
Miromar Lakes Community Development District

Regular Meeting Agenda

December 8, 2016



Visit our Web Site at: www.miromarlakescdd.org

Prepared by:

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

December 2, 2016

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, December 8, 2016, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

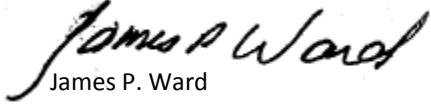
1. Call to Order & Roll Call
2. Consideration of Minutes
 - a) November 10, 2016 Regular Meeting
3. Staff Reports
 - a) Attorney
 - I. University Overlay Landscape MSBU
 - b) Engineer
 - c) Asset manager
 - d) Manager
 - I. Financial Statements for the period ending September 30, 2016
4. Supervisor's Requests and Audience Comments
5. Adjournment

The second order of business is consideration of the minutes of the November 10, 2016 regular meeting.

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

Yours sincerely,

**Miromar Lakes
Community Development District**



James P. Ward
District Manager
Enclosures

The Fiscal Year 2017 schedule is as follows

October 13, 2016	November 10, 2016
December 8, 2016	January 12, 2017
February 9, 2017	March 9, 2017
April 13, 2017	May 11, 2017
June 8, 2017	July 13, 2017
August 10, 2017	September 14, 2017

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

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on Thursday, November 10, 2016, at 2:00 p.m. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Board members present and constituting a quorum were:

Michael Hendershot	Chairman
David Herring	Vice Chairman
Doug Ballinger	Assistant Secretary
Alan Refkin	Assistant Secretary

Board members absent were:

Burnett Donoho	Assistant Secretary
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Staff present:

James Ward	District Manager
Greg Urbancic	District Counsel
Bruce Bernard	Calvin Giordano & Associates
Charlie Krebs (on phone)	District Engineer

Audience:

Dennis Bretz	Brightview Landscape
Kevin Kallner	Estate Landscaping
Charlie Hendson	Estate Landscaping
Jeff Balycot	Crawford Landscaping
Tim Byal	Miromar Development
Mike Elgin	Miromar Development

1. Call to Order & Roll Call

Mr. Ward called the meeting to order at 2:10 p.m. Roll call determined that all members of the Board were present with the exception of Supervisor Donoho.

2. Consideration of Minutes

a) September 29, 2016 Regular Meeting

Mr. Ward asked for any additions, corrections or deletions to the Minutes and one correction was noted, the word “state” changed to “estate.”

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

3. Consideration of Award of Bid for Landscaping Services

Mr. Ward said the primary purpose of the meeting was the consideration of the awarding of bids for the landscape maintenance services for the District. He stated the contract was awarded last year to Estate Landscaping, and obviously, there have been issues with respect to landscaping, and so the Board had authorized the rebidding of the services.

Mr. Ward then explained that he would ask Mr. Bernard to go through the bids that had been submitted and answer questions. Following this, he said they would open the meeting to Board comments, and then they would ask for public comments which he asked would be limited to no more than three minutes.

Mr. Bernard directed the Board to the spread sheet that had five bids within ten percent and three of the bids were within less than five percent. He stated all bids were balanced, means and methods were all up to contract, and all the contractors were bidding on the same items. He stated that the understanding of the staff was it depended on the Board's determination of the lowest responsible and responsive bidder to award this bid, and the main motivation was to rebid to have a hands-on approach to maintenance items to keep a higher standard of service.

A Board member said there were large discrepancies in terms of the amount on certain line items, one company bid \$3,000 and another will bid \$34,000 for the same service. He said he wanted to make sure that for whatever company they selected met their standards. Mr. Bernard responded that the bid specifications pertain to those line items and whoever gets the bid will be held to those bid specifications for that work, whatever their bid amount is.

Another Board member asked if there could possibly be a misunderstanding about the line item because he felt that was just too much of a discrepancy. Mr. Bernard stated that they should not be looking so much at line items as the total price of the contract.

The Board asked if the contractors had been interviewed and the response was affirmative and that references had been checked and were acceptable for all companies. In addition, it was asked if there was a group they had met with that was particularly impressive. Mr. Bernard explained that before each bid was accepted, each bidder was walked through the community, but after the bid was submitted, there had been not been any meetings. Mr. Bernard said they did an analysis of the bidder before their bid was submitted. The Board asked if Mr. Bernard was familiar with all five of the bidders, and he responded in the

affirmative and shared some information about each one. The Board asked if some of the other sites that these companies managed had been visited, and the response was negative.

The Board complimented Mr. Bernard on his work for this project. Mr. Ward added his compliments for the extra effort in working with the vendors.

A Board member commented there was a "To Be Determined" response on Crawford's bid. Mr. Ward said anything that was in the TBD column was basically not within the context of the bid itself, and the vendors would be asked for separate pricing. Mr. Ward also affirmed that all the bidders had put TBD in that particular category.

Mr. Ward then asked if there were comments from the audience.

Mr. Jeff Balycot from Crawford Landscaping said the agenda stated that it was required that all bidders enclose in their sealed bids certain items, and one was the number of employees assigned to the project. He pointed out that Brightview did not include that information. He also stated that he noticed it requested bidders to submit satisfactory evidence and experience of like work and Brightview had not indicated anywhere that they had the equipment needed for the property. He pointed out that Brightview did not include their signature nor had they included the license of one of their subcontractors.

Blake Crawford, owner of Crawford Landscaping, said he did notice that the proposed awarded bid was quite a bit less than what they were paying currently. He pointed out that in his line of work you really did get what you paid for as it was a very labor intensive business. He emphasized that his bid was less than they had budgeted. He added that he was the owner of Crawford Landscaping and very involved in his business, which was a local company. Lastly, he noted that the proposed bid orders three services to be subcontracted and his company will do everything including the services of a landscape architect, and they do not subcontract anything. They own their own equipment, including 100 vehicles, and have 200 employees. The Board asked if he would have to hire additional personnel to do this contract, and he responded in the negative.

Dennis Bretz from Brightview Landscape said he didn't know where he missed a step and was it allowed to review other proposals. Mr. Ward responded that the proposals are public and on the District's website. Mr. Bretz said he would be happy to provide any information missing from his proposal. The Board asked Mr. Bretz to explain why his price on the Florida Gulf Coast University berm was ten percent of everyone else's. He responded that some of the cost was blended in with another piece of it.

The Board then asked Crawford Landscaping about their charge for the ficus, which was much lower than others. Jeff Balycot said it is similar to what Dennis from Brightview mentioned in that they had taken the whole number and kind of backed into it. Blake Crawford added that when they bid the ficus white fly treatment, it was bid in with pest control.

Dennis Bretz continued by saying that Brightview Landscape was the largest landscape company in the country and they did over \$2 billion dollars in the US and were also in Puerto

Rico and the Bahamas. In the state of Florida, they did \$250 million with branches that were associated with Disney, from Jacksonville to Key West. He stated they have two branches in this area, one on Alico Road and one in Bonita Springs, 150 employees and he is the manager and has been with the company for 23 years, branch manager has been with the company for 15 years, and the associate branch manager for 30 years. He stated the 150 employees work in Ft. Myers. He mentioned some of their contracts including WCI Gateway, Mercado, Hyatt Regency, and the fact that they are very familiar with large properties. He added that they have been awarded the Brooks CDD contract, which they had previously maintained for four years from 2011-2014.

Kevin Kallner of Estate Landscaping said that it was with regret that they had to go through this process, and he apologized for what the District was having to go through. He stated that discussing the issues with Mr. Bernard was the first time he had been made aware of them. Mr. Bernard told him that Miromar Lakes felt that his company did not value their business, weren't proactive, and explained the issue with trimming of the bougainvillea. He said he immediately replaced the account manager that they had had for seven years with the operations supervisor, the key account manager who will put fresh eyes on the whole property. He pointed out that the bougainvillea had gotten cleaned up but that it was old and leggy, and at their own expense, they put in new bougainvillea to enhance the area. They also paid to fix the St. Moritz berm. He said he was not sure why that area died. Mr. Kallner said it was not how they fell, but how they got back up that was important. One of the things they noticed in the CDD budget was that the enhancement budget was fairly low, \$20,000, and so in their proposal, they said they would improve their communication and be there for the Board to answer questions. He is the owner of Estate Landscaping and his problem was he was not made aware of the problems. He stated they had put together an enhancement budget, and if Miromar Lakes select their bid, they will give money back for the enhancements they do.

The Board responded by saying that it should not even know that there is a problem; the landscape company should know and fix it before it reaches them. He added the Board would have liked them to be proactive rather than reactive.

Estate Landscaping responded by saying that they meet with the HOA side weekly and drive through and give recommendations. They invited the District to do the same but it wasn't done. He said that he had given the district proposals and ideas of what to do, but there wasn't budget for it. He agreed that there also was a communication gap.

A Board member asked Mr. Kallner if he was aware of the difference of opinion concerning the berm that Estate Landscaping finally corrected where the contract called for like plantings. Mr. Ward and others pointed out that that was not Estate Landscaping's issue, but it was a Lee County problem. However, a Board member pointed out that it was Mark from Estate Landscaping who informed them that "like" plantings did not exist, which was not true.

Mr. Ward thanked the audience for all its comments and asked the Board to make a decision.

The Board asked Mr. Bernard to give his choice as he ultimately would be the person who would deal with the company and perhaps there was a company that he had the most confidence in meeting the objectives of the District. Mr. Bernard said all three firms could fill those needs, and he did not feel he wanted to make a recommendation. The Board asked questions and had discussion about who to choose.

Motion was made by Mr. Herring and seconded by Mr. Hendershot to accept the bid from Crawford Landscaping Company, and with 3 in favor and 1 opposed, the motion was approved.

4. Staff Reports

a) District Attorney

Mr. Urbancic reported that the annual tax bill had been received and one of the things on the tax bill was the University override for landscaping and they receive a partial credit for maintaining the berm by Ben Hill Griffin Parkway. He reported that last year the bill was \$32,000 and this year it was \$52,000. He said he was trying to get more information about it, but so far his inquiries were being ignored.

Mike Elgin, who was in the audience, stated that he was the only member left to the Board of the MSBU, and he does not have access to the information that they need. He said that he was not aware of any increase, and he urged that they continue to probe the issue.

Mr. Urbancic said the bottom line was they didn't know who determined the increase or if the increase is legal. The Board asked what role Center Place may have in this, and the response was none due to the boundaries.

A discussion ensued about the issue of this large tax increase and who could be contacted to explain the increase. The point was also made by the Board that they are not sure if the \$52,000 includes the credit that they receive. Mr. Ward said the bill must be paid by the end of the month to take advantage of the 4 percent discount.

b) District Engineer – No report.

c) Asset Manager

Mr. Bernard reported that they had received the cost estimate for the Lake 5 South Berm. He said the new roadway will go between FGCU and Alico West, and the cost for the roadway landscaping and the fence will probably be an additional \$390,000. All agreed that a six foot fence and landscaping were needed or people would just walk over the berm which would create a security problem. Mr. Bernard said they could put in a hedge with the fence, and it would be less expensive, but then it wouldn't look like the rest of the berms.

Pertaining to South Florida Water Management District Compliance, Mr. Bernard reported there are only four outstanding items which all have to do with bank erosion, the rip rap, getting modification for the retaining wall and fixing the other rip rap fence. He stated that all other compliance issues have been resolved.

d) District Manager - No report.

5. Supervisor's Requests and Audience Comment

Mr. Ward was asked when lakes were usually transferred, and he responded the developer usually takes the lead on that. A Board member said the developer had turned a lake over to the Homeowners' Association. Mr. Ward said that should have come to the CDD. He said generally when the developer is finished, they dedicate the lakes to the CDD. He indicated he would look into the matter.

6. Adjournment

With no further comments or questions from the Board, Mr. Ward asked for a motion to adjourn.

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

The meeting was adjourned at 3:16 p.m.

James P. Ward, Secretary
defined., Chairman

Michael HendershotError! Bookmark not

Jim Ward

From: Greg Urbancic <gurbancic@cyklawfirm.com>
Sent: Thursday, November 10, 2016 5:08 PM
To: Bruce Bernard; James P. Ward (JimWard@jpwwardassociates.com)
Subject: FW: University Overlay Landscape MSBU
Attachments: Scan.pdf; Executed documents.pdf

Bruce/Jim-

Here is the documentation I received from Lee County.

The historical amounts are shown in the attached spreadsheet, which I have cut and pasted below. As I understand it, the District has a frontage number of 23,163, but because of the agreement, the assessed footage of the property was dropped to 16,763.

I am also going to forward you an email from the County attorney. It has some important notes. First, the size of the district changed. Second, note the reference regarding uncertainty on how things will be handled after 2017. We probably need to keep this in mind going forward and keep tabs on the County/Village plans.

NOV. Tax Bill	DISTRICT	NUMBER	FINAL
YEAR	ASSESSMENT	Equal Units	ASSESSMENT
2009	\$123,273	46,518	\$ 2.65
2010	\$162,813	46,518	\$ 3.50
2011	\$157,582	47,318	\$ 3.33
2012	\$117,219	47,318	\$ 2.48
2013	\$120,240	47,318	\$ 2.54
2014	\$81,173	45,861	\$ 1.77
2015	\$168,144	44,456	\$ 2.16
2016	\$168,144	53,307	\$ 3.15

Greg Urbancic
Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail N., Suite 300
Naples, Florida 34103
Phone: 239-435-3535
Fax: 239-435-1218
gurbancic@cyklawfirm.com

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From: Geissler, Melissa [<mailto:MGeissler@leegov.com>]
Sent: Thursday, November 10, 2016 3:23 PM
To: Greg Urbancic <gurbancic@cyklawfirm.com>
Cc: Fredyma, John <JFredyma@leegov.com>
Subject: RE: University Overlay Landscape MSBU

The BOCC approved the FY 16/17 assessment of \$3.15 per front foot on September 6th, 2016. I have attached the executed documents. I have also attached the budget spreadsheet as requested.

Melissa Geissler
Facilities Construction & Management
MSTBU Coordinator
Office Phone 239-533-8848

From: Greg Urbancic [<mailto:gurbancic@cyklawfirm.com>]
Sent: Tuesday, November 08, 2016 1:04 PM
To: Geissler, Melissa
Subject: University Overlay Landscape MSBU

Hi, Melissa. I am following up on my voicemail from yesterday. I am the attorney for Miromar Lakes Community Development District. The District has property located in the University Overlay Landscape MSBU and I think might be the largest single payer. Our District Manager just received the tax bill and it shows a significant increase in the assessment related to the MSBU. This one caught the District by surprise. Can you give me some background on the reason for the increase? I want to be able to advise my Board of Supervisors on the matter at our next meeting on Thursday. Also, is there a budget of some sort relating to the funds being collected? If so, can you please provide me with a copy? Thank you for your assistance.

Greg Urbancic
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Fax: 239-435-1218
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Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Blue Sheet No. 20160430	Lee County Board Of County Commissioners Agenda Item Report Meeting Date: 9/6/2016	9:30 AM Public Hearing 2
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TITLE:

Approve election to use Uniform Method of Collecting Non Ad Valorem Special Assessment for the University Overlay Landscaping Operation and Maintenance unit.

ACTION REQUESTED:

Adopt and certify the Resolution using the Uniform Method of Collecting Non-Ad Valorem Special Assessment roll for 1 Municipal Service Benefit Unit. Section 197.3632, Florida Statutes, requires the Board to approve a Resolution for the option to use the Uniform Method of Collecting for Non Ad Valorem Special Assessments for Fiscal Year 2016-2017.

FUNDING:

Property owners are to pay the assessment through the established Municipal Service Benefit Unit on the 2016 tax roll for University Overlay Landscaping Operation and Maintenance unit.

The University Overlay Landscaping Operation and Maintenance assessment occurs annually in accordance with the fiscal year.

The University Overlay Landscape Operation and Maintenance unit has a separate fund for collection of the special assessment. Revenue will be recorded in account string GC500010423.325100.9001.

WHAT ACTION ACCOMPLISHES:

Annual request for adopting and certifying the Resolution to Certify will allow staff to proceed with the collection of Non Ad Valorem Special Assessment using the Uniform Method of Collection for University Overlay Landscaping Operation and Maintenance unit.

MANAGEMENT RECOMMENDATION:

Approve

Requirement/Purpose: <i>(specify)</i>	Request Initiated
<input checked="" type="checkbox"/> Statute §§125.01 & 197.3632 F.S <input type="checkbox"/> Ordinance <input type="checkbox"/> Admin Code <input type="checkbox"/> Other	Commissioner: All Department: FACILITIES CONSTRUCTION AND MANAGEMENT Division: No Divisions By: Damon Grant

Background:

The MSTBU office has collected Non Ad Valorem Special Assessments using the Uniform Method of Collection (Tax Roll) as authorized by Florida Statute 197.3632. Utilization of this method has been favorably received by the property owners in so far as the assessment is incorporated with the annual tax bill. Inter local agreements have been executed with the Tax Collector, Property Appraiser, and the Village of Estero, as required. This Public Hearing is held for the Board to certify the assessment and take public input.

Required Review:					
Damon Grant	Lori Borman	Mark A. Trank	Peter Winton	David Harner	
FACILITIES CONSTRUCTION AND MANAGEMENT	Budget Analyst	County Attorney	Budget Services	County Manager	

Operation & Maintenance MSBU
University Overlay Landscaping O&M 16-06-21 (Resolution # to Assess)

Resolution
Exhibit A: Assessment Roll
Exhibit B: Fl. Department of Revenue DR408A
Notice of Intent
Affidavit of Publication

LEE COUNTY RESOLUTION NO. 16-09-15
(Certification of Special Assessment Roll 2016-2017)

**CERTIFICATION OF THE ASSESSMENT ROLL FOR 2016-2017 FOR
UNIVERSITY OVERLAY LANDSCAPING O&M FOR COLLECTION BY
THE LEE COUNTY TAX COLLECTOR PURSUANT TO THE UNIFORM
METHOD OF COLLECTION FOR NON-AD VALOREM SPECIAL
ASSESSMENTS UNDER SECTION 197.3632, FLORIDA STATUTES.**

WHEREAS, the Board of County Commissioners of Lee County (Board) is the governing body in and for Lee County, Florida, a political subdivision of the state of Florida; and,

WHEREAS, pursuant to the provisions of Section 197.3632, Florida Statutes, the Board is required to certify annual special assessment rolls to the Lee County Tax Collector for collection of the annual assessments; and,

WHEREAS, it is the desire of the Board to adopt and certify the annual special assessment roll attached hereto as Exhibit "A" to the Lee County Tax Collector for the collection of the annual assessments for the period from October 1, 2016, through and including September 30, 2017. The special assessments are to be collected by the Lee County Tax Collector pursuant to the Uniform Method for Collection of Non-Ad Valorem Special Assessments under Section 197.3632, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE

The annual special assessment roll developed by the Lee County Property Appraiser pursuant to the following Lee County Resolutions are hereby officially adopted and certified to the Lee County Tax Collector for the collection of the annual special assessments pursuant to the Uniform Method of Collection for Non-Ad Valorem Special Assessments under Section 197.3632, Florida Statutes:

University Overlay O&M Resolution, 16-06-21

The special assessment roll is attached hereto as "Exhibit A."

SECTION TWO

The effective period for the collection of the special assessments pursuant to the certified assessment rolls will be from October 1, 2016, through and including September 30, 2017.

SECTION THREE

Certification is established by this Resolution and Florida Department of Revenue Form DR-408A (executed original attached hereto as Exhibit "B"), in accordance with Rule 12D-18.006, Florida Administrative Code.

SECTION FOUR

This Resolution will be effective immediately upon adoption by the Board. A copy of the Resolution will be provided by both electronic and U.S. Mail to the Property Appraiser, the Tax Collector and the Department of Revenue.

The foregoing resolution was offered by Commissioner Manning who moved its adoption. The motion was seconded by Commissioner Hamman. The vote was as follows:

JOHN MANNING	<u>Aye</u>
CECIL L PENDERGRASS	<u>Aye</u>
LARRY KIKER	<u>Aye</u>
BRIAN HAMMAN	<u>Aye</u>
FRANK MANN	<u>Aye</u>

DULY PASSED AND ADOPTED this 6th day of September, 2016.

ATTEST:
LINDA DOGGETT, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Joyce Townsend
Deputy Clerk

BY: [Signature]
Chair



APPROVED AS TO FORM FOR THE RELIANCE
OF LEE COUNTY ONLY:

BY: [Signature]
County Attorney's Office

Exhibit A: Special Assessment Roll
Exhibit B: Form DR-408A

EXHIBIT A

SA168 UNIVERSITY LANDSCAPING O&M SPECIAL IMP UNIT MSBU ASSESSMENT ROLL				
STRAP	SA Units	Rate	Site Address	Legal Description
02-46-25-00-00001.1010	51	\$3.15	RIGHT OF WAY FORT MYERS, FL	PARL LOC IN SW 1/4 OF SEC DESC IN OR 3925/2680 LESS OR 3990/3411 + R/W OR 4355/2364
11-46-25-00-00001.0020	216	\$3.15	17100 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	FR NW COR SEC 11 E1920FT TH S 1058FT TO P O B DESC OR 2737/1099
11-46-25-00-00001.0030	216	\$3.15	17500 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	FR NW COR E 1920FT S1019FT SLY 1403FT W75FT TO P O B DESC OR 2884 PG 575
11-46-25-00-00001.0040	5306	\$3.15	ACCESS UNDETERMINED MIROMAR LAKES, FL 33913	PAR LYING W OF BEN HILL GRIFFIN PKWY DESC OR 3165 PG 1800 LESS SPLITS +OR 4535/4064+ 4697/75 + 4672/1318 + OR 4736/182+ SUBDS + LESS OR 4812 PG 1385 + INST 2005-72048 LESS INST #2011-218950 + LESS 2012-132761
11-46-25-00-00001.0070	800	\$3.15	17095-130 COLLEGE CLUB LOOP FORT MYERS, FL 33913	PARL LYING IN SEC 10 + 11 DESC IN OR 3956/4074 LESS INST 2005-176537
11-46-25-11-00000.00A0	204	\$3.15	17830 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR A
11-46-25-11-00000.00B0	125	\$3.15	17824 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR B
11-46-25-11-00000.00C0	240	\$3.15	17820 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR C
11-46-25-11-00000.00D0	168	\$3.15	17810 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR D
11-46-25-11-00000.00E0	238	\$3.15	17804 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR E
11-46-25-11-00000.00F0	200	\$3.15	17800 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR F
11-46-25-11-00000.00G0	210	\$3.15	17480 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR G
11-46-25-11-00000.00H0	225	\$3.15	17470 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR H
11-46-25-11-00000.00I0	100	\$3.15	17450 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR I
11-46-25-11-00000.00J0	275	\$3.15	17440 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR J
11-46-25-11-00000.00K0	225	\$3.15	17090 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR K

11-46-25-11-00000.00Q0	38	\$3.15	10000 GULF CENTER DR FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR Q
11-46-25-11-00000.00W0	35	\$3.15	ACCESS UNDETERMINED FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR W
11-46-25-11-00000.00Y0	245	\$3.15	17460 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR Y
11-46-25-11-00000.0RD1	260	\$3.15	RIGHT OF WAY FORT MYERS, FL	GULF COAST TOWN CENTER AS DESC IN INST #2007-192422 TR RD-1
11-46-25-15-00002.0000	263	\$3.15	10020 UNIVERSITY PLAZA DR FORT MYERS, FL 33913	SHOPS AT UNIVERSITY PLAZA AS DESC IN INST #2011000101674 TRACT 2
11-46-25-15-00005.0000	209	\$3.15	10050 UNIVERSITY PLAZA DR FORT MYERS, FL 33913	SHOPS AT UNIVERSITY PLAZA AS DESC IN INST #2011000101674 TRACT 5
11-46-25-15-00006.0000	167	\$3.15	10060 UNIVERSITY PLAZA DR FORT MYERS, FL 33913	SHOPS AT UNIVERSITY PLAZA AS DESC IN INST #2011000101674 TRACT 6
11-46-25-16-00003.0000	233	\$3.15	10030 UNIVERSITY PLAZA DR FORT MYERS, FL 33913	SHOPS AT UNIVERSITY PLAZA REPLAT AS DESC IN INST #2012000064323 TRACT 3
13-46-25-00-00001.0010	3827	\$3.15	10501 FGCU BLVD S FORT MYERS, FL 33965	IN SW 1/4 OF SEC OR 2497/1564 FL GULF COAST UNIV
14-46-25-01-000A4.0000	16763	\$3.15	MIROMAR LAKES C/E MIROMAR LAKES, FL	MIROMAR LAKES UNIT ONE DESC IN PB 67 PGS 60-73 TRACT A-4
23-46-25-00-00001.0000	785	\$3.15	BEN HILL GRIFFIN PKWY MIROMAR LAKES, FL 33913	PARCEL LYING IN SE 1/4 OF SE 1/4 E OF TREELINE RD LESS RD R/W DESC IN INST #2008000315421
23-46-25-00-00001.0020	468	\$3.15	19801 BEN HILL GRIFFIN PKWY MIROMAR LAKES, FL 33913	PAR LYING IN THE SW 1/4 OF SEC EAST OF TREELINE AVE DESC OR 2851 PG 3172
23-46-25-00-00001.0030	402	\$3.15	19901 BEN HILL GRIFFIN PKWY MIROMAR LAKES, FL 33913	PARL LYING IN MULTI SECS 23+24 ELY OF TREELINE AV DESC OR 2887/633
23-46-25-00-00001.0040	1264	\$3.15	19601 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	FR SE LINE OF TREELINE DR N603FT TO CURVE TO LEFT 140FT FT N421FT TO POB OR2962/2112
23-46-25-00-00001.0060	543	\$3.15	19701 BEN HILL GRIFFIN PKWY MIROMAR LAKES, FL 33913	PARCEL LYING IN S 1/2 OF SECT NE OF TREELINE BLVD DESC OR 3165 PG 1800 CONSERVATION EASEMENT INST 2005-167714
23-46-25-00-00001.0070	376	\$3.15	19591 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	PARCEL LYING IN SE 1/4 OF SECT NE OF BEN HILL GRIFFIN PKWY DESC OR 3229/2127
23-46-25-00-00001.1040	402	\$3.15	MIROMAR LAKES C/E MIROMAR LAKES, FL	PARCEL LYING IN THE SW 1/4 OF SECT DESC IN OR 3380 PG 797 AKA AREA D LESS OR 4161/3976 + OR 4236/1965 LESS ROW DESC IN INST#2006-227387

23-46-25-00-00001.1050	570	\$3.15	MIROMAR LAKES C/E MIROMAR LAKES, FL	PARCEL LYING IN THE SW 1/4 OF SECT DESC IN OR 3165 PG 1800 C2 CONSERVATION AREA INST 2005-167714 LESS ROW DESC IN INST#2006-227387
23-46-25-00-00001.1080	472	\$3.15	19800 BEN HILL GRIFFIN PKWY FORT MYERS, FL 33913	PARL LYING IN THE SW 1/4 OF SECT DESC IN OR 4161/3976
23-46-25-00-00001 1090	884	\$3.15	ACCESS UNDETERMINED FORT MYERS, FL	PARL LYING IN SW 1/4 OF SECT DESC IN OR 4236/1965
25-46-25-E2-16GC1.0000	3415	\$3.15	GOLF COURSE ESTERO, FL	GRANDE OAK S/D PB 67 PGS 15-36 TRACTS GC-1 THRU GC-4 LESS OR 3356/4028 + INST#2006-178885 LESS LAKES DESC IN INST #2009000246714
25-46-25-E4-20000.0010	237	\$3.15	20280 GRANDE OAK SHOPPES BLVD ESTERO, FL 33928	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LOT 1
25-46-25-E4-20000.0020	218	\$3.15	20290 GRANDE OAK SHOPPES BLVD ESTERO, FL 33928	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LOT 2
25-46-25-E4-20000.0030	225	\$3.15	20300 GRANDE OAK SHOPPES BLVD ESTERO, FL 33928	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LOT 3
25-46-25-E4-20000.0040	245	\$3.15	20310 GRANDE OAK SHOPPES BLVD ESTERO, FL 33928	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LT 4
25-46-25-E4-20000.0050	360	\$3.15	20320 GRANDE OAK SHOPPES BLVD ESTERO, FL 33928	SHOPPES AT GRANDE OAK PB 69 PGS 31-34 LT 5
25-46-25-E4-U2316.2412	356	\$3.15	11241 MIROMAR SQUARE BLVD ESTERO, FL 33928	PAR LOC IN THE NW 1/4 OF THE SECT LYING SLY OF CORKSCREW AS DESC IN OR 3804 PG 2900
26-46-25-E2-34002.0000	333	\$3.15	11101-221 EVERBLADES PKWY ESTERO, FL 33928	UNIVERSITY HIGHLAND AS DESC IN INST# 2014000100081 TRACT 2
26-46-25-E2-3500F.0030	250	\$3.15	ACCESS UNDETERMINED ESTERO, FL	TIDEWATER AS DESC IN INST# 2015000254670 TRACT F-3
26-46-25-E2-3500F.0040	745	\$3.15	ACCESS UNDETERMINED ESTERO, FL	TIDEWATER AS DESC IN INST# 2015000254670 TRACT F-4
26-46-25-E2-370F3.0000	871	\$3.15	ACCESS UNDETERMINED ESTERO, FL 33928	TIDEWATER PH 2 AS DESC IN INST# 2016000151991 TRACT F-3
26-46-25-E3-2700P.0000	5530	\$3.15	MIROMAR FACTORY OUTLET C/E ESTERO, FL 33928	MIROMAR FACTORY OUTLET DESC IN PB 77 PG 41 TRACT P LESS INST#2010000051882 + LESS 2010000185076
26-46-25-E3-36010.0000	1029	\$3.15	ACCESS UNDETERMINED ESTERO, FL 33928	UNIVERSITY HIGHLAND TRACT 3 REPLAT AS DESC IN INST# 2015000267130 TRACT 10
35-46-25-E2-U2295.2399	357	\$3.15	ACCESS UNDETERMINED ESTERO, FL	PARL LOC IN NW 1/4 OF SEC 36 + NE 1/4 OF SEC 35 AS DESC IN INST#2007000378980

36-46-25-E1-U2304.2405	599	\$3.15	ACCESS UNDETERMINED ESTERO, FL	PARL LOC IN NW 1/4 OF SEC 36 + NE 1/4 OF SEC 35 AS DESC OR 2868 PG 2279 LESS OR 3804 PG 2900 + INST#2007000378980
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CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL


I, the undersigned, hereby certify that I am the Chairman of the Board, or authorized agent of Franklin B. Mann, located in Lee County, Florida; as such, I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I further certify that, upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as part thereof, said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll this the 6th day of September, 2016 year.

Approved as to Form for the
Reliance of Lee County Only


Office of the County Attorney


Chairman of the Board or authorized agent
of Lee County Board of County Commissioners
Name of local government

Lee County, Florida

FUND NO.: 10423
 MILLAGE CAP: N/A
 FISCAL YEAR 2016/2017

Final Assess \$ 3.15

NOV. Tax Bill

YEAR	DISTRICT ASSESSMENT	NUMBER Equal Units	FINAL ASSESSMENT	
			ASSESSMENT	ASSESSMENT
2009	\$123,273	46,518	\$	2.65
2010	\$162,813	46,518	\$	3.50
2011	\$157,582	47,318	\$	3.33
2012	\$117,219	47,318	\$	2.48
2013	\$120,240	47,318	\$	2.54
2014	\$81,173	45,861	\$	1.77
2015	\$168,144	44,456	\$	2.15
2016	\$168,144	53,307	\$	3.15

Account Description	Account Number	FY14/15 Actual	FY 15/16 Budget	Actual as of 2/29/2016	Anticipated Total of Year	To Be Entered (Total Ant minus Actual)	FY 16/17 Final Budget
10423							
Current Assessments	GC5000010423.325100.9001	\$ 76,009	\$ 95,421	\$ 88,700	\$ 91,421	\$ 2,721	\$ 168,144
Interest on Investments	GC5000010423.361100.9000	\$ 724	\$ 240	\$ 168	\$ 240	\$ 72	\$ 240
Interest Earnings-TC	GC5000010423.361320.9003	\$ 22					
Excess Fees PA	CE5131410423.386600.9000	\$ 103					
Excess Fees TC	CB5131510423.386700.9000	\$ 23					
Less 5% Anticipated	GC5000010423.411000.9000		\$ (4,771)				\$ (6,261)
Fund Balance Appropriated	GC5000010423.421000.9000	\$ 161,978	\$ 127,708		\$ 127,708		\$ 57,530
TOTAL REVENUE		\$ 238,859	\$ 218,598	\$ 88,867	\$ 219,369	\$ 2,794	\$ 219,653

Tax Collector Financial S	CB5131510423.503131	\$ 61	\$ 80	\$ 62	\$ 80	\$ 18	\$ 80
Property Appraisals	CE5131410423.503150	\$ 44	\$ 365	\$ 44	\$ 60	\$ 16	\$ 365
Other Contracted Services	GD5411810423.503490	\$ 101,562	\$ 183,764	\$ 63,659	\$ 144,160	\$ 80,501	\$ 176,600
Other Professional Services	GD5411810423.503190	\$ 1,600		\$ 7,445	\$ -	\$ -	\$ -
Electric	GD5411810423.504310	\$ 3,012	\$ 3,388	\$ 1,039	\$ 2,593	\$ 1,554	\$ 3,108
Equipment Maintenance	GD5411810423.504630	\$ 300					
Equipment Repair Parts	GD5411810423.504635	\$ -	\$ 8,000	\$ 4,000	\$ 4,500	\$ 500	\$ 8,000
Administrative Chgs-MSTBU	GD5411810423.504963	\$ 3,000	\$ 3,000		\$ 3,000	\$ 3,000	\$ 3,000
Future Capital Outlay	GC5890110423.509930						
Reserves for Contingencies	GC5890110423.509910						
Reserve Cash Balances	GD5890110423.509940	\$ 20,001					\$ 28,500

TOTAL EXPENDITURES		\$ 109,580	\$ 218,598	\$ 76,249	\$ 154,393	\$ 85,589	\$ 219,653
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Jim Ward

From: Greg Urbancic <gurbancic@cyklawfirm.com>
Sent: Friday, November 11, 2016 10:45 AM
To: James P. Ward (JimWard@jpwardassociates.com); Bruce Bernard
Subject: FW: University Overlay Landscape MSBU

More info...

I am not sure what will happen to our interlocal when their agreement with the Village expires.

Greg Urbancic
Coleman, Yovanovich & Koester, P.A.
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Naples, Florida 34103
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Fax: 239-435-1218
gurbancic@cyklawfirm.com

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From: Fredyma, John [<mailto:JFredyma@leegov.com>]
Sent: Friday, November 11, 2016 7:37 AM
To: Greg Urbancic <gurbancic@cyklawfirm.com>
Cc: Geissler, Melissa <MGeissler@leegov.com>; Grant, Damon <DGrant@leegov.com>; Jacob, Michael <MJacob@leegov.com>; Wesch, Richard <RWesch@leegov.com>
Subject: RE: University Overlay Landscape MSBU

Greg,

Glad the information was useful.

As for beyond 2017, the Village will need to decide if they wish to continue the existence of the MSBU. The current Ordinance and companion ILA runs through the end on 2017. Unless the Village extends the Ordinance and ILA the landscaping within the MSBU in the Village will simply revert to the County's core level.

You may have a idea worth looking at in greater detail. Consideration for the MLCDD might be changes to the current landscaping agreement to reach a result the District would find more beneficial.

Let me know if you have any questions.

John

John J. Fredyma
Senior Assistant County Attorney
Lee County Attorney's Office
P.O. Box 398
Fort Myers, Florida 33902
(2115 Second Street - 33901)
Tel. 239/533-2236
Fax 239/485-2106

E-mail: JFredyma@leegov.com



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Jim Ward

From: Greg Urbancic <gurbancic@cyklawfirm.com>
Sent: Friday, November 11, 2016 1:34 PM
To: Jim Ward
Subject: RE: University Overlay Landscape MSBU
Attachments: Scan.pdf

Apparently the only "budget" they have is the attached document they sent yesterday. Without the advisory board I get the sense things are very loosely run. For all prior years the District has had a frontage number of 23,163 ft. With the agreement, assessed frontage of the property was dropped to 16,763 ft. Using the \$3.15 per foot multiplier, you end up with \$52,803.45 (16,763 x 3.15). Unfortunately I think their computation is correct. It is hard to know what to do with future budgeting on this as the MSBU might be gone at the end of 2017. Actually, that might not be the worst news as there might be a better way to do all of this.

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From: Jim Ward [mailto:jimward@jpwardassociates.com]
Sent: Friday, November 11, 2016 1:17 PM
To: Greg Urbancic <gurbancic@cyklawfirm.com>
Subject: RE: University Overlay Landscape MSBU

Ok – well let's get to the bottom of this 52k number – we need the fully budget this is based on.

It just does not make sense. I suspect the credit is not in there, at the least.

J

PLEASE NOTE THE NEW E-MAIL ADDRESS BELOW AND ON THE ATTACHED V-CARD.

James P. Ward

JPWard & Associates, LLC
Chief Operating Officer

954 658 4900 Work
JimWard@jpwardassociates.com

2041 NE 6 Terrace
Wilton Manors, Florida 33305

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Thank you.

From: Greg Urbancic [mailto:gurbancic@cyklawfirm.com]
Sent: Friday, November 11, 2016 1:07 PM
To: Jim Ward
Subject: RE: University Overlay Landscape MSBU

Village of Estero. Formed within the last year or so. I believe they gerrymandered around Miromar Lakes if I recall, but much of the MSBU is in the Village now. I think the Village might ultimately take over portions of BHG Parkway from what Mike was saying. Much is still to be determined.

Greg Urbancic
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From: Jim Ward [mailto:jimward@jwardassociates.com]
Sent: Friday, November 11, 2016 12:18 PM
To: Greg Urbancic <gurbancic@cyklawfirm.com>
Subject: RE: University Overlay Landscape MSBU

[What is the “village”](#)

J

PLEASE NOTE THE NEW E-MAIL ADDRESS BELOW AND ON THE ATTACHED V-CARD.

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JPWard & Associates, LLC
Chief Operating Officer

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JimWard@jpwardassociates.com

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Wilton Manors, Florida 33305

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To: Greg Urbancic <gurbancic@cyklawfirm.com>
Cc: Geissler, Melissa <MGeissler@leegov.com>; Grant, Damon <DGrant@leegov.com>; Jacob, Michael <MJacob@leegov.com>; Wesch, Richard <RWesch@leegov.com>
Subject: RE: University Overlay Landscape MSBU

Greg,

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Let me know if you have any questions.

John

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Memorandum

Date: December 1, 2016
To: James P. Ward - District Manager
From: Bruce Bernard - Field Manager
Paul Cusmano – Asset Manager
Subject: Miromar Lakes CDD
Asset Management Report – Nov. 2016
CGA Project # 13-5692

Landscape Maintenance

Staff has processed the new Landscape Maintenance Agreement with BrightView Landscaping Services, Inc. The agreement will go into effect in January 2017. Estate Landscaping has continued to fulfill its monthly obligations in accordance with the present agreement during this transition period. Staff intends to have plant material installed along the berm east of Lake 5 and adjacent to the Portofino subdivision which was impacted / lost due to the fire this past August.

This past month pine straw mulching of all planting beds was also accomplished throughout the CDD's maintained properties including the golf course side of the I-75 berm. This is an annual activity that is routinely completed in the month of November by the Landscape Contractor.

Attached are two (2) photos of the St. Moritz & Tivoli area(s) adjacent to Ben Hill Griffin Parkway. The west side of the berm had additional Viburnum plantings installed along with pine straw mulch in the plant beds.

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GSA Contract Holder

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Suite 600
Fort Lauderdale, FL
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954.921.8807 fax



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954.921.8807 fax

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Lake Maintenance

The analysis of the water quality sampling, taken by GHD Services, Inc., is attached to this report. These first quarter 2016-2017 fiscal year samples are in line with lake quality standards and show a slight reduction in Phosphorus and Total Nitrogen levels during this testing cycle.

The Capital Improvement program, adopted by the CDD's Board within the 2106-17 budget, has a Phase 2 component for the wetland plantings and barrier installations. Staff has reviewed the existing shoreline in Lake 6 that had the wetland plant barrier previously installed. Based upon this review, Staff along with our subcontractor (Lake Masters) feels there is adequate area to install the additional 2,400 wetland plantings inside the present barrier without the need for the additional 1,800 linear feet of proposed barrier.

Permit Compliance

In view of the SFWMD Notice of Inspection letter dated September 18, 2015, the remaining open items / updates are as follows:

1. Application – Miromar Lakes Phase 1
 - a. Lake bank(s) slope (lake shoreline steeper than permitted) - Need to restore/address the shoreline slope to substantial compliance.

Efforts have commenced to address the shoreline issues as the CDD has contracted for rip-rap installation / maintenance activities on the shoreline slopes. This work is funded in the Capital Budget for 2016-17 with anticipated completion scheduled for January 2017 (On-going).

- b. Unpermitted activity - rip-rap was installed along the recreational lake shoreline. Please apply for permit modification to include subject installed rip-rap.



Civil Engineering/Roadway
& Highway Design
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Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
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Planning
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Traffic Engineering
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GSA Contract Holder

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

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The CDD Engineer will be applying for the permit modifications required for all unpermitted rip-rap installation(s) (Pending).

- c. Lake bank erosion - Erosion to the lake shoreline has occurred in some areas of Lakes 6H, 6I, and 6J. Lake 6I has a drop of four (4) feet between lots. Also, erosion has occurred near control structure CS#1. Restore the lake shorelines to substantial compliance with permit.

Shoreline erosion mitigation efforts have been incorporated into the CCD Capital Improvements Budget(s) from 2016-2020. The CDD itself has taken efforts to implement the maintenance repairs with prior approval from affected Homeowners Associations (HOA's) (On-going).

- d. Unpermitted activity / retaining wall - A retaining wall was constructed within the Lake 6 maintenance easement. Restore the lake slope to comply with permit or apply for permit modification to include subject retaining wall.

The CDD Engineer will apply for a permit modification to include / allow for the retaining wall (Pending).

2. Application 030128-2 Mediterranean Village Phase 4 Vivaldi
 - a. Lake bank erosion - Erosion to lake shoreline has occurred in some areas on Lake 6H. Restore the lake shoreline to comply with permit.

Shoreline erosion mitigation efforts for this permit will be addressed within the Capital Improvement Budget year 2017-2018.

3. Application 090903026- Miromar Lakes Tract f-f Beach Cottages
 - a. Lake shoreline maintenance - Washout to lake shoreline (beach easement) has occurred due to the concentration of roof run-off. Restore lake shoreline to substantial compliance with permit.



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

Shoreline restoration / maintenance efforts for this permit will be addressed within the CDD Capital Improvement Budget year 2017.

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

Miromar Lakes Community Development District
Exhibit B

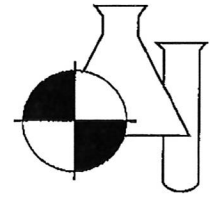
CALVIN, GIORDANO & ASSOCIATES, INC.																	
13-5692 MIROMAR LAKES CDD		YEAR 2															
Description of Service	Agreement Terms			Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17	Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	YTD	Budget Variance
	Hourly Rate	Hours	Total Fee														
WATER MANAGEMENT SERVICES																	
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00		2											2	10.00
Prepare Scope of Service for Contract	\$ 100.00	16	\$ 1,600.00		2											2	14.00
NDPES Compliance/Reporting	\$ 100.00	50	\$ 5,000.00	4	4											8	42.00
Negotiation and Contract Execution	\$ 100.00	12	\$ 1,200.00													0	12.00
Operations and Maintenance Services	\$ 80.00	148	\$ 11,840.00	8	14											22	126.00
Sub-Total:		238	\$ 20,840.00	12	22											34	204
LANDSCAPING SERVICES																	
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00	3	2											5	7.00
Prepare Scope of Service for Contract	\$ 100.00	20	\$ 2,000.00	2	3											5	15.00
Prepare Specifications and Exhibits	\$ 100.00	12	\$ 1,200.00	6	3											9	3.00
Negotiation and Contract Execution	\$ 100.00	12	\$ 1,200.00	2	2											4	8.00
Operations and Maintenance Services	\$ 80.00	269	\$ 21,520.00	24	26											50	219.00
Sub-Total:		325	\$ 27,120.00	37	36											73	252
ASSET MONITORING																	
Procurement and Bidding Services	\$ 100.00	12	\$ 1,200.00													0	12.00
Prepare Scope of Service for Contract	\$ 100.00	12	\$ 1,200.00		2											2	10.00
Prepare Specifications and Exhibits	\$ 100.00	15	\$ 1,500.00	2	3											5	10.00
Negotiation and Contract Execution	\$ 100.00	15	\$ 1,500.00		2											2	13.00
Operations and Maintenance Services	\$ 80.00	148	\$ 11,840.00	12	16											28	120.00
Sub-Total:		202	\$ 17,240.00	14	23											37	165
ADMINISTRATIVE MATTERS																	
Maintain electronic files, attendance at Board Meeting, general matters (all)	\$100	100	\$ 10,000.00	8	9											17	83.00
Sub-Total:		100	\$ 75,200.00	8	9	0	0	0	0	0	0	0	0	0	0	17	83.00
Total: All Hours		809		71	90											161	648





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EnviroAnalytical Inc.



NELAC Certification #E84167

ANALYTICAL TEST REPORT

THESE RESULTS MEET NELAC STANDARDS

Submission Number : 16110039

G H D Services, Inc.
2675 Winkler Ave., Ste.180
Fort Myers, FL 33901

Project Name : MIROMAR LAKES WQM QTLY
Date Received : 11/01/2016
Time Received : 1410

Submission Number: 16110039
Sample Number: 001
Sample Description: WQL #1

Sample Date: 10/31/2016
Sample Time: 1040
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	11/07/2016 11:22	SW
TOTAL KJELDAHL NITROGEN	0.911	MG/L	0.05	0.20	351.2	11/03/2016 13:51	PN
TOTAL NITROGEN	0.911	MG/L	0.05	0.20	353+351	11/03/2016 15:38	PN/MD
NITRATE+NITRITE AS N	0.004 U	MG/L	0.004	0.016	353.2	11/03/2016 15:36	MD
ORTHO PHOSPHORUS AS P	0.030	MG/L	0.002	0.008	365.3	11/01/2016 16:10	BLB
TOTAL PHOSPHORUS AS P	0.068	MG/L	0.008	0.032	365.3	11/03/2016 11:11	BLB
CHLOROPHYLL A	7.86	MG/M3	0.25	1.00	445.0	11/08/2016 13:33	DN
TOTAL SUSPENDED SOLIDS	4.80	MG/L	0.570	2.280	SM2540D	11/01/2016 14:35	E85086
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	11/01/2016 14:41	OT/LD

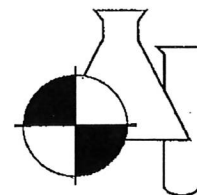
Submission Number: 16110039
Sample Number: 002
Sample Description: WQL #2

Sample Date: 10/31/2016
Sample Time: 1020
Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	11/07/2016 11:24	SW
TOTAL KJELDAHL NITROGEN	0.888	MG/L	0.05	0.20	351.2	11/03/2016 13:54	PN
TOTAL NITROGEN	0.900	MG/L	0.05	0.20	353+351	11/03/2016 15:28	PN/MD
NITRATE+NITRITE AS N	0.012 U	MG/L	0.004	0.016	353.2	11/03/2016 15:28	MD
ORTHO PHOSPHORUS AS P	0.064	MG/L	0.002	0.008	365.3	11/01/2016 16:13	BLB
TOTAL PHOSPHORUS AS P	0.066	MG/L	0.008	0.032	365.3	11/03/2016 11:12	BLB
CHLOROPHYLL A	8.08	MG/M3	0.25	1.00	445.0	11/08/2016 13:33	DN
TOTAL SUSPENDED SOLIDS	4.60	MG/L	0.570	2.280	SM2540D	11/01/2016 14:35	E85086
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	11/01/2016 14:41	OT/LD

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EnviroAnalytical Inc.



NBLAC Certification #B84167

Submission Number: 16110039
 Sample Number: 003
 Sample Description: WQL #3A

Sample Date: 10/31/2016
 Sample Time: 0945
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.044	MG/L	0.008	0.032	350.1	11/07/2016 11:26	SW
TOTAL KJELDAHL NITROGEN	1.11	MG/L	0.05	0.20	351.2	11/03/2016 14:18	PN
TOTAL NITROGEN	1.13	MG/L	0.05	0.20	353+351	11/03/2016 15:29	PN/MD
NITRATE+NITRITE AS N	0.021	MG/L	0.004	0.016	353.2	11/03/2016 15:29	MD
ORTHO PHOSPHORUS AS P	0.051	MG/L	0.002	0.008	365.3	11/01/2016 16:16	BLB
TOTAL PHOSPHORUS AS P	0.052	MG/L	0.008	0.032	365.3	11/03/2016 10:41	BLB
CHLOROPHYLL A	10.1	MG/M3	0.25	1.00	445.0	11/08/2016 13:33	DN
TOTAL SUSPENDED SOLIDS	5.11	MG/L	0.570	2.280	SM2540D	11/01/2016 14:35	E85086
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	11/01/2016 14:41	OT/LD

Submission Number: 16110039
 Sample Number: 004
 Sample Description: WQL #3B

Sample Date: 10/31/2016
 Sample Time: 0955
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	11/07/2016 11:27	SW
TOTAL KJELDAHL NITROGEN	1.04	MG/L	0.05	0.20	351.2	11/03/2016 14:19	PN
TOTAL NITROGEN	1.05	MG/L	0.05	0.20	353+351	11/03/2016 15:30	PN/MD
NITRATE+NITRITE AS N	0.012 I	MG/L	0.004	0.016	353.2	11/03/2016 15:30	MD
ORTHO PHOSPHORUS AS P	0.029	MG/L	0.002	0.008	365.3	11/01/2016 16:18	BLB
TOTAL PHOSPHORUS AS P	0.031 I	MG/L	0.008	0.032	365.3	11/03/2016 10:44	BLB
CHLOROPHYLL A	7.57	MG/M3	0.25	1.00	445.0	11/08/2016 13:33	DN
TOTAL SUSPENDED SOLIDS	3.80	MG/L	0.570	2.280	SM2540D	11/01/2016 14:35	E85086
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	11/01/2016 14:41	OT/LD

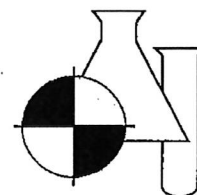
Submission Number: 16110039
 Sample Number: 005
 Sample Description: WQL #4

Sample Date: 10/31/2016
 Sample Time: 0903
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	11/07/2016 11:29	SW
TOTAL KJELDAHL NITROGEN	0.780	MG/L	0.05	0.20	351.2	11/03/2016 14:20	PN
TOTAL NITROGEN	0.808	MG/L	0.05	0.20	353+351	11/03/2016 15:31	PN/MD
NITRATE+NITRITE AS N	0.028	MG/L	0.004	0.016	353.2	11/03/2016 15:31	MD
ORTHO PHOSPHORUS AS P	0.024	MG/L	0.002	0.008	365.3	11/01/2016 16:19	BLB

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TOTAL PHOSPHORUS AS P	0.027 I	MG/L	0.008	0.032	365.3	11/03/2016 10:44	BLB
CHLOROPHYLL A	7.78	MG/M3	0.25	1.00	445.0	11/08/2016 13:33	DN
TOTAL SUSPENDED SOLIDS	3.60	MG/L	0.570	2.280	SM2540D	11/01/2016 14:35	E85086
BIOCHEMICAL OXYGEN DEMAND	1 U	MG/L	1	4	SM5210B	11/01/2016 14:41	OT/LD

Submission Number: 16110039
 Sample Number: 006
 Sample Description: WQL #5

Sample Date: 10/31/2016
 Sample Time: 1204
 Sample Method: Grab

Parameter	Result	Units	MDL	PQL	Procedure	Analysis Date/Time	Analyst
AMMONIA NITROGEN	0.008 U	MG/L	0.008	0.032	350.1	11/07/2016 11:35	SW
TOTAL KJELDAHL NITROGEN	0.786	MG/L	0.05	0.20	351.2	11/03/2016 14:21	PN
TOTAL NITROGEN	0.794	MG/L	0.05	0.20	353+351	11/03/2016 15:43	PN/MD
NITRATE+NITRITE AS N	0.008 I	MG/L	0.004	0.016	353.2	11/03/2016 15:43	MD
ORTHO PHOSPHORUS AS P	0.033	MG/L	0.002	0.008	365.3	11/01/2016 16:20	BLB
TOTAL PHOSPHORUS AS P	0.042	MG/L	0.008	0.032	365.3	11/03/2016 10:45	BLB
CHLOROPHYLL A	12.5	MG/M3	0.25	1.00	445.0	11/08/2016 13:33	DN
TOTAL SUSPENDED SOLIDS	4.80	MG/L	0.570	2.280	SM2540D	11/01/2016 14:35	E85086
BIOCHEMICAL OXYGEN DEMAND	1.56 I	MG/L	1	4	SM5210B	11/01/2016 14:41	OT/LD

Miromar Lakes Community Development District

Financial Statements

September 30, 2016



Visit our web site: www.miromarlakescdd.org

Prepared by:

JPWARD AND ASSOCIATES, LLC

***2041 NE 6TH TERRACE
FORT LAUDERDALE, FLORIDA 33305
E-MAIL: JIMWARD@JPWARDASSOCIATES.COM
PHONE: (954) 658-4900***

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2016**

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets	
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 519,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 519,378
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	443,511	863,852	-	-	-	1,307,363
Revenue	-	427,041	722,006	-	-	-	1,149,047
Prepayment Account	-	0	-	-	-	-	0
Due from Other Funds							
General Fund	104	108	13	-	-	-	225
Debt Service Fund(s)		-	-	-	-	-	-
Market Valuation Adjustments	-						-
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	870,660	-	870,660
Amount to be Provided by Debt Service Funds	-	-	-	-	28,784,340	-	28,784,340
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	40,376,020	40,376,020
Total Assets	\$ 519,482	\$ 870,660	\$ 1,585,872	\$ -	\$ 29,655,000	\$ 40,376,020	\$ 73,007,033

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending September 30, 2016**

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund	General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015				
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds							-
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Bonds Payable							-
Current Portion	-	-	-	-	-	-	-
Long Term	-	-	-	-	29,655,000	-	29,655,000
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ 29,655,000	\$ -	\$ 29,655,000
Fund Equity and Other Credits							
Investment in General Fixed Assets						40,376,020	40,376,020
Fund Balance							
Restricted							
Beginning: October 1, 2015 (Audited)	-	836,409	1,670,657	-	-	-	2,507,066
Results from Current Operations	-	34,250	(84,785)	-	-	-	(50,534)
Unassigned							
Beginning: October 1, 2015 (Audited)	166,119				-	-	166,119
Results from Current Operations	353,363				-	-	353,363
Total Fund Equity and Other Credits	\$ 519,482	\$ 870,660	\$ 1,585,872	\$ -	\$ -	\$ 40,376,020	\$ 43,352,033
Total Liabilities, Fund Equity and Other Credits	\$ 519,482	\$ 870,660	\$ 1,585,872	\$ -	\$ 29,655,000	\$ 40,376,020	\$ 73,007,033

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2016

Description	October	November	December	January	February	March	April	May	June	July	August	Oct-Aug As Corrected	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources																
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest																
Interest - General Checking	14	12	33	29	19	21	24	22	20	22	20	-	14	251	300	84%
Special Assessment Revenue																
Special Assessments - On-Roll	419	136,497	544,403	32,356	24,765	8,198	16,873	11,892	15,104	-	-	-	104	790,610	788,521	100%
Special Assessments - Off-Roll	129,967	-	-	-	-	129,967	129,967	-	129,967	-	-	-	-	519,869	519,869	100%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	1,333	24,539	-	-	-	25,872	0	N/A
Intragovernmental Transfer In														-		
Total Revenue and Other Sources:	\$ 130,400	\$ 136,508	\$ 544,436	\$ 32,384	\$ 24,785	\$ 138,187	\$ 146,864	\$ 11,914	\$ 146,424	\$ 24,562	\$ 20	\$ -	\$ 118	1,336,602	\$ 1,308,690	102%
Expenditures and Other Uses																
Legislative																
Board of Supervisor's - Fees	-	2,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	-	11,000	12,000	92%
Board of Supervisor's - Taxes	-	153	77	77	77	77	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	3,333	-	3,333	40,000	40,000	100%
Financial and Administrative																
Audit Services	-	-	5,000	-	-	-	-	-	-	-	-	-	-	5,000	5,000	100%
Accounting Services	-	-	-	-	335	-	-	-	-	-	-	-	-	335	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	-	-	-	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	500	-	-	500	-	-	-	-	-	-	-	-	-	1,000	1,000	100%
Other Contractual Services																
Legal Advertising	-	-	-	-	-	-	-	-	42	-	-	-	1,133	1,175	1,200	98%
Trustee Services	-	3,091	-	-	-	-	5,859	-	-	-	-	-	-	8,949	7,900	113%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	1,033	-	-	-	-	-	-	1,033	2,400	43%
Bank Services	31	43	30	31	36	34	46	47	34	47	36	-	33	449	550	82%
Travel and Per Diem																
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services																
Postage, Freight & Messenger	118	-	142	29	105	-	45	212	46	82	46	-	124	949	400	237%
Insurance																
Insurance	-	-	5,665	-	-	-	-	-	-	-	-	-	-	5,665	5,800	98%
Printing & Binding																
Printing & Binding	413	80	36	123	40	32	103	146	191	128	124	-	232	1,648	1,200	137%
Website Development																
Website Development	-	-	-	-	-	-	-	-	-	-	100	-	-	100	1,000	10%
Office Supplies																
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships																
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	-	-	175	175	100%
Legal Services																
Legal - General Counsel	-	13,130	3,965	-	-	3,705	-	-	-	3,676	6,688	-	4,778	35,941	20,000	180%
Legal - Litigation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place	-	-	-	-	-	-	-	-	-	-	-	-	2,160	2,160	40,000	5%
Legal - Center Place - Litigation Counsel	-	94,471	99,560	(155,729)	6,646	1,706	3,489	225	2,632	1,658	15,502	-	-	70,160	250,000	28%
Other General Government Services																
Engineering Services - General Fund	-	-	5,531	1,583	-	1,579	546	1,424	3,349	-	1,871	-	2,141	18,024	20,000	90%
NPDES	-	-	-	-	-	560	554	1,200	-	-	600	-	1,695	4,609	2,500	184%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2016

Description	October	November	December	January	February	March	April	May	June	July	August	Oct-Aug As Corrected	September	Year to Date	Total Annual Budget	% of Budget
Asset Administration Services	583	583	583	583	-	583	583	583	1,167	583	583	-	-	6,417	7,000	92%
Center Place	-	-	5,274	(3,453)	-	-	-	-	-	-	-	-	-	1,821	100,000	2%
Sub-Total:	5,153	116,884	148,197	(151,923)	11,572	12,609	16,668	8,247	11,870	10,584	29,883	-	15,629	235,374	537,043	44%
Stormwater Management Services																
Professional Management																
Asset Management	1,983	1,983	1,983	1,983	-	1,983	1,983	1,983	3,967	1,983	1,983	-	-	21,817	23,800	92%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
Utility Services																
Electric - Aeration Systems	-	424	440	454	492	406	408	446	859	-	432	-	474	4,834	500	967%
Lake System																
Aquatic Weed Control	5,464	5,464	5,464	5,464	5,464	-	10,928	6,914	5,464	5,464	5,464	-	5,464	67,018	65,568	102%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Water Quality Testing	-	-	-	-	-	-	-	-	-	2,950	-	-	3,460	6,410	3,800	169%
Water Control Structures	-	770	7,000	-	-	-	-	-	-	-	-	-	-	7,770	9,500	82%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,000	0%
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	42,950	42,950	18,000	239%
Aeration System	-	-	-	-	-	-	-	9,479	-	-	-	-	-	9,479	3,500	271%
Wetland System																
Routine Maintenance	3,133	3,133	3,133	3,133	3,133	-	6,267	3,133	3,133	3,133	3,133	-	3,133	37,600	49,600	76%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Capital Outlay																
Aerator's	-	-	-	-	-	-	-	-	-	-	-	4,248	-	4,248	9,750	44%
Sub-Total:	10,581	11,775	18,021	11,035	9,089	2,389	19,586	21,955	13,423	13,531	11,012	4,248	55,481	202,125	222,518	91%
Landscaping Services																
Professional Management																
Asset Management	2,867	2,867	2,867	2,867	-	2,867	2,867	2,867	5,733	2,867	2,867	-	-	31,533	34,400	92%
Utility Services																
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	1,777	-	-	1,000	1,777	-	1,777	-	-	-	6,332	5,000	127%
Repairs & Maintenance																
Public Area Landscaping	-	34,570	-	61,162	-	29,846	51,810	59,479	61,227	70,819	23,585	(15,368)	24,508	401,637	434,029	93%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation System	-	-	-	-	-	-	-	23,539	-	-	-	518	-	24,057	7,500	321%
Well System	-	-	-	-	-	198	-	-	-	59	549	-	-	806	2,500	32%
Plant Replacement	-	-	-	-	-	-	-	-	-	-	4,248	10,602	-	14,850	20,000	74%
Other Current Charges																
Lee County -Ben Hill Griffin Landscape	-	34,599	-	-	-	-	-	-	-	-	-	-	-	34,599	30,000	115%
Charlotte County - Panther Habitat, Fire	-	372	-	-	-	-	-	-	-	-	-	-	-	372	700	53%
Operating Supplies																
Mulch	-	-	-	-	-	-	-	26,055	-	5,498	-	-	-	31,553	15,000	210%
Sub-Total:	2,867	72,408	2,867	65,806	-	32,911	55,677	113,718	66,960	81,020	31,248	(4,248)	24,508	545,740	549,129	99%
Total Expenditures and Other Uses:	\$ 18,601	\$ 201,067	\$ 169,084	\$ (75,081)	\$ 20,661	\$ 47,909	\$ 91,931	\$ 143,920	\$ 92,253	\$ 105,135	\$ 72,143	\$ -	\$ 95,618	983,240	\$ 1,308,690	75%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2016

Description	October	November	December	January	February	March	April	May	June	July	August	Oct-Aug As Corrected	September	Year to Date	Total Annual Budget	% of Budget
Net Increase/ (Decrease) in Fund Balance	111,800	(64,559)	375,353	107,465	4,124	90,278	54,933	(132,006)	54,172	(80,573)	(72,124)	-	(95,500)	353,363	-	
Fund Balance - Beginning	166,119	277,919	213,360	588,712	696,178	700,301	790,579	845,512	713,507	767,678	687,105	614,982	614,982	166,119	146,131	
Fund Balance - Ending	\$ 277,919	\$ 213,360	\$ 588,712	\$ 696,178	\$ 700,301	\$ 790,579	\$ 845,512	\$ 713,507	\$ 767,678	\$ 687,105	\$ 614,982	\$ 614,982	\$ 519,482	519,482	\$ 146,131	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2016

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income															
Reserve Account	35,497	1,840	0	0	0	0	0	7,354	0	0	0	0	44,696	15,000	298%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	4	4	5	5	2	2	2	2	32	30	108%
Special Assessment Revenue															
Special Assessments - On-Roll	437	142,417	568,016	33,759	25,839	8,554	17,605	12,408	15,759	-	-	108	824,902	820,346	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	164,074	-	-	-	-	-	164,074	164,074	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 35,937	\$ 144,259	\$ 568,017	\$ 33,761	\$ 25,844	\$ 8,558	\$ 181,684	\$ 19,767	\$ 15,761	\$ 3	\$ 3	\$ 111	1,033,704	\$ 999,450	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2012 Bonds	-	-	-	-	-	-	-	420,000	-	-	-	-	420,000	\$ 420,000	100%
Principal Debt Service - Early Redemptions															
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2012 Bonds	-	289,725	-	-	-	-	-	289,729	-	-	-	-	579,454	579,450	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 289,725	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 709,729	\$ -	\$ -	\$ -	\$ -	999,454	\$ 999,450	N/A
Net Increase/ (Decrease) in Fund Balance	35,937	(145,466)	568,017	33,761	25,844	8,558	181,684	(689,962)	15,761	3	3	111	34,250	-	
Fund Balance - Beginning	836,409	872,346	726,880	1,294,897	1,328,658	1,354,502	1,363,060	1,544,744	854,782	870,543	870,546	870,548	836,409	866,391	
Fund Balance - Ending	\$ 872,346	\$ 726,880	\$ 1,294,897	\$ 1,328,658	\$ 1,354,502	\$ 1,363,060	\$ 1,544,744	\$ 854,782	\$ 870,543	\$ 870,546	\$ 870,548	\$ 870,659	870,659	\$ 866,391	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through September 30, 2016

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 177,380	0%
Interest Income															
Reserve Account	84,850	4,363	0	0	0	0	0	17,579	0	0	0	0	106,793	15,000	712%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	133	1	2	2	2	2	3	4	4	4	4	161	-	N/A
Special Assessment Revenue															
Special Assessments - On-Roll	53	17,110	68,242	4,056	3,104	1,028	2,115	1,491	1,893	-	-	13	99,105	98,463	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	1,410,287	-	-	-	-	-	1,410,287	1,410,287	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 84,904	\$ 21,606	\$ 68,244	\$ 4,058	\$ 3,107	\$ 1,029	\$ 1,412,404	\$ 19,072	\$ 1,897	\$ 4	\$ 4	\$ 17	\$ 1,616,345	\$ 1,701,130	N/A
Expenditures and Other Uses															
Debt Service															
Principal Debt Service - Mandatory															
Series 2012 Bonds	-	-	-	-	-	-	-	610,000	-	-	-	-	610,000	\$ 610,000	100%
Principal Debt Service - Early Redemptions															
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense															
Series 2012 Bonds	-	636,493	-	-	-	-	-	454,638	-	-	-	-	1,091,130	1,091,130	100%
Operating Transfers Out (To Other Funds)															
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 636,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,064,638	\$ -	\$ -	\$ -	\$ -	\$ 1,701,130	\$ 1,701,130	N/A
Net Increase/ (Decrease) in Fund Balance	84,904	(614,887)	68,244	4,058	3,107	1,029	1,412,404	(1,045,565)	1,897	4	4	17	(84,785)	-	
Fund Balance - Beginning	1,670,657	1,755,561	1,140,674	1,208,918	1,212,975	1,216,082	1,217,112	2,629,515	1,583,950	1,585,847	1,585,851	1,585,855	-	-	
Fund Balance - Ending	\$ 1,755,561	\$ 1,140,674	\$ 1,208,918	\$ 1,212,975	\$ 1,216,082	\$ 1,217,112	\$ 2,629,515	\$ 1,583,950	\$ 1,585,847	\$ 1,585,851	\$ 1,585,855	\$ 1,585,872	(84,785)	\$ -	