



AGENDA

REGULAR MEETING



DECEMBER 12, 2019



MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

December 4, 2019

Board of Supervisors
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, December 12, 2019, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

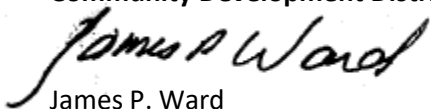
1. Call to Order & Roll Call
2. Consideration of Minutes:
 - I. November 11, 2019 – Regular Meeting
3. Staff Reports
 - a) Attorney
 - b) Engineer
 - c) Asset manager
 - I. November, 2019 Report
 - d) Manager
 - I. Financial Statements for the period ending November 30, 2019 (Unaudited)
4. Supervisor's Requests and Audience Comments
5. Adjournment

The second order of business is the consideration of the minutes of the October 10, 2019 regular meetings.

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

Yours sincerely,

**Miromar Lakes
Community Development District**



James P. Ward
District Manager
Enclosures

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

The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District was held on Thursday, November 14, 2019, at 2:00 P.M. at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

Present and constituting a quorum:

David Herring	Chairman
Doug Ballinger	Vice Chairman
Alan Refkin	Assistant Secretary
Michael Weber	Assistant Secretary
Mary LeFevre	Assistant Secretary

Also present were:

James P. Ward	District Manager
Greg Urbancic	District Attorney
Bruce Bernard	Asset Manager

Audience:

Tim Byal

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:06 p.m. and all Members of the Board were present at roll call.

SECOND ORDER OF BUSINESS

Consideration of Minutes

October 10, 2019 – Regular Meeting

Mr. Ward asked if there were any additions or corrections to the October 10, 2019 Regular Meeting Minutes. He noted he would make a name change on page 1 from Mike Fabian (ph) to Aaron Dougherty (ph).

Mr. Mike Webber asked about the comment regarding water depth to discourage toad reproduction on page 3 of the October 10, 2019 Meeting Minutes; he wondered if this was in reference to the retention pond or lake. Mr. Ward noted this was related to lake depth and was a comment made by Charlie Krebs. Dr. David Herring stated he believed Mr. Krebs may have been referencing a dry detention area which may have been filling up with water in answer to a question regarding the depth of the water in

this area possibly giving rise to the reproduction of toads. Mr. Webber stated he was very concerned about the toads and indicated he believed next year the toads would spread to almost every retention pond in Miromar Lakes. He asked if there was a plan in place to address this situation, particularly considering the retention ponds were the responsibility of the CDD. He stated there was no way to be completely rid of the toads; however, the population can be reduced if the tad poles were eliminated prior to becoming toads. He indicated he did not believe the depth of water in a retention pond had any impact on toad reproduction. He noted the toads were a nuisance and very poisonous.

Dr. Herring reported capturing and moving live toads to another location was illegal. He indicated there were two acceptable ways of getting rid of toads according to the AVMA and the State of Florida: 1) capture the toad in a plastic bag and rub lidocaine ointment on the toad's belly to anesthetize the toad and then place the bag in the freezer; 2) capture the toad in a paper bag, refrigerate the toad for 2 to 3 hours, and then place the bag in the freezer. He explained this was in the hopes of a humane toad euthanasia. He stated the toad's toxicity was underestimated by most individuals and was a big problem. He stated the best time to address this issue was prior to the hatching of the eggs. He noted the AVMA and the State of Florida warned against killing indigenous beneficial toads; it was important to differentiate between toads which was difficult. He recommended if a dog bit a toad, hold the dog's mouth down toward the ground and wash it out with water in an effort to prevent the poison from going down the dog's throat; then bring the dog to a veterinary hospital. He agreed the CDD had a responsibility to prevent toad reproduction. He stated there was an extension agent who was tasked to deal with toad problems. He recommended the CDD contact this individual. He recommended pet owners not leave pet food outside as this attracted the toads. Mr. Webber stated he understood the plan was to have a company come in and net the polliwogs out of the ponds. He indicated it was important for the CDD to have a plan in place regarding all the retention ponds and lakes. Discussion ensued regarding the toad problems, where toads hid during the daytime, the size of the toads, the toads being large, and developing a plan to deal with the toad problems. Mr. Ward indicated a possible solution for the toad problem would be investigated and presented to the Board in the next couple of months.

On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug Ballinger, and with all in favor, the October 10, 2019 Regular Meeting Minutes were approved as amended.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2020-2

Mr. Ward indicated the CDD had lake bank restoration work which needed to be done this year, which was included in the CDD plan; however, he inadvertently did not include this work in the Budget. He stated Resolution 2020-2 was a Budget Amendment which would provide funds within the constraints of the Budget to complete this work. He stated he would "lower the number from \$170 to \$100 in the exhibit."

Mr. Webber asked if approval of this Resolution would change the assessments. Mr. Ward responded in the negative.

On MOTION made by Mr. Alan Refkin, seconded by Mr. Mike Webber, and with all in favor, Resolution 2020-2 was adopted, and the Chair was authorized to sign.

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

No report.

b) Engineer

No report.

c) Asset Manager**I. Review/Comments – Lake Management Plan**

Mr. Bruce Bernard briefly reviewed the history of why a Lake Management Plan was developed. He explained the Lake Management Plan established a policy to be followed by the CDD from this point forward. He stated GHD had been enlisted to develop the Lake Management Plan; GHD completed the quarterly water quality sample reports for the District. He noted a copy of the Lake Management Plan had been provided to the CDD Board Members for review. He asked if there were any questions or comments. He noted the Plan included the drainage guide and bid package.

Mr. Doug Ballinger noted he was missing a page or two from the Plan. Discussion ensued regarding whether the document pages were simply out of order or missing and all copies of the document being incomplete. Mr. Bernard noted he would ensure the Board received the missing pages. Ms. Mary LeFevre indicated the Lake Use Committee should receive a copy of the Plan.

Mr. Ward stated he would finalize the Plan, post the Plan on the website, and send complete copies to the Board Members.

II. October 2019 Report

Mr. Bernard indicated he submitted the annual NPDES Report to Lee County. He stated a drainage contractor would be in to repair the catch basins along Miromar Lakes Boulevard in the next week or two.

d) Manager**I. Financial Statements for the period ending October 31, 2019 (Unaudited)**

There were no questions regarding the Financial Statements.

Mr. Ward noted the audit was in progress and would most likely be finished within the month; he would present the audit in December or January.

FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

Dr. Herring indicated upon speaking with his neighbors and other members of the Golf Club it was becoming apparent the CDD was an unknown entity. He suggested publishing a short article regarding the CDD in the Miromar, the Wave, the Bulletin, or other local news entity. Mr. Webber noted efforts had been made to educate the public regarding the Miromar Lakes CDD. He stated the Minutes were forwarded to the Voter Rep Meetings and if residents would read the CDD Meeting Minutes a better understanding could be achieved; however, you could not force residents to read Minutes. Ms. LeFevre suggested discussing the CDD at the Men's Club. Dr. Herring noted while there was no specific newsletter which would be best, an article in the Miromar Brochure (the real estate advertisements) regarding the CDD might be helpful. Discussion ensued regarding the Voter Rep Meetings, Voter Rep Meetings generally not being open to the public, making the public aware of the CDD website, sending out an eblast about the CDD through Taylor Morrison, the CDD not keeping a list of email addresses as this list would be required to become public record and would be subject to disclosure, posting information regarding the efforts being made to curb the toad population on the CDD website, residents making an effort to become aware of the CDD due to the toad problem, and the establishment of a resident group for Miromar Lakes for communication. Mr. Webber noted there was a resident group already established, MiromarLakesPeople.com, on which was posted information about the CDD and the CDD Minutes. He stated this website was well publicized and advertised; however, you could not force residents to review the information on the website. Discussion ensued regarding encouraging residents to visit the MiromarLakesPeople.com website and the CDD website through word of mouth.

Mr. Webber noted Mr. Ward was an administrator for Taylor Morrison/Esplanade. He stated the CDD was responsible for the quality of lake water. He asked about the Esplanade plan regarding lake water. He noted Esplanade's plans regarding the lakes could affect the CDD. Mr. Ward responded essentially the Esplanade District was in the infancy stage; bonds had not yet been issued but would be issued in the next few months. He noted Taylor Morrison was currently in the construction phase for Esplanade. He stated CDD operations and maintenance based upon current Taylor Morrison construction plans would come into effect next fall. He reported the engineer for Esplanade was Waldrop Engineering. He stated the developer and Waldrop were aware of the interaction which would need to occur between Miromar Lakes District and the Esplanade District. He indicated Waldrop was addressing the construction near Lake 5. He stated he was not aware of the Lake 5 water quality requirements, or what the South Florida Water permit required; however, the South Florida Water permit had been obtained. Mr. Webber stated he believed if the water quality was not up to standard during the construction phase it would eventually become the CDD's problem and responsibility. He asked if a regular communication from Esplanade could be obtained in an effort to ensure the CDD was aware of how the situation was progressing. Mr. Ward stated he would speak to the developer regarding the lake and water quality.

Dr. Herring asked if the developer was responsible for the same type of water quality standards as Center Place agreed to. Mr. Ward responded in the affirmative; the developer was aware water quality standards needed to be maintained. He stated he spoke with Waldrop regarding water quality needs, and Waldrop was aware of the water quality requirements. He reported Waldrop indicated the

necessary procedures had been put into place to address water quality during the construction phase; however, he would touch base with Waldrop regarding water quality now that construction had begun. Discussion continued regarding water quality, there being no residents in Esplanade yet, residents coming in late 2020, whether the CDD for Esplanade was functional, who owned the Esplanade properties, the South Florida Water permit for Esplanade, having Mr. Charlie Krebs speak with Waldrop Engineering, Mr. Ward having no conflict of interest representing two CDDs in the same Community, Taylor Morrison being easy to deal with as a land owner, Taylor Morrison only owning the residential portion of Esplanade development, and Alico owning the commercial portion of the development.

Mr. Ward indicated he would speak with Taylor Morrison and Waldrop and keep the Board updated. He noted the lake banks which abutted the commercial area were being rebuilt and restored. He stated if any Board Members wished to speak with Taylor Morrison, he would be happy to put said Board Members in touch with Taylor Morrison. Dr. Herring asked if an individual owned property both in Miromar Lakes and Esplanade, could said individual serve on both CDDs. Mr. Ward responded in the affirmative. Discussion ensued regarding the Esplanade transition to a resident controlled CDD Board, and how long this transition would take.

Dr. Herring asked about the Jack Hewes situation. Mr. Ward indicated he had received no further correspondence from Mr. Hewes. Ms. LeFevre noted Mrs. Hewes recently fell down some stairs and broke her back. Dr. Herring indicated he attempted to greet Mr. Hewes recently and Mr. Hewes was not friendly. Mr. Ballinger indicated Mr. Hewes was friendly with himself recently. Discussion ensued regarding Mrs. Hewes' accident, Mrs. Hewes going through rehab and Mrs. Hewes being recovered and out playing golf. Mr. Ward indicated if any further correspondence was received from Mr. Hewes, the Board would be updated.

SIXTH ORDER OF BUSINESS

Adjournment

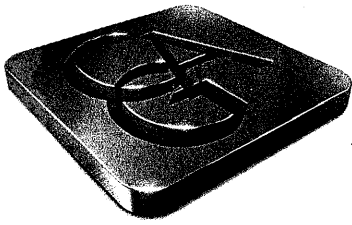
Mr. Ward adjourned the meeting at 2:47 p.m.

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

Miromar Lakes Community Development District

James P. Ward, Secretary

David Herring, Chairman



Memorandum

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

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

GSA Contract Holder

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

Lake Maintenance

CDD staff met with the contractor who was contracted to restore the lake bank(s) in the St. Moritz and Tivoli neighborhoods. The meeting included walking the lake bank slopes for this year's upcoming capital projects. The contractor is scheduled to commence with restoration improvements in the Tivoli neighborhood in the second week of January 2020. Staff has received signed access consent forms from both HOA's presidents, and will provide responses to any questions that arise pertaining to this project.

CDD staff has discussed the Cane Toad issue with the District's aquatic vendor (Solitude). The vendor has been requested to submit a proposal to mitigate both Cane Toad and tadpole concerns for select water bodies within Miromar Lakes CDD. Lakes to be included within the proposal are those in Siena, Bellini, Montelago, Monte Bella, Bellamare, Castelli, Vivaldi, Sorrento, Laguna, and Salerno neighborhoods.

Stormwater Maintenance

CDD staff has provided our stormwater system maintenance contractor (M.R.I) with plans of certain subdivision that are included in the year 2 of our drainage structure inspection and cleaning program. The vendor will be submitting a proposal to inspect the structures in these locations to provide the CDD staff



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with a report from which staff can determine which structures are to be cleaned this fiscal year.

Permit Compliance

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

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

Shoreline erosion mitigation efforts have been incorporated into the CCD Capital Improvements budget(s) from 2016-2020. The CDD itself has taken efforts to implement the maintenance repairs with prior approval from affected Homeowners Associations (HOA's) (shoreline erosion mitigation has begun and has been completed in twelve of the fourteen subdivisions to be repaired).

Miromar Lakes Community Development District

Financial Statements

November 30, 2019



Visit our web site: www.miromarlakescdd.org

Prepared by:

JPWARD AND ASSOCIATES, LLC

2900 Northeast 12th Terrace

Suite 1

OAKLAND PARK, FLORIDA 33334

E-MAIL: JIMWARD@JPWARDASSOCIATES.COM

PHONE: (954) 658-4900

Miromar Lakes Community Development District

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JPWard & Associates, LLC
2900 Northeast 12th Terrace
Suite 1
Oakland Park, Florida 33334
(954) 658-4900

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2019**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2012	Series 2015	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 741,117	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 741,117
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	371,741	565,425	-	-	-	937,166
Revenue	-	1,091	251,233	-	-	-	252,324
Prepayment Account	-	4,211	1,847	-	-	-	6,057
Due from Other Funds							
General Fund	-	204,006	120,638	-	-	-	324,644
Debt Service Fund(s)			-	-	-	-	-
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,520,191	-	-	1,520,191
Amount to be Provided by Debt Service Funds	-	-	-	18,539,809	-	-	18,539,809
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 741,117	\$ 581,048	\$ 939,143	\$ 20,060,000	\$ 36,514,917	\$ -	\$ 58,836,225

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 2019**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
Liabilities						
Accounts Payable & Payroll Liabilities	\$ 3,486	\$ -	\$ -	\$ -	\$ -	\$ 3,486
Due to Other Funds						-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	324,644	-	-	-	-	324,644
Other Governments		-				-
Bonds Payable						-
Current Portion	-	-	-	1,005,000	-	1,005,000
Long Term	-	-	-	19,055,000	-	19,055,000
Total Liabilities	\$ 328,130	\$ -	\$ -	\$ 20,060,000	\$ -	\$ 20,388,130
Fund Equity and Other Credits						
Investment in General Fixed Assets	-			-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2018 (Audited)	-	604,977	2,660,783	-	-	3,265,760
Results from Current Operations	-	(23,929)	(1,721,641)	-	-	(1,745,569)
Unassigned						
Beginning: October 1, 2018 (Audited)	317,847			-	-	317,847
Results from Current Operations	95,140			-	-	95,140
Total Fund Equity and Other Credits	\$ 412,987	\$ 581,048	\$ 939,143	\$ -	\$ 36,514,917	\$ 38,448,095
Total Liabilities, Fund Equity and Other Credits	\$ 741,117	\$ 581,048	\$ 939,143	\$ 20,060,000	\$ 36,514,917	\$ 58,836,225

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2019

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest					
Interest - General Checking	12	13	25	250	10%
Special Assessment Revenue					
Special Assessments - On-Roll	(2,967)	111,061	108,095	510,541	21%
Special Assessments - Off-Roll	39,152	-	39,152	156,608	25%
Miscellaneous Revenue					
Miscellaneous Revenue	-	-	-	0	N/A
State Revenue Sharing-Emergency Mgmt Assis	-	-	-	0	N/A
Intragovernmental Transfer In	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 36,197	\$ 111,074	147,272	\$ 667,399	22%
Expenditures and Other Uses					
Legislative					
Board of Supervisor's - Fees	1,000	1,000	2,000	12,000	17%
Board of Supervisor's - Taxes	77	77	153	918	17%
Executive					
Professional Management	3,333	3,333	6,667	40,000	17%
Financial and Administrative					
Audit Services	-	-	-	3,900	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	18,000	0%
Arbitrage Rebate Services	-	1,000	1,000	2,000	50%
Bond Re-Amortizations	600	-	600	-	N/A
Other Contractual Services					
Legal Advertising	-	-	-	1,200	0%
Trustee Services	-	-	-	9,500	0%
Property Appraiser/Tax Collector Fees	-	1,193	1,193	2,000	60%
Bank Services	33	48	81	550	15%
Travel and Per Diem					
Travel and Per Diem	-	-	-	-	N/A
Communications & Freight Services					
Postage, Freight & Messenger	56	69	125	800	16%
Insurance					
Insurance	-	6,568	6,568	5,900	111%
Printing & Binding					
Printing & Binding	85	229	315	2,200	14%
Website Maintenance					
Website Maintenance	50	50	100	2,000	5%
Office Supplies					
Office Supplies	-	-	-	-	N/A
Subscription & Memberships					
Subscription & Memberships	175	-	175	175	100%
Legal Services					

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2019

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Legal - General Counsel	-	-	-	30,000	0%
Legal - Litigation	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	N/A
Legal - Center Place	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	N/A
Other General Government Services					
Engineering Services - General Fund	-	288	288	7,000	4%
NPDES	-	-	-	2,000	0%
Asset Administration Services	-	-	-	10,000	0%
Center Place	-	-	-	-	N/A
GIS Services	-	-	-	-	N/A
Sub-Total:	5,409	13,855	19,264	150,143	13%
Hurricane Relief Services					
Engineering Services					
General Engineering	-	-	-	-	N/A
Water Mgt - Debris Removal					
Lake Bank Erosion	-	-	-	-	N/A
Landscaping - Debris Removal					
Landscaping Removal	-	-	-	-	N/A
Sub-Total:	-	-	-	-	-
Stormwater Management Services					
Professional Services					
Asset Management	-	9,746	9,746	35,800	27%
Mitigation Monitoring	-	-	-	500	0%
Utility Services					
Electric - Aeration Systems	-	1,079	1,079	4,800	22%
Lake System					
Aquatic Weed Control	-	4,162	4,162	61,000	7%
Lake Bank Maintenance	-	-	-	3,000	0%
Water Quality Testing	-	-	-	13,840	0%
Water Control Structures	-	4,800	4,800	24,000	20%
Grass Carp Installation	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	N/A
Aeration System	-	4,864	4,864	2,000	243%
Wetland System					
Routine Maintenance	-	3,384	3,384	42,100	8%
Other Current Charges	-	-	-	-	N/A
Capital Outlay					

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2019

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Aeration Systems	-	-	-	11,750	0%
Littortal Shelf Replanting/Barrier	-	4,275	4,275	15,000	29%
Lake Bank Restoration	-	-	-	-	N/A
Turbidity Screens	-	-	-	-	N/A
Erosion Restoration	-	-	-	200,466	0%
Contingencies	-	-	-	3,000	0%
Sub-Total:	-	32,309	32,309	417,256	8%
Landscaping Services					
Professional Management					
Asset Management	-	-	-	-	N/A
Utility Services					
Electric	-	-	-	-	N/A
Irrigation Water	-	-	-	-	N/A
Repairs & Maintenance					
Public Area Landscaping	-	-	-	-	N/A
Irrigation System	-	-	-	-	N/A
Well System	-	-	-	-	N/A
Plant Replacement	-	-	-	-	N/A
Other Current Charges					
Lee County Assessments	-	-	-	-	N/A
Charlotte County Assessments	-	559	559	-	N/A
Hendry County - Panther Habitat Taxes	-	-	-	-	N/A
Operating Supplies					
Mulch	-	-	-	-	N/A
Capital Outlay	-	-	-	-	N/A
Reserves for General Fund					
Water Management System	-	-	-	50,000	0%
Disaster Relief Reserve	-	-	-	50,000	0%
Sub-Total:	-	559	559	100,000	1%
Total Expenditures and Other Uses:	\$ 5,409	\$ 46,723	\$ 52,132	\$ 667,399	8%
Net Increase/ (Decrease) in Fund Balance	30,788	64,351	95,140	-	
Fund Balance - Beginning	317,847	348,636	317,847	317,847	
Fund Balance - Ending	\$ 348,636	\$ 412,987	412,987	\$ 317,847	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2019

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest Income					
Reserve Account	3,675	1	3,676	7,200	51%
Prepayment Account	1	6	7	-	N/A
Revenue Account	309	292	601	4,500	13%
Interest Account	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	4,834	203,823	208,656	937,038	22%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 8,819	\$ 204,121	212,940	\$ 948,738	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2012 Bonds	-	-	-	\$ 485,000	0%
Principal Debt Service - Early Redemptions					
Series 2012 Bonds	-	5,000	5,000	-	N/A
Interest Expense					
Series 2012 Bonds	-	231,869	231,869	463,738	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 236,869	236,869	\$ 948,738	N/A
Net Increase/ (Decrease) in Fund Balance	8,819	(32,748)	(23,929)	-	
Fund Balance - Beginning	604,977	613,796	604,977	870,552	
Fund Balance - Ending	\$ 613,796	\$ 581,048	581,048	\$ 870,552	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2019

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ 1,498,639	N/A
Interest Income					
Reserve Account	8,212	8	8,220	12,000	68%
Interest Account	-	-	-	-	N/A
Prepayment Account	1,408	1,902	3,310	5,600	N/A
Revenue Account	828	743	1,571	9,400	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	463	120,821	121,284	555,367	22%
Special Assessments - Off-Roll	-	-	-	582,633	0%
Special Assessments - Prepayments	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 10,911	\$ 123,474	\$ 134,384	\$ 2,663,639	N/A
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2015 Bonds	-	-	-	\$ 520,000	0%
Principal Debt Service - Early Redemptions					
Series 2015 Bonds	-	1,515,000	1,515,000	1,500,000	N/A
Interest Expense					
Series 2015 Bonds	-	341,025	341,025	645,000	53%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,856,025	1,856,025	\$ 2,665,000	N/A
Net Increase/ (Decrease) in Fund Balance	10,911	(1,732,551)	(1,721,641)	(1,361)	
Fund Balance - Beginning	2,660,783	2,671,694	2,660,783	-	
Fund Balance - Ending	\$ 2,671,694	\$ 939,143	939,143	\$ (1,361)	