 95,000	\$ 190,000	\$ 95,000	\$ 285,000	Bring Disaster Relief Reserve to \$600,000.
Contingency Item	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000	Leave funding level as is year over year
<b>Available for 1st Qtr FY - Cash</b>		\$ 197,145		\$ 197,145	
<b>Landscaping Reserve</b>					Add \$150k-175k beginning in FY 2024 - with overall goal of bringing the reserve to at least \$750k
<b>Total:</b>		<b>\$ 642,145</b>		<b>\$ 942,145</b>	

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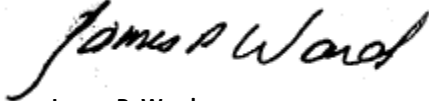
The fourth order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager, including the Operations Report, dated November 1, 2022. The District Manager will review financial Statements for the period ending October 31, 2022 (unaudited).

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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

**The Fiscal Year 2023 schedule is as follows:**

October 13, 2022	November 10, 2022
December 8, 2022	January 12, 2023
February 9, 2023	March 9, 2023
April 13, 2023	May 11, 2023
June 8, 2023	July 13, 2023
August 10, 2023	September 14, 2023

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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, October 13, 2022, at 2:00 p.m. at the Library in the Beach Clubhouse, 18061  
12 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

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14  
15

**Present and constituting a quorum:**

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

21  
22

**Also present were:**

23 James P. Ward	District Manager
24 Greg Urbancic	District Attorney
25 Bruce Bernard	Asset Manager
26 Charlie Krebs	District Engineer
27 Richard Freeman	

28  
29

**Audience:**

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

33  
34

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

37  
38

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

39  
40

**September 8, 2022 – Regular Meeting Minutes**

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

42 Date corrections were made.

43 A question was asked regarding where the homes who had requested rip rap to be transferred to the  
44 CDD were located. Mr. Bruce Bernard responded the one home was on Verano and one was on  
45 Murano.

46 Mr. Doug Ballinger stated line 310 indicated there were only three old construction systems left which  
47 needed transfer to the CDD, one of which was Bella Vista. He asked what the other two systems were.

48 Mr. Bernard responded San Marino and Ravenna.

49  
50 Mr. Ward noted Villa D'Este, Sardinia, and Costa Maggiore Phase 2 were the three new systems coming  
51 into the CDD now.

52  
53 Mr. Ward asked if there were any other changes to the Minutes; hearing none, he called for a motion to  
54 approve the Minutes as amended.

55

56 **On MOTION made by Mr. Doug Ballinger, seconded by Ms. Mary**  
57 **LeFevre, and with all in favor, the September 8, 2022, Regular Meeting**  
58 **Minutes were approved as amended.**

59

60 **THIRD ORDER OF BUSINESS**

**Continued Discussion**

61 **I. Reserves for Landscaping**

62 **II. Water Management System Turnover**

63

64 Mr. Bruce Bernard reported Hurricane Ian was not as bad as Hurricane Irma had been. He indicated  
65 there were approximately 120 trees downed, plus multiple areas which needed to be cut back. He  
66 reported there were 45 to 50 trees down on I-75, seven big trees down on Ben Hill Griffin, 50 trees  
67 down on the FGCU berm, and 12 trees down on the peninsula berm. He stated the HOA was  
68 cleaning the peninsula berm and FGCU berm at this moment, following which the HOA would move  
69 on to Ben Hill Griffin and then I-75. He reported there was major rip rap damage on 200 feet of the  
70 northeast end of Bellini and 100 feet on the east end of Isabella, but not near the level of damage  
71 caused by Irma. He stated there was approximately \$8,000 to \$10,000 dollars' worth of rip rap  
72 repairs.

73

74 Mr. Patrick Reidy indicated he lived in Bellini in Building 19 and behind Building 19, all the rip rap  
75 was underwater.

76

77 Mr. Bernard stated he was reporting the damage he was able to see; however, he had not been able  
78 to assess the damage in Verona Lago or any areas where the water levels were still too high.

79

80 Mr. Reidy stated the rip rap behind his building was underwater and something needed to be done  
81 about it. He noted this area was underwater even before Hurricane Ian. He asked whether the rip  
82 rap which was underwater should be matched to other rip rap in the area which was 5 feet higher  
83 and more effective. He noted the rip rap underwater was totally ineffective.

84

85 Mr. Bernard responded the lake level was at 22 feet; the weir level was 18 feet. He stated this  
86 happened every year; when the water level rose, the District did not drain.

87

88 Mr. Reidy noted this only proved his point that the rip rap was simply too low.

89

90 Mr. Bernard stated if the rip rap were raised where Mr. Reidy lived, it would have to be raised in the  
91 whole neighborhood.

92

93 Mr. Ward indicated he understood this was what Mr. Reidy was asking about. He stated he did not  
94 know the answer to this question; he would have to ask Charlie Krebs.

95

96 Mr. Alan Refkin asked if the CDD was responsible for the engineering of the rip rap.  
97  
98 Mr. Bernard responded in the negative; the CDD maintained the elevation in place when the CDD  
99 took over the rip rap.  
100  
101 Mr. Refkin asked who would be responsible for reengineering the rip rap to raise the rip rap.  
102  
103 Mr. Bernard stated the existing elevation was approved by the developer upon installation.  
104  
105 Discussion ensued regarding the lake bank elevation, the rip rap, etc.; portions of this conversation  
106 were (indecipherable) due to individuals speaking over one another.  
107  
108 Mr. Ward indicated he would verify this with Charlie Krebs. He asked if Mr. Bernard had any  
109 additional updates regarding Ian.  
110  
111 Mr. Bernard indicated he was waiting for the water to go down to check for further damage.  
112  
113 Mr. Ballinger asked how the CDD stood budget-wise in regard to Ian.  
114  
115 Mr. Bernard stated the HOA was taking care of the landscaping damages; the CDD at this point only  
116 had to cover approximately \$8,000 to \$10,000 dollars in rip rap damages. He noted those funds  
117 were available in this years' budget for repairs.  
118  
119 Mr. Ward noted in terms of landscaping, the CDD would be fine as the HOA was taking care of  
120 repairs. He stated in terms of the drainage system, there was only approximately \$8,000 to \$10,000  
121 dollars' worth of damage; however, more damage could be discovered as the water levels went  
122 down.  
123  
124 Mr. Ballinger asked if at this point the CDD's reserve account was intact.  
125  
126 Mr. Ward responded in the affirmative; for now, the reserve account was in good condition, but this  
127 could change as the water levels went down.  
128  
129 Discussion ensued regarding the HOA covering landscaping repair costs.  
130  
131 Ms. Mary LeFevre noted the I-75 corridor had been thinned out by the storm. She asked if this  
132 would be addressed.  
133  
134 Mr. Refkin noted there were many trees along the I-75 corridor which were never replaced  
135 following Irma and Hurricane Ian culled the trees even farther.  
136  
137 Mr. Bernard noted Irma fell approximately 90 trees along the I-75 corridor.  
138  
139 Ms. LeFevre noted as a result, with the additional felling of trees, this was a bare corridor and  
140 residents could now watch the cars drive by on I-75.  
141  
142 Discussion ensued regarding this corridor and the trees which needed to be replaced.  
143

144 Mr. Ward indicated the HOA clearly said it would take care of the trees, but it was unknown exactly  
145 what the HOA planned.

146

147 Mr. Charlie Krebs stated in regard to the question with Bellini, he was the engineer for Bellini. He  
148 explained Bellini's developer did not want rip rap along the lakeshore, the developer wanted a  
149 beach connection; therefore, the only rip rap installed was behind Volterra. He stated the rip rap  
150 adjacent to the lake within Bellini was all installed after development.

151

152 Mr. Reidy agreed; the rip rap was put in following Irma due to the severe erosion. He stated he did  
153 not care what the developer wanted to do; the right thing should be done. He indicated he did not  
154 necessarily know what the right thing to do was, but it was underwater now and if another storm  
155 event came through next week, there would be another 5 to 10 feet of erosion. He further  
156 discussed which areas needed to be improved to prevent erosion.

157

158 Mr. Refkin agreed. He stated the developer did not install rip rap in many other communities in the  
159 area which were having the same difficulties. He agreed it was necessary to wait until the water  
160 levels came down before evaluating the situation. He stated the reengineering of the lakes and rip  
161 rap was a whole other conversation.

162

163 Mr. Reidy stated he was simply saying it was better to be proactive than reactive.

164

165 Mr. Ward stated he would meet with Charlie Krebs and discuss this.

166

167 Mr. Reidy stated the CDD needed to fix the rip rap situation and make it right.

168

169 Mr. Refkin stated what Mr. Reidy was saying was the lake shores needed to be reengineered.

170

171 Mr. Reidy disagreed; he did not know if reengineering were needed; he was just saying the water  
172 level was above the rip rap and if another storm event came through there would be severe erosion;  
173 there was nothing protecting the bank.

174

175 Mr. Ward stated he understood Mr. Reidy's point and he would talk to Mr. Krebs to determine a  
176 reasonable answer or solution to the problem.

177

178 Mr. Refkin explained if this were done for Mr. Reidy's community, it would have to be done in all  
179 communities for which the CDD was responsible, and a study would need to be done to determine a  
180 standard, and what needed to be done and how much it would cost to bring each community up to  
181 this standard. He stated this was a very complex problem, and while he did not disagree with Mr.  
182 Reidy, procedurally the CDD had to wait until the water levels went down, formulate a plan, and  
183 determine what would be best for the community and how it could be accomplished.

184

185 Discussion ensued regarding past storm experiences, water damage, storm erosion; steps the CDD  
186 had taken in the past in response to storm damage; and the CDD being committed to doing what  
187 was good and right for the community.

188

189 Mr. Ward stated at the last meeting, discussion began regarding what to do about the landscaping.  
190 He stated at this point Miromar had taken up the landscaping. He stated with respect to the  
191 agreement, Mr. Urbancic reached out to the HOA's attorney; however, the HOA's attorney had not



192 responded. He explained he did not believe the HOA would agree to adjusting the agreement, and  
193 even if the HOA did agree, there was still the problem of when the HOA transitioned to the  
194 residents, the new HOA could still decide to transfer the landscaping responsibilities back to the  
195 CDD.

196  
197 Mr. Weber noted the HOA had an option to cancel the agreement annually; therefore, it would  
198 always be possible for the HOA to give landscaping back to the CDD.

199  
200 Mr. Ward stated, as such, he included a “back of the napkin” financial analysis for the CDD. He  
201 stated in 2017 the CDD had \$5 million dollars in overall landscaping asset value; and he was certain  
202 this number was substantively more than it was in 2017. He indicated the CDD had a \$119 dollar  
203 increase capacity before mailed notice to residents would be required. He stated a \$119 dollar  
204 assessment brought between \$175,000 dollars and \$200,000 dollars to the CDD. He recommended  
205 considering this increase in the 2024 budget to begin the process of adding to the reserve fund  
206 which could be used for landscaping and/or the drainage system.

207  
208 Discussion ensued regarding the potential assessment increase; and operations costs in 2017.

209  
210 Mr. Weber asked if it were possible to estimate what the operating costs would be over the next  
211 five years, and then adding the cost of what operations would be if the landscaping were turned  
212 over to the CDD and what the reserve account should be in this case.

213  
214 Mr. Reidy stated the CDD’s cash balance at the end of September was \$653,000 dollars. He stated  
215 \$150,000 dollars of this was needed for three months’ working capital; therefore, there was  
216 approximately \$500,000 dollars in available cash. He stated if the assessment were increased to the  
217 limit, another \$200,000 dollars could be added to the available cash annually; however, how much  
218 was enough. He stated the question was, “what’s the magic number?”

219  
220 Discussion ensued regarding the CDD being responsible for the stormwater system, as well as  
221 potentially responsible for the landscaping; budgeting for all these responsibilities including  
222 potential responsibilities; and determining the “magic number” for the reserve account.

223  
224 Mr. Ward explained to go above the \$740 dollar assessment, above the \$119 dollar increase, mailed  
225 notice would need to be sent to residents notifying residents that the assessment would be going  
226 above the cap rate of \$740 dollars, what the new rate would be, and when the public hearing would  
227 be held for residents to come and speak their piece. He stated the last time assessments were  
228 increased above the cap rate, 1,100 notices were sent out, and less than 30 residents came to the  
229 meeting.

230  
231 Mr. Reidy stated it just came down to explaining to the residents why the rates were being  
232 increased; residents would understand the need. He indicated the CDD had built up the cash  
233 reserves over the past couple of years which had been the goal and he was happy to hear the HOA  
234 was replacing the landscaping.

235  
236 Mr. Ward stated \$500,000 dollars was a low number in terms of replacing assets; a reserve account  
237 of \$2 million dollars would certainly not be too high to consider.

238  
239 Mr. Refkin noted Hurricane Irma cost \$680,000 dollars in damage.

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Mr. Ballinger asked about the cap rate.

Mr. Ward explained the cap rate was set at 10% or 15% over what the assessment rate was when it was levied. He stated the cap rate had no time limit; it could be changed at any time.

Mr. Ballinger asked if this was the proper time to increase the assessment rate beyond the cap rate.

Mr. Ward responded in the affirmative; he believed the CDD was at the cusp of making a very big decision, not only regarding the cap rate, but regarding the CDD's reserve fund, whether the CDD would take back operations, and whether the CDD would have a reserve account which could cover landscaping as well as stormwater. He stated he had seen transitions of HOA Boards to residents in the past, and typically resident HOA Boards did not want to take responsibility for things such as landscaping. He indicated he expected the HOA Board would wish to give the landscaping back to the CDD upon the transition.

Mr. Ballinger asked when the cap rate would be increased.

Mr. Ward explained the cap rate would be increased when the CDD decided to increase it. He stated the assessment had not gone above the cap rate in a long time.

Mr. Ballinger stated residents might not be surprised about an increase at this point, being right after Hurricane Ian.

Discussion ensued regarding the cap rate increase process.

Mr. Ward stated the first question was, what did the Board wish the reserve fund number to be, \$1 million dollars, \$2 million dollars, etc.; the second question was whether the CDD wished to take over, or be prepared to take over, landscaping at some point, and if so, the cost of this had to be determined. He stated following this, the necessary assessment rate number would be determined, and mailed notice would be sent to the residents.

Discussion ensued regarding including rip rap improvements in this new assessment rate number, including landscaping maintenance operation costs in the assessment amount, as well as ensuring the reserve account would be sufficient to replace landscaping in a future storm event.

Mr. Weber asked Mr. Ward to determine an assessment number which could then be discussed at the next CDD Meeting.

Mr. Ward asked, assuming the CDD had between \$8 million and \$10 million dollars in assets, what was a reasonable number for asset restoration over a period of time taking into consideration a storm event. He indicated \$700,000 dollars for potential storm renovation was not an unreasonable number, add to this anything the Board wished to have for renewal and replacement for landscaping and any damage to the stormwater system, so another \$200,000 dollars to \$300,000 dollars for the drainage system, and another \$200,000 dollars to \$300,000 dollars for the landscaping; therefore, the reserve account number was most likely around \$1.5 million to \$2 million dollars.

287 Mr. Mike Weber noted \$1.5 million to \$2 million dollars in reserves was for expected emergencies;  
288 the reserve account should also include funds in case of an unexpected emergency.

289

290 Mr. Refkin agreed noting the number Mr. Ward recommended was the starting point for the  
291 discussion, and the number could be honed accordingly.

292

293 Mr. Ward stated he liked this discussion and would keep it on the Agenda until a decision was made.

294

295 Discussion ensued regarding the potential cost of landscaping maintenance; and the CDD  
296 maintaining the landscaping differently from how the HOA maintained landscaping.

297

298 Mr. Ward stated it was important to put the CDD on a financial plan which would enable the CDD to  
299 operate independently of the HOA for years to come, whether it was operationally or from reserves.

300

301 Mr. Charlie Krebs stated, in regard with the water management system turnover, he met with Mr.  
302 Ward after the last CDD meeting. He stated he met with Mark Geshwin (ph) to discuss the Board's  
303 direction regarding having the water management systems turned over to the CDD. He indicated he  
304 sent Mr. Geshwin a list of six communities in Miromar which he believed could start the transfer  
305 process; Mr. Geshwin indicated three were ready for transfer. He stated the transfer process would  
306 now begin for these properties. He indicated as the other three were completed, the transfer  
307 process would begin and would come before the CDD for consideration.

308

309 Mr. Ward indicated the three neighborhoods ready for transfer were Villa D'Este, Sardinia, and  
310 Costa Maggiore Phase 2.

311

#### 312 **FOURTH ORDER OF BUSINESS**

#### 312 **Staff Reports**

313

##### 314 **I. District Attorney**

315 No report.

316

##### 317 **II. District Engineer**

318 No report.

319

##### 320 **III. Asset Manager**

###### 321 **a) Operations Report October 1, 2022**

###### 322 **b) Waterway Inspection Report September 2022**

323

324 Mr. Bruce Bernard reported he spoke with David Beasley yesterday regarding the fishery; the  
325 process was moving forward, determining plantings and locations for the fishery for this year. He  
326 stated the storm messed up the traps and raised the water level; however, two days before the  
327 storm the traps were checked, and the plants were evaluated to determine which were good and  
328 which were bad. He stated plan was being mapped out for the next 60 days and included new  
329 plantings. He indicated a proposal for monitoring of the program was also being prepared. He  
330 reported cane toads were still present; after the hurricane, the cane toad collection was stopped  
331 as the streets were in poor condition. He stated the collection would begin again shortly.

332

333 Mr. Weber asked for cane toad collection number updates.

334

335 Mr. Doug Ballinger left the meeting.

336

337 Mr. Bernard stated MRI would be coming in shortly to begin drainage videotaping; this should be  
338 done in February.

339

340 **IV. District Manager**

341 **a) Review of current Facilities Maintenance Agreement**

342 **b) Financial Statements for period ending September 30, 2022 (unaudited)**

343

344 Mr. Ward stated the Facilities Maintenance Agreement had already been discussed. He indicated  
345 he had nothing to add to the financial statements as Mr. Reidy had reviewed these.

346

347 Mr. Reidy stated September 30, the end of the fiscal year, showed a cash balance of \$653,000  
348 dollars, and this would be audited. He stated the CDD achieved what it wished to achieve by  
349 adding \$200,000 dollars to the reserves. He noted this was done only because the CDD did not  
350 need to spend its contingency funds, and this was not always possible.

351

352 **FIFTH ORDER OF BUSINESS**

**Supervisor’s Requests and Audience Comments**

353

354 Mr. Ward asked if there were any Supervisor’s Requests.

355

356 Ms. LeFevre asked if Mr. Ward had asked Mr. Pomeroy to come to the meetings.

357

358 Mr. Ward indicated he invited Mr. Pomeroy but received no response.

359

360 Ms. LeFevre asked if the percentage of rip rap at Esplanade affected the third lake in any way.

361

362 Mr. Ward responded in the negative; Esplanade was completely separate from Miromar Lakes in terms  
363 of rip rap percentage requirements.

364

365 Discussion ensued regarding the rip rap on Esplanade’s lake.

366

367 Mr. Ward asked if there were any audience members present in person, or via audio or video, with  
368 comments or questions; there were none.

369

370 **SIXTH ORDER OF BUSINESS**

**Adjournment**

371

372 Mr. Ward adjourned the meeting at approximately 2:58 p.m.

373

**On MOTION made by Mr. Alan Refkin, seconded by Ms. Mary LeFevre,  
and with all in favor, the meeting was adjourned.**

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381 \_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_   
Alan Refkin, Chairman

**Miromar Lakes Community Development District**  
**November, 2022 Board Meeting**

Description	Amounts	Resident Cost	Notes
Overall Value of All Landscaping	\$ 5,100,000.00	N/A	2017 Dollars
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**Notes:**

- (1) - 1617 Assessable Units
- (2) - Resident costs includes 4% Discount
- (3) - Last Budget with Landscaping did not include capital

Current Funding Levels in Budget	Yearly	Total at 09/30/2022	FY 2023 Additions	FY 2023 Totals:
Reserve for Water Management System	\$ 105,000	\$ 155,000	\$ 105,000	\$ 260,000
Reserve for Disaster Relief	\$ 95,000	\$ 190,000	\$ 95,000	\$ 285,000
Contingency Item	\$ 100,000	\$ 100,000	\$ 100,000	\$ 200,000
<b>Available for 1st Qtr FY - Cash</b>		\$ 197,145		\$ 197,145

**Landscaping Reserve**

	\$ 642,145	\$ 942,145
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**Notes:**

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Bring WM system Reserve to \$500,000.00  
Bring Disaster Relief Reserve to \$600,000.00  
Leave funding level as is year over year

Add \$150k-175k beginning in FY 2024 - with  
overall goal of bringing the reserve to at  
least \$750K



## Miromar Lakes CDD

Date: November 1, 2022  
To: James P. Ward- District Manager  
From: Bruce Bernard - Field Asset Manager  
Subject: CDD Monthly Report October 2022, Report

CGA P.N.: 13-5692

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### 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. CDD staff will be working with Solitude to produce the Phase 1 wetland plantings species and quantities, so staff can solicit quotes to install these plantings in the second quarterly of this year's fiscal budget. Solitude has begun midge fly treatments from Bellini to Navona. Each treatment has six applications and are sprayed on a bi-weekly basis.

Wild Things and Scott's Animal Service continue toad larvae and cane toad skimming and removal in and around the lakes. Attached is list from vendor of toads removed the last two years.

### Stormwater Management

CDD stormwater vendor (MRI) has been given approval on proposal for videotaping stormwater drainage piping. Locations for this year's drainage system videotaping include Verona Lago, Miromar Lakes Beach Club, Montelago, Valencia, Miromar Lakes Parkway to tennis courts, and Verona Lago Drive.

### Landscape

Hurricane Ian damage to CDD deeded property is in the process of being cleared with an estimated number of approx.... 120 trees that are down either along, 1-75 berm, Ben Hill Griffin berm, FCGU berm, and Peninsula berm. There are other trees that have damaged limbs that also need to be removed.

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

1800 Eller Drive  
Suite 600  
Fort Lauderdale, FL  
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Rip-rap Lake banks were still under water in many locations, but those that were visible in Bellini and Isola Bella showed minor damage. CDD rip-rap vendor (DragonFly Pond Services) has been shown these locations and awaiting repair proposal.

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  
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954.921.8807 fax

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**Bruce Bernard**

---

**From:** Scott Flavelle <flavellesr@hotmail.com>  
**Sent:** Tuesday, October 18, 2022 3:58 PM  
**To:** Bruce Bernard  
**Cc:** Miromar Heather  
**Subject:** Re: Miromar Lakes

Here's the totals:

## Miromar Cane Toad Monthly Totals:

Sep 2020: 826 toads  
Oct 2020: 2080  
Nov 2020: 1270  
Dec 2020: 168  
Jan 2021: 148  
Feb 2021: 365  
Mar 2021: 683  
Apr 2021: 1027  
May 2021: 820  
Jun 2021: 594  
Jul 2021: 426  
Aug 2021: 507  
Sep 2021: 1289  
Oct 2021: 2215  
Nov 2021: 1306  
Dec 2021: 868  
Jan 2022: 386  
Feb 2022: 562  
Mar 2022: 653  
Apr 2022: 689  
May 2022: 930  
Jun 2022: 827  
Jul 2022: 902  
Aug 2022: 909  
Sep 2022: 790

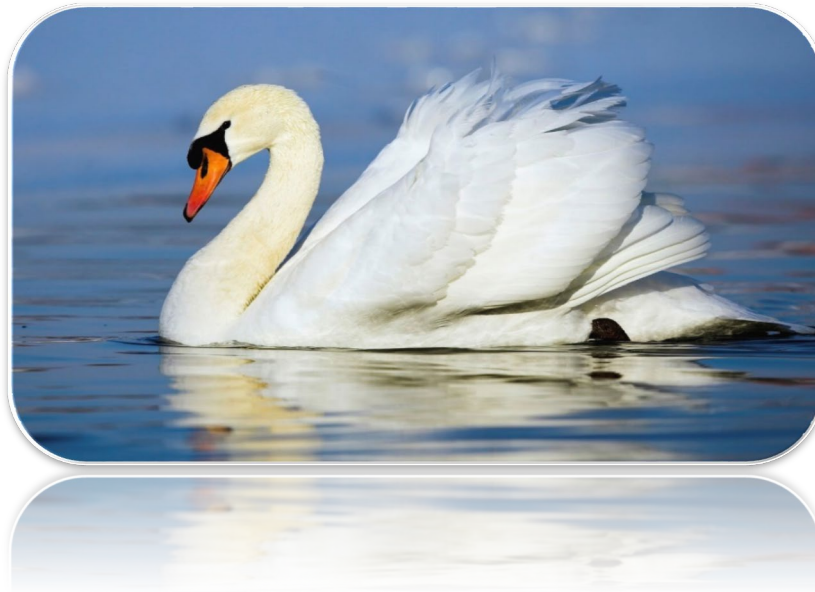
Please note:

Total hours / # of trips vary between months. If looking to average # of toads collected per hour of collecting per month, please contact me for monthly hours spent collecting toads.

I collect fewer hours during colder months. Not as much activity during colder months.

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - OCTOBER 2022

FISCAL YEAR 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto: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 October 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	
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 715,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715,419
Debt Service Fund									
Interest Account	-	-	-	112,839	-	-	-	-	112,839
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	454,557	-	-	-	-	-	454,557
Revenue	-	-	490,186	42,328	-	-	-	-	532,513
Prepayment Account	-	-	11,910	-	-	-	-	-	11,910
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>									
General Fund	-	-	15,649	26,571	-	-	-	-	42,221
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,154,040	-	-	1,154,040
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,450,960	-	-	14,450,960
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
<b>Total Assets</b>	<b>\$ 715,419</b>	<b>\$ -</b>	<b>\$ 972,302</b>	<b>\$ 181,738</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 53,989,376</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending October 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	
<b>Liabilities</b>									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>									
General Fund		-	-	-	-	-	-	-	-
Debt Service Fund(s)	42,221	-	-	-	-	-	-	-	42,221
Other Developer	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>									
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
<b>Total Liabilities</b>	<b>\$ 42,221</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,647,221</b>
<b>Fund Equity and Other Credits</b>									
Investment in General Fixed Assets	-	-	-	-	-	-	36,514,917	-	36,514,917
<b>Fund Balance</b>									
<b>Restricted</b>									
Beginning: October 1, 2021 (Audited)	-	690,801	970,579	181,497	-	-	-	-	1,842,877
Results from Current Operations	-	(690,801)	1,722	242	-	-	-	-	(688,837)
<b>Unassigned</b>									
Beginning: October 1, 2021 (Audited)	633,111	-	-	-	-	-	-	-	-
<b>Allocation of Fund Balance</b>									
Reserve for Water Management System	105,000	-	-	-	-	-	-	-	105,000
Reserve for Disaster Relief Reserve	95,000	-	-	-	-	-	-	-	95,000
Results from Prior Year Operations	433,111	-	-	-	-	-	-	-	433,111
Results of Current Operations	40,087	-	-	-	-	-	-	-	40,087
<b>Total Fund Equity and Other Credits</b>	<b>\$ 673,198</b>	<b>\$ -</b>	<b>\$ 972,302</b>	<b>\$ 181,738</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 38,342,155</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 715,419</b>	<b>\$ -</b>	<b>\$ 972,302</b>	<b>\$ 181,738</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 53,989,376</b>

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	-	N/A
<b>Interest</b>				
Interest - General Checking	0	0	75	0%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	235	235	780,487	0%
Special Assessments - Off-Roll	45,077	45,077	180,306	25%
<b>Miscellaneous Revenue</b>	-	-	-	N/A
<b>Easement Encroachments</b>	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 45,312</b>	<b>45,312</b>	<b>\$ 960,868</b>	<b>5%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's - Fees	1,000	1,000	12,000	8%
Board of Supervisor's - Taxes	77	77	918	8%
<b>Executive</b>				
Professional Management	3,500	3,500	42,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	4,100	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	18,000	0%
Arbitrage	-	-	1,500	0%
Bond Re-amortization	-	-	-	N/A
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,200	0%
Trustee Services	-	-	9,300	0%
Dissemination	-	-	-	N/A
Bond Amortization Schedules	-	-	-	N/A
Property Appraiser/Tax Collector Fees	-	-	1,300	0%
Bank Services	21	21	500	4%
<b>Travel and Per Diem</b>	-	-	-	N/A

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	63	63	800	8%
<b>Insurance</b>	-	-	7,300	0%
<b>Printing &amp; Binding</b>	-	-	2,700	0%
<b>Website Maintenance</b>	-	-	1,200	0%
<b>Office Supplies</b>	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	-	175	0%
<b>Legal Services</b>				
Legal - General Counsel	-	-	18,000	0%
Legal - Encroachments	-	-	-	N/A
<b>Other General Government Services</b>				
Engineering Services - General Services	-	-	5,000	0%
Asset Maps/Cost Estimates	-	-	2,500	0%
Asset Administrative Services	-	-	10,000	0%
Reserve Analysis	-	-	-	N/A
Encroachment Agreements	-	-	-	N/A
Contingencies	-	-	-	N/A
<b>Sub-Total:</b>	<b>4,660</b>	<b>4,660</b>	<b>138,493</b>	<b>3%</b>
<b>Stormwater Management Services</b>				
Professional Services				
Asset Management	-	-	35,800	0%
NPDES	-	-	3,500	0%
Mitigation Monitoring	-	-	-	N/A
Utility Services				
Electric - Aeration Systems	565	565	4,800	12%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	-	-	74,000	0%
Lake Bank Maintenance	-	-	2,000	0%
Water Quality Testing	-	-	14,500	0%
Water Control Structures	-	-	25,000	0%
Grass Carp Installation	-	-	-	N/A

Prepared by:

**JPWARD and Associates, LLC**

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Litoral Shelf Barrier/Replanting	-	-	-	N/A
Cane Toad Removal	-	-	36,000	0%
Midge Fly Control	-	-	24,000	0%
Aeration System	-	-	8,000	0%
Fish Re-Stocking	-	-	100,000	0%
Wetland System				
Routine Maintenance	-	-	46,200	0%
Water Quality Testing	-	-	-	N/A
Capital Outlay				
Aeration Systems	-	-	12,000	0%
Littortal Shelf Replanting/Barrier	-	-	6,000	0%
Lake Bank Restoration	-	-	59,000	0%
Turbidity Screens	-	-	-	N/A
Erosion Restoration	-	-	-	N/A
Video Stormwater Pipes/Repairs	-	-	55,000	0%
Contingencies	-	-	108,000	0%
<b>Sub-Total:</b>	<b>565</b>	<b>565</b>	<b>613,800</b>	<b>0%</b>
<b>Other Current Charges</b>				
Hendry County - Panther Habitat Taxes	-	-	500	0%
<b>Reserves for General Fund</b>				
Water Management System	-	-	105,000	0%
Disaster Relief Reserve	-	-	95,000	0%
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>200,500</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 5,225</b>	<b>\$ 5,225</b>	<b>\$ 952,793</b>	<b>1%</b>
Net Increase/ (Decrease) in Fund Balance	40,087	40,087	8,075	
Fund Balance - Beginning	633,111	633,111	633,111	
<b>Fund Balance - Ending</b>	<b>\$ 673,198</b>	<b>673,198</b>	<b>\$ 641,186</b>	



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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	N/A
<b>Interest Income</b>				
Reserve Account	744	744	12,000	6%
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Prepayment Account	15	15	-	N/A
Revenue Account	798	798	20	3992%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	164	164	545,565	0%
Special Assessments - Off-Roll	-	-	349,809	0%
Special Assessments - Prepayments	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	N/A
Bond Proceeds	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,722</b>	<b>\$ 1,722</b>	<b>\$ 907,394</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2015 Bonds	-	-	\$ 485,000	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2015 Bonds	-	-	-	N/A
<b>Interest Expense</b>				
Series 2015 Bonds	-	-	432,250	0%
Original Issue Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 917,250</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,722	1,722	(9,856)	
Fund Balance - Beginning	970,579	970,579	-	
<b>Fund Balance - Ending</b>	<b>\$ 972,302</b>	<b>972,302</b>	<b>\$ (9,856)</b>	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
Carryforward	\$ -	-	\$ -	N/A
<b>Interest Income</b>				
Reserve Account	-	-	-	N/A
Interest Account	0	0	-	N/A
Sinking Fund Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	0	0	-	N/A
Escrow Fund Account	-	-	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	241	241	799,855	0%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
<b>Net Inc (Dec) Fair Value Investments</b>	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 242</b>	<b>\$ 242</b>	<b>\$ 799,855</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2022 Bonds	-	-	\$ 620,000	N/A
<b>Principal Debt Service - Early Redemptions</b>				
Series 2022 Bonds	-	-	-	N/A
<b>Interest Expense</b>				
Series 2022 Bonds	-	-	203,508	N/A
<b>Original Issue Discount</b>	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 823,508</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	242	242	(23,653)	
Fund Balance - Beginning	181,497	181,497	-	
<b>Fund Balance - Ending</b>	<b>\$ 181,738</b>	<b>181,738</b>	<b>\$ (23,653)</b>	