

JPWard and Associates, LLC

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

BOARD OF SUPERVISORS

AGENDA

December 13, 2012

Board of Supervisor's

**Michael Hendershot, Vice Chairman
Burnett W. Donoho, Assistant Secretary
Dr. David Herring, Assistant Secretary
Alan Refkin, Assistant Secretary**

James P. Ward
District Manager
513 Northeast 13th Avenue
Fort Lauderdale, Florida 33301

Phone: 954-658-4900
E-mail: ward9490@comcast.net



**Prepared by:
JPWard and Associates, LLC
TOTAL Commitment to Excellence**

MIROMAR LAKES

COMMUNITY DEVELOPMENT DISTRICT

December 5, 2012

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, September 13, 2012, at 2:00 P.M.** at the **offices of Miromar Development, Inc., 10801 Corkscrew Road, Suite 305, Estero, Florida 33928**

1. Call to Order & Roll Call
2. Consideration of the Acceptance of the Resignation of Mr. Timothy Byal as a member of the Board of Supervisor's.
3. Consideration of Replacement Supervisor for the balance of the un-expired term of office of the position previously held by Mr. Byal.
4. Administration of Oath of Office for the newly elected Supervisor.
 - a) Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - b) Membership Obligations and Responsibilities
 - c) Form 1- Statement of Financial Interests
5. Consideration of **Resolution 2013-1** re-designating the officer's of the Miromar Lakes Community Development District.
6. Consideration of Minutes
 - a) September 13, 2012 Regular Meeting
7. Staff Reports
 - a) Attorney
 - b) Development Manager
 - c) Engineer
 - d) Manager
 - I. Financial Statements for the period ending October 31, 2012
8. Supervisor's Requests and Audience Comments
9. Adjournment



James P. Ward
District Manager

513 NORTHEAST 13TH AVENUE
FORT LAUDERDALE, FL 33301
PHONE (954) 658-4900
E-MAIL ward9490@comcast.net

With the resignation of Mr. Byal from the Board of Supervisor's, the enabling legislation of the District permits the Board of Supervisor's to replace the resigning member for the balance of the un-expired term of office. The individual must be a citizen of the United States and a resident of the State of Florida, and must not have lost his/her civil rights (i.e. not a convicted felon), and be a registered voter in Lee County, with his/her primary residence in the District. The term of office for the seat held by Mr. Byal is set to expire in November 2014 and the Board may replace Mr. Byal at any time under the statute, by majority vote of the remaining members of the Board of Supervisor's.

The fourth order of business is general in nature; and if the Board chooses to replace Mr. Byal's position at this meeting, the new member will subscribe to an Oath of Office, and both Mr. Urbancic and I will take a few minutes to review the Sunshine Law and the Ethics Guide for Public Employees to the new member of the Board of Supervisor's.

The fifth order of business is to re-designate the officer's of the Miromar Lakes Community Development District. The Manager generally serves as Secretary/Treasurer, since these positions are ministerial in nature, and two Board Members serve as Chairman and Vice Chairman and the remaining members serve as Assistant Secretaries.

Currently the Board officer's are as follows:

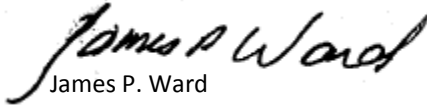
Chairman:	VACANT
Vice Chairman:	Mr. Hendershot
Secretary/Treasurer:	James P. Ward
Assistant Secretary:	Mr. Refkin
Assistant Secretary:	Mr. Donoho

The sixth order of business is consideration of the minutes of the September 6, 2012 minutes.

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

Yours sincerely,

**Miromar Lakes
Community Development District**



James P. Ward
District Manager
Enclosures



James P. Ward
District Manager

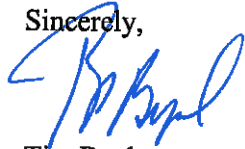
513 NORTHEAST 13TH AVENUE
FORT LAUDERDALE, FL 33301
PHONE (954) 658-4900
E-MAIL ward9490@comcast.net

LETTER OF RESIGNATION

To: Board of Supervisors,
Miromar Lakes Community Development District

Please be advised that I have moved my permanent residence from within the boundaries of Miromar Lakes Community Development District. State law requires that all elected board members be qualified electors of the district. As a result of my change in circumstances, I hereby tender my resignation as a supervisor of the district effective immediately. I have enjoyed my opportunity to serve on the Board of Supervisors for the benefit of the District and its residents and I look forward to continuing to work closely with the board members as a liaison for Miromar Development Corporation.

Sincerely,



Tim Byal

Date: 9/18/12

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Miromar Lakes Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Miromar Lakes Community Development District**, Lee County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF LEE

Sworn to (or affirmed) before me this ____ day of _____, 2012, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

RESOLUTION 2013-1

A RESOLUTION OF THE BOARD OF SUPERVISOR’S OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFIDER’S OF THE DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Miromar Lakes Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

Chairman	_____
Vice-Chairman	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	<u>James P. Ward</u>
Secretary	<u>James P. Ward</u>

SECTION 2. REMOVAL OF CERTAIN OFFICERS. Any other individuals, are hereby removed as officers of the District..

SECTION 3. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 4. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

SECTION 5. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

RESOLUTION 2013-1

A RESOLUTION OF THE BOARD OF SUPERVISOR'S OF THE MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICER'S OF THE DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

PASSED AND ADOPTED this 6th day of December, 2012

**Miromar Lakes
Community Development District**

James P. Ward, Secretary

Chairman/Vice Chairman

Print Name: _____

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

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on **Thursday, September 13, 2012, at 2:00 p.m.**, at the offices of **Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928.**

Present and constituting a quorum were:

Timothy Byal	Chairman
Burnett Donoho	Assistant Secretary
David Herring	Assistant Secretary

Also present were:

James Ward	District Manager
Greg Urbancic	District Counsel
Danny Tyler	Bond Counsel
Scott Schuhle	US Bank
Bill Reagan	FMS Bonds
Charlie Krebs	District Engineer
Mike Elgin	Miromar Development Corporation

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Ward called the meeting to order at 2:00 p.m. and the record will reflect that all members of the Board are present at roll call with the exception of Supervisors Hendershot and Refkin.

SECOND ORDER OF BUSINESS

Consideration of Minutes

a) August 9, 2012, Regular Meeting

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

On MOTION made by Mr. Herring and seconded by Mr. Donoho, with all in favor, the Minutes of August 9, 2012, was approved as presented.

THIRD ORDER OF BUSINESS

Consideration of Resolution 2012-5 accepting the certification of the District Engineer that the Series 2000 project is complete; declaring the Series 2000 project complete; finalizing the special assessments securing the District's Series 2000A and Series 2000B capital improvement revenue bonds, providing for a supplement to the improvement lien book, declaring that certain true-up obligations remain the same; providing for severability, conflicts and an effective date.

Mr. Ward stated all this resolution is doing is indicating that at the completion of construction of your Series 2000 project, the Board is determining that that project is complete at that point in time. It finalizes an assessment roll, which fixes the par assessments on all the property within the District at that point in time and indicates that the true-up payments don't apply in this instance, and a true-up payment is a payment that the developer makes in the instant that they developed less property than was originally intended from the 2000 Series bond, which they did not. The true-up payments, though a requirement, isn't really applicable in this instance.

With that, Greg, unless you have anything to add to it.

Mr. Urbancic stated it's a procedural requirement that we have to go through under Chapter 170 in terms of the assessment lien process, and it's one of those steps that we need to go through in terms of making sure everything is buttoned up with the refinancing that we've approved.

Mr. Ward stated if there are no questions, a motion to adopt the resolution would be in order.

On MOTION made by Mr. Donoho and seconded by Mr. Byal, with all in favor of approving Resolution 2012-5 as presented.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2012-6 supplementing Resolution 2001-1 which Resolution had previously equalized, approved, confirmed, imposed and levied special assessments on and peculiar to property specially benefited (apportioned fairly and reasonable) by the District's project; approving and adopting the Miromar Lakes Community Development District Capital Improvement Refunding Bonds, Series 2012 Final Assessment allocation report dated August 28, 2012, which sets forth the specific terms of the Miromar Lakes Community Development District Capital Improvement Revenue Refunding Bonds, Series 2012; providing for the modification of the Special Assessments as set forth in the Miromar Lakes Community Development District, Series 2012 final assessment allocation report dated August 28, 2012, providing for severability, conflicts and an effective date.

Mr. Ward stated this is another procedural item that we need to accomplish in order to finish the refinancing; it's done pursuant to both Chapter 190 and Chapter 170 of the statute, and makes final also the final adjustment allocation report, which is attached hereto, which is the report that AJC Associates prepared that indicates two things. One is there will be sufficient assessments on the property necessary to pay the principal and interest due on this bond, and it also provides to you the new principle balances after the refinancing is accomplished. It's slightly lower than the current principal balance, but it's not much, maybe \$30 per unit lower, depending upon the type of product that you are living in within the District.

With that, Greg, unless you have anything additional.

Mr. Urbancic stated nothing further.

Mr. Ward stated this resolution is also in order and recommended for your consideration.

On MOTION made by Mr. Byal and seconded by Mr. Donoho, with all in favor of approving Resolution 2012-6 as presented.

FIFTH ORDER OF BUSINESS

Public Hearings

Mr. Ward stated item five on your agenda is two public hearings; the first is related to your Fiscal Year 2013 budget.

a) FISCAL YEAR 2013 BUDGET

I. Public Comment and Testimony

Mr. Ward stated the first thing I'll do is ask for a motion to open your public hearing .

On MOTION by Dr. Herring and seconded by Mr. Donoho, with all in favor of opening the discussion for public comment and testimony.

Mr. Ward stated the record will reflect that there are no members of the public present. Everyone here, for those who don't know, is staff, either your bond counsel, trustee or your underwriter. With that, I'll ask for a motion to close your public hearing.

On MOTION by Dr. Herring and seconded by Mr. Donoho, with all in favor of closing the discussion for public comment and testimony.

II. Board Comment and Consideration

No discussion.

III. Consideration of Resolution 2012-7 adopting the annual appropriation and budget for Fiscal Year 2013

Mr. Ward stated the budget that you have in front of you has not changed since you saw it last other than the Debt Service Fund, and the most appropriate page for you to look at, and I'll just run through that quickly, is actually the very last page of this budget, page 13. That gives you the change in assessments that will occur now that the Series 2012 refinanced 2000A bonds. The assessments, as you can see, went down anywhere from

\$117 per unit, upwards to \$292 per unit, and that's a result of the refinancing that Mr. Reagan and his firm accomplished a few weeks ago.

That is the only change that has occurred in the context of this budget. If you have questions, I'd be glad to answer them.

Mr. Byal stated just a comment on the General Fund. This year we achieved a reduction of \$13.15.

Mr. Ward stated yes.

Mr. Byal stated compared to the prior year, so if you add that \$13.15 to this number, that's the total reduction that each homeowner will see on their tax bill.

Mr. Ward stated right, you accomplished a very significant reduction in both your debt service assessment and a general fund assessment for Fiscal Year 2013. Any other questions from the Board? If there are none, a motion to adopt Resolution 2012-7 would be in order.

On MOTION by Dr. Herring and seconded by Mr. Donoho, with all in favor of approving Resolution 2012-7 as presented.

b) FISCAL YEAR 2013 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY

I. Public Comment and Testimony

Mr. Ward stated I'll ask for a motion to open your public hearing.

On MOTION by Dr. Herring and seconded by Mr. Donoho, with all in favor of opening the discussion for public comment and testimony.

Mr. Ward stated again the record will reflect that there are no members of the public present, so a motion to close your public hearing.

On MOTION by Dr. Herring and seconded by Mr. Donoho, with all in favor of closing the discussion for public comment and testimony.

II. Board Comment and Consideration

No discussion.

III. Consideration of Resolution 2012-8 Imposing Special Assessments, Adopting an Assessment Roll and Approving the General Fund Special Assessment Methodology

Mr. Ward stated Resolution 2012-8 is in order and recommended for your consideration.

On MOTION by Mr. Donoho and seconded by Dr. Herring, with all in favor of approving Resolution 2012-8 as presented.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2012-9 designating the date, time and location for regular meetings of the Board of Supervisors of the District

Mr. Ward stated your meetings are scheduled for the second Thursday of every month at two o'clock here at Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida. It's the same schedule that you've had in the current year, so now is the time to change it, but this will set your schedule for next year. If you have any questions, I'd be glad to answer them, otherwise that resolution is in order and recommended for your consideration.

Mr. Byal asked is there any conflict with holidays or anything based on that generic scheduling?

Mr. Ward stated no.

Mr. Donoho stated it works around duck hunting pretty well.

Dr. Herring stated no conflict with duck hunting?

Mr Donoho stated no, we open the 27th of October, and that's good, fits right in.

On MOTION by Mr. Byal and seconded by Mr. Donoho, with all in favor of approving Resolution 2012-9.

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

No report.

b. Development Manager

No report.

c. Engineer

No report.

d. Manager**I. Field Operations Update**

Mr. Elgin stated a couple quick things. . We are proceeding and preparing to submit the NPDES report. I believe it's due September 19th. We've discussed it with Dave Robson from Johnson Engineering who is preparing that. We've been in communication with him in preparing those documents for that first submittal and some other things that need to be accomplished to get that done. If there are any questions on that report, it's something that we've discussed at previous meetings, and we're just rolling forward with that application.

The second thing would be tomorrow would be our fourth drop or release of the grass carp. I did speak at length with Aquatic Systems who has been doing that. Based on their observations, the points of release and things and are very comfortable with survivability. They've not witnessed any predatory action and things like that, so we're fairly comfortable with the amount of cover and the success rate we're having with that.

Talking through some of the questions you'll have is when will we see some benefits out there. Immediately, in the short term, probably not so much. The water elevations are up. The nuisance vegetation will go into dormancy starting in October through November, so they will stop growing, which will allow the carp, right now they're keeping them at bay, but most certainly, once they stop growing, they'll be able to make more progress with that. The additional drops, which there will be at least four more drops or releases, that most certainly will add to the success rate as we get more carp released into the system.

Other than that, that's all I have, unless you have some questions.

Dr. Herring stated I was there for first release, and I'm going to admit publicly that my lovely wife was with me, and when I saw the gentleman release the fish, I advised her to wait in the car. In talking to the two gentlemen that were there, they were really knowledgeable and helpful in explaining what was going to happen. I kind of felt foolish for having asked my wife to stay in the car based on my actual interaction with the two gentlemen. But I was very impressed, I was very, very impressed.

Mr. Elgin stated good. They're fish guys and that's what they do for a living, so even my conversations have been similar with them, very knowledgeable and we're very comfortable that we made the right decision moving in that direction.

Dr. Herring stated he did make some comments to me about talking to whoever handles the landscaping around the lakes to make sure that they don't throw the grass clipping into the lake, which I've never seen them do. I don't know if you ever seen them do that, because he talked to me about the appetite of these fish and what they go after first, and they go after the grass first rather than why we put them there.

Mr. Elgin stated particularly where we were at that day would have been Renfro Jackson, because they maintain the lien, so that was in their purview. I haven't communicated that to them, and I can continue to communicate when we see those types of activities out there. Again, give us our best chance for success and survivability.

Mr. Donoho stated I know your wife; I don't think she needs to get in the car.

Mr. Elgin stated I didn't realize that she was in the car that day. I apologize; I should have said hi. I just walked right past the car and didn't realize she was in the car, so I apologize.

Mr. Byal stated Mike, one question, we talked about the need for protection of our weir structure. I don't know if we have allocated the funds in order to provide some sort of gate facility on either one or both sides of that.

Mr. Ward stated we don't have anything specifically budgeted, but if you need to get that done, that's certainly something we can get done.

Mr. Elgin stated it's not an overly expensive item. I can look into what those costs are.

Mr. Byal stated I'm just concerned about the demolition of the expensive weir.

Mr. Elgin stated now that the FGCU students are back.

Mr. Byal stated correct. I mean that's the only way that they can cross and used to cross on a regular basis. They walk across the top of the weir, because the outfall of the lake produces a big channel on the edge of property just east of where the ball fields are. So the runners, etc. would get across the weir in order to bridge that water. Then when we put this structure there that impeded their access, I was concerned about the integrity of that improvement.

Mr. Donoho asked so they can't cross now?

Mr. Byal stated well they could, but they'd probably grab onto that thing as they were going across that's been put up there to keep barrier. The barrier that was only that wide, the weir stopped.

Mr. Elgin stated the weir is about eight inches across, and it goes right down the center.

Mr. Byal stated now there is this thing that's standing in the middle of that to keep the fish in. But the perception would be, I mean it would be a barrier. When we're talking about doing this, like you see in most places where there's some sort of fenced structure that makes it clear that that's not something you're going to have.

Mr. Donoho stated so it's not a good idea to have as part of your cross country running.

Dr. Herring asked can FGCU inform their students, put a sign or something that says "Detour"?

Mr. Elgin stated we've done the signage. We can reach out to the housing people. We can do that, but I'm not sure how much good that will do.

Mr. Byal stated the signage actions have not been very effective, either on that or on our adjacent 500 acres that the developer owns.

Mr. Elgin stated it's a fairly substantial structure, the iron work in it, so it's not that it would be broken easily but, again, you want to prevent those if that's possible.

Mr. Urbancic stated Jim, the only thing I'd add to Mike's report on this NPDES is there's a draft inter local agreement circulating. Once I feel that's in a form that we're ready to adopt and all the other entities that are a part of it, they're ready to adopt and bring it forward, I'll get you guys a copy so you can take a look at it.

Mr. Elgin stated the initial submission that we're doing is it's only the start of things. It does trigger, but we don't have to submit all of our inspection reports; that's all to be determined later, to be submitted later. There's a couple of very basic things we have to do. Charlie and I are actually scheduled to drive the golf course on Monday to do an inspection of the water management system, which is a check box on the application that says it's been inspected within the last 12-month period. Well, we've all inspected; you both have probably inspected it more so than the rest of us.

Dr. Herring stated I don't go near the water hazards that much.

Mr. Elgin stated I can't speak to your golf game, but most certainly those are some things that we just have to formalize as part of that, so Charlie and I will do that and spend about an hour on Monday. That would be sufficient.

Mr. Ward stated I have nothing for you.

EIGHTH ORDER OF BUSINESS

Supervisor's Requests/Audience Comments

Mr. Ward asked any Supervisor's requests and audience comments? Anything else from the Board?

NINTH ORDER OF BUSINESS

Adjournment

Mr. Ward stated then a motion to adjourn would be in order.

On MOTION by Dr. Herring seconded by Mr. Donoho, with all in favor of adjourning at 2:20 p.m.

James P. Ward, Secretary

Timothy Byal, Chairman

Miromar Lakes Community Development District

Financial Statements

October 31, 2012



Prepared by:

JPWARD AND ASSOCIATES LLC

513 NE 13TH AVENUE

FORT LAUDERDALE, FLORIDA 33301

E-MAIL: WARD9490@COMCAST.NET

PHONE: (954) 658-4900

Miromar Lakes Community Development District

Table of Contents

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-4</i>
<i>Debt Service Fund</i>	
<i>Series 2000 Bonds</i>	<i>5</i>
<i>Series 2003 Bonds</i>	<i>6</i>
<i>Series 2012 Bonds</i>	<i>7</i>
<i>Capital Project Fund</i>	
<i>Series 2012 Bonds</i>	<i>8</i>

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2012

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Capital Project Fund	General Long Term Debt	General Fixed Assets	
	General Fund	Series 2000	Series 2003	Series 2012				
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 503,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 503,855
Debt Service Fund								
Interest Account	-	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	-	2,046,096	484,190	-	-	-	2,530,285
Revenue	-	58	862,822	76,492	-	-	-	939,372
Prepayment Account	-	-	2,315	10,611	-	-	-	12,926
Deferred Cost Account	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	13,447	-	-	13,447
Escrow Deposit Fund	-	0	-	-	-	-	-	0
Due from Other Funds								
General Fund	-	109,592	-	706	-	-	-	110,299
Debt Service Fund(s)	27,795	-	-	-	-	-	-	27,795
Market Valuation Adjustments	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	(0)	-	-	-	-	(0)
Assessments Receivable	-	-	-	-	-	-	-	-
Prepaid Expenses	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	3,592,882	-	3,592,882
Amount to be Provided by Debt Service Funds	-	-	-	-	-	35,907,822	-	35,907,822
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	40,376,020	40,376,020
Total Assets	\$ 531,650	\$ 109,650	\$ 2,911,232	\$ 571,999	\$ 13,447	\$ 39,500,704	\$ 40,376,020	\$ 84,014,703

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2012

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Capital Project Fund	General Long Term Debt	General Fixed Assets	
	General Fund	Series 2000	Series 2003	Series 2012				
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds								
General Fund	-	-	27,753	-	-	-	-	27,753
Debt Service Fund(s)	110,319	-	-	-	-	-	-	110,319
Bonds Payable								
Current Portion	-	-	-	-	-	-	-	-
Long Term	-	-	-	-	-	37,440,000	-	37,440,000
Notes Payable - Miromar Development Corp	-	-	-	-	-	2,060,704	-	2,060,704
Total Liabilities	<u>\$ 110,319</u>	<u>\$ -</u>	<u>\$ 27,753</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 39,500,704</u>	<u>\$ -</u>	<u>\$ 39,638,776</u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-	-				-	40,376,020	40,376,020
Fund Balance								
Restricted								
Beginning: October 1, 2012 (Unaudited)	-	13,023,863	2,883,437	-	-	-	-	15,907,300
Results from Current Operations	-	(12,914,212)	42	571,999	13,447	-	-	(12,328,724)
Unassigned								
Beginning: October 1, 2012 (Unaudited)	442,252	-				-	-	442,252
Results from Current Operations	(20,921)	-				-	-	(20,921)
Total Fund Equity and Other Credits	<u>\$ 421,331</u>	<u>\$ 109,650</u>	<u>\$ 2,883,479</u>	<u>\$ 571,999</u>	<u>\$ 13,447</u>	<u>\$ -</u>	<u>\$ 40,376,020</u>	<u>\$ 44,375,926</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 531,650</u>	<u>\$ 109,650</u>	<u>\$ 2,911,232</u>	<u>\$ 571,999</u>	<u>\$ 13,447</u>	<u>\$ 39,500,704</u>	<u>\$ 40,376,020</u>	<u>\$ 84,014,703</u>

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2012

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest				
Interest - General Checking	35	35	500	7%
Special Assessment Revenue				
Special Assessments - On-Roll	308	308	377,734	0%
Special Assessments - Off-Roll	-	-	357,153	0%
Note Payable - Miromar Lakes LLC	-	-		
Intragovernmental Transfer In	-	-		
Total Revenue and Other Sources:	\$ 342	342	\$ 735,387	0%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	600	600	8,000	8%
Board of Supervisor's - Taxes	46	46	612	8%
Executive				
Professional Management	3,333	3,333	40,000	8%
Financial and Administrative				
Audit Services	-	-	7,500	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	18,000	0%
Arbitrage Rebate Services	-	-	2,000	0%
Other Contractual Services				
Legal Advertising	-	-	1,200	0%
Trustee Services	-	-	10,000	0%
Property Appraiser/Tax Collector Fees	-	-	2,400	0%
Bank Services	43	43	500	9%
Travel and Per Diem	-	-	-	N/A
Communications & Freight Services				
Postage, Freight & Messenger	-	-	500	0%
Insurance	5,500	5,500	5,500	100%
Printing & Binding	-	-	500	0%
Office Supplies	-	-	-	N/A
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	1,719	1,719	15,000	11%
Debt Service - Miromar Lakes LLC Note	-	-	-	N/A
Other General Government Services				
Engineering Services - General Fund	-	-	12,500	0%
NPDES	-	-	5,000	0%
Other Current Charges	-	-	-	N/A
Sub-Total:	11,416	11,416	129,387	9%

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2012**

Description	October	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services				
Professional Management				
Asset Management	313	313	3,750	8%
Mitigation Monitoring	-	-	-	N/A
Utility Services				
Electric - Aeration Systems	-	-	1,500	0%
Lake System				
Aquatic Weed Control	5,464	5,464	124,000	4%
Lake Bank Maintenance	-	-	2,500	0%
Water Quality Testing	-	-	2,000	0%
Water Control Structures	-	-	-	N/A
Grass Carp Installation	-	-	-	
Wetland System				
Routine Maintenance	3,133	3,133	-	N/A
Other Current Charges	-	-	2,500	0%
Operating Supplies	-	-	-	N/A
Capital Outlay				
Aerator's	-	-	-	#DIV/0!
Sub-Total:	8,910	8,910	136,250	7%
Landscaping Services				
Professional Management				
Asset Management	938	938	11,250	8%
Utility Services				
Electric	-	-	-	N/A
Irrigation Water	-	-	7,500	0%
Repairs & Maintenance				
Public Area Landscaping	-	-	300,000	0%
Landscape Lighting	-	-	-	N/A
Irrigation System	-	-	7,500	0%
Well System	-	-	3,500	0%
Plant Replacement	-	-	25,000	0%
Other Current Charges				
Lee County - Ben Hill Griffin Landscape	-	-	55,000	0%
Charlotte County - Panther Habitat, Fire	-	-	-	
Operating Supplies				
Mulch	-	-	60,000	0%
Sub-Total:	938	938	469,750	0%
Total Expenditures and Other Uses:	\$ 21,263	21,263	\$ 735,387	3%
Net Increase/ (Decrease) in Fund Balance	(20,921)	(20,921)	-	
Fund Balance - Beginning	442,252	442,252	348,426	
Fund Balance - Ending	\$ 421,331	421,331	\$ 348,426	

Miromar Lakes Community Development District
Debt Service Fund - Series 2000 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2012

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Account	-	-	-	N/A
Reserve Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	-	N/A
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayments				
Prepayments - Series A Bonds	-	-	-	N/A
Prepayments - Series B Bonds	-	-	-	N/A
Debt Proceeds				
Special Assessments - Prepayments	-	-	-	N/A
Series 2012 Refinance	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ -	-	\$ -	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2000 A Bonds	\$ -	-	\$ -	N/A
Series 2000 B Bonds	-	-	-	N/A
Principal Debt Service - Early Redemptions				
Series 2000 A Bonds	12,365,000	12,365,000	-	N/A
Series 2000 B Bonds	-	-	-	N/A
Principal Note Repayment - Miromar Development Note				
Series 2000 A/B Bonds	-	-	-	N/A
Interest Expense				
Series 2000 A Bonds	425,562	425,562	-	N/A
Series 2000 B Bonds	-	-	-	N/A
Early Redemption Premium	123,650	123,650	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	12,914,212	12,914,212	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	(12,914,212)	(12,914,212)	-	
Fund Balance - Beginning	13,023,863	13,023,863	3,986,887	
Fund Balance - Ending	\$ 109,650	109,650	\$ 3,986,887	

Miromar Lakes Community Development District
Debt Service Fund - Series 2003 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2012

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Account	-	-	-	N/A
Reserve Account	-	-	35,800	0%
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	42	42	50,717	0%
Special Assessments - Off-Roll	-	-	2,098,764	0%
Operating Transfers In (From Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 42	\$ 42	\$ 2,185,281	0%
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2003 Bonds	\$ -	-	\$ 460,000	0%
Principal Debt Service - Early Redemptions				
Series 2003 Bonds	-	-	-	N/A
Interest Expense				
Series 2003 Bonds	-	-	1,725,281	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 2,185,281	0%
Net Increase/ (Decrease) in Fund Balance	42	42	-	
Fund Balance - Beginning	2,883,437	2,883,437.22	2,883,529	
Fund Balance - Ending	\$ 2,883,479	2,883,478.82	\$ 2,883,529	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Interest Account	-	-	-	N/A
Sinking Account	-	-	-	N/A
Reserve Account	-	-	7,100	0%
Prepayment Account	-	-	-	N/A
Revenue Account	-	-	2,000	0%
Special Assessment Revenue				
Special Assessments - On-Roll	706	706	836,042	0%
Special Assessments - Off-Roll	-	-	167,052	0%
Special Assessments - Prepayments	-	-		
Debt Proceeds				
Series 2012 Refinance	-	-	-	N/A
Operating Transfers In (From Other Funds)				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 706	706	\$ 1,012,194	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2012 Bonds	-	-	\$ 365,000	0%
Principal Debt Service - Early Redemptions				
Series 2012 Bonds	-	-	-	N/A
Interest Expense				
Series 2012 Bonds	-	-	396,688	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 761,688	N/A
Net Increase/ (Decrease) in Fund Balance	706	706	250,506	
Fund Balance - Beginning	571,293	571,293	477,729	
Fund Balance - Ending	\$ 571,999	571,999	\$ 728,235	

Prepared by:

JPWard and Associates, LLC

**Miromar Lakes Community Development District
Capital Project Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2012**

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Construction Account	-	-	-	N/A
Cost of Issuance	0	0	-	N/A
Debt Proceeds				
Series 2012 Refinance	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 0	0	\$ -	N/A
Expenditures and Other Uses				
Capital Outlay				
Cost of Issuance				
Series 2012 Bonds	17,500	17,500	\$ -	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	17,500	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	0	(17,500)	-	
Fund Balance - Beginning	30,947	30,947	-	
Fund Balance - Ending	\$ 30,947	13,447	\$ -	

Prepared by:

JPWard and Associates, LLC