

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



AGENDA

APRIL 13, 2023

PREPARED BY:

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

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

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

April 6, 2023

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, April 13, 2023, at 2:00 P.M.** in the Library at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

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

<https://districts.webex.com/districts/j.php?MTID=m7e077c6c898f6bc31e092a059887bae3>

Access Code: **2330 559 3905**, Event Password: **Jpward**

Phone: **408-418-9388** and enter the access code **2330 559 3905**, password: **Jpward (579274** from phones) to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. March 9, 2023 – Regular Meeting.
3. Consideration of **Resolution 2023-1**, a resolution of the Board of Supervisors of the Miromar Lakes Community Development District approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing for **Thursday, July 13, 2023, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913** on the Proposed Budget.
 - I. Detention Area Plan
 - II. Erosion Rip-Rap Plan (Fiscal Year 2024 Capital Plan).
 - III. Fiscal Year 2024 Budget Discussion.
4. Acceptance of Letter of Termination of Contract between AJC Associates, Inc. and Miromar Lakes Community Development District for preparing the District's annual Assessment Rolls.
5. Consideration of amending agreement with JP Ward and Associates, to include preparation of the Assessment Roll.

6. Staff Reports.
 - I. District Attorney.
 - II. District Engineer
 - III. District Asset Manager.
 - a. Operations Report April 1, 2023.
 - IV. District Manager
 - a) **Important Board Meeting Dates for Balance of Fiscal Year 2023.**
 1. Proposed Fiscal Year 2024 Budget – **April 13, 2023, at 2:00 P.M.**
 2. **June 8, 2023**, meeting moved to **June 5, 2023, at 2:00 P.M.**
 3. Public Hearings: Fiscal Year 2024 Budget Adoption – **July 13, 2023, at 2:00 P.M.**
 - b) Financial Statements for period ending March 31, 2023 (unaudited).
7. Supervisor's Requests and Audience Comments.
8. Announcement of Next Meeting – May 11, 2023.
9. Adjournment.

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

The second order of business is the consideration of the Minutes from the Miromar Lakes Community Development District Board of supervisors Regular Meeting, held on March 9, 2023.

The third order of business is the continued discussion of the Proposed Fiscal Year 2024 Budget. The Budget has been updated for the Reserve calculations. Also, the two items that were discussed previously included the plan for the dry detention areas along with the plan for the rip-rap restorations included in the Fiscal Year 2024 Budget.

Once the Board completes its review process of the Budget, the Resolution can be approved. This must be accomplished on or before the May 11, 2023, meeting to meet the statutory deadlines.

The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing at a meeting of the Board of Supervisors.

The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to any of the Assessment Rates contemplated because of the preparation of the Budget. It does however set the maximum assessment rate for the general fund.

Resolution 2023-1 is a resolution of the Board of Supervisors based on the District's enabling legislation, which requires the District Manager to submit a Proposed Budget to the Board of Supervisors by June 15th of each year for your review and approval.

The budget hearing is scheduled for **Thursday, July 13, 2023, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The fourth order of business Acceptance of Letter of Termination of Contract between AJC Associates, Inc. and Miromar Lakes Community Development District for preparing the District's annual Assessment Rolls. *On behalf of the District, we would like to express our thanks and gratitude to Alice Carlson for all the work she has accomplished over the years with Miromar Lakes, she will be missed.*

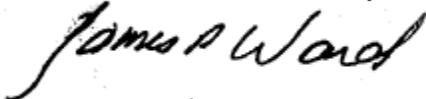
The fifth order of business is the consideration of Resolution 2023-2, a resolution of the Board of Supervisors of the Miromar Lakes Community Development District, amending the District Manager's Contract to including preparation of the Assessment Roll. With AJC and Associates, LLC terminating the agreement for the preparation of Assessment Rolls, due to her retirement, this item is to replace those services, which my firm provides on an ongoing basis. The proposed fee is the same as what we pay AJC and Associates, LLC.

The sixth order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager, including the Operations Report, dated April 1, 2023. The District Manager will review financial Statements for the period ending March 31, 2023 (unaudited).

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

Sincerely yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

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

10 The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District
11 was held on Thursday, March 9, 2023, at 2:00 P.M. in the Library at the Beach Clubhouse, 18061
12 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.
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Present and constituting a quorum:

20 Michael Weber	Vice Chair
21 Patrick Reidy	Assistant Secretary
22 Doug Ballinger	Assistant Secretary
23 Mary LeFevre	Assistant Secretary

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Absent:

29 Alan Refkin	Chair
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Also present were:

35 James P. Ward	District Manager
36 Greg Urbancic	District Attorney
37 Charlie Krebs	District Engineer
38 Bruce Bernard	Asset Manager
39 Richard Freeman	Asset Manager

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Audience:

45 Erin Dougherty
46 David Salko

47 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.

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

53 District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted
54 roll call; all Members of the Board were present, with the exception of Supervisor Refkin, constituting a
55 quorum.
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SECOND ORDER OF BUSINESS

Consideration of Minutes

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February 9, 2023 – Regular Meeting Minutes

67 Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes; hearing none, he
68 called for a motion.
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95 community was provided. He noted Miromar was not going to reduce unit counts going into 2024;
96 therefore, the units would remain at 1,617 units overall, with both on roll (1,362 units) and undeveloped
97 property (255 units).

98

99 Ms. LeFevre indicated she did not like funds being put into the budget for the detention areas and
100 erosion restoration without having a plan in place for improvement. She stated she understood the
101 plans were not approved at this point, time was getting short, and it was important not to delay the
102 improvements for another year; however, the budget should reflect this.

103

104 Mr. Ward stated funds had been spent over the past four or five years to fix the shorelines and rip rap,
105 installing GeoTube. He explained Miromar Lakes was getting to the point where these repairs were
106 done, which was a good thing, but now the shorelines needed to be maintained. He stated the District
107 could not ignore erosion. He stated whether Board used the word enhancement or not did not matter;
108 the system needed continual improvement and maintenance on an ongoing basis.

109

110 Ms. LeFevre stated she did not have a problem with this; however, the Board had not yet discussed the
111 matter thoroughly. She asked for further discussion.

112

113 Mr. Ward explained as part of the budget process, this would indeed be discussed. He noted at some
114 point this would have to be included in the budget and planned. He stated if the Board wished to
115 further discuss the matter, then it should further discuss the matter. He stated this was the plan he was
116 recommending; however, the Board was free to make changes. He noted the name "plan" or
117 "enhancement" was not material; the maintenance of the shoreline was material. He indicated as the
118 system aged; it was going to need maintenance.

119

120 Ms. LeFevre stated she had a problem essentially with the process; Mr. Ward was making a
121 recommendation which was included in the Budget, but the Board had not discussed or approved the
122 recommendation. She noted she did not wish to approve the budget as it now stood.

123

124 Mr. Ballinger asked if the recommended amount for shoreline maintenance could be changed to
125 contingency. He noted if the funds were included in the budget as a contingency it meant the funds
126 would only get spent if the Board approved the plan later.

127

128 Mr. Ward responded in the affirmative.

129

130 Mr. Pat Reidy noted there was \$108,000 dollars in the budget for erosion restoration, with \$18,000
131 dollars for Isola Bella, \$58,000 dollars for Bellini, and \$14,000 dollars for contingencies, as recommended
132 by Mr. Ward. He stated he would use the word maintenance as opposed to restoration for clarity
133 purposes. He asked for an explanation of the specific plan for use of these funds. He asked if there was
134 an existing identified need.

135

136 Mr. Ward explained problem areas were identified by Bruce Bernard and Richard Freeman, using the
137 map of rip rap locations provided by Charlie Krebs, and prioritized according to severity of need. He
138 noted this plan could not be created two months ago as the Budget had not yet been created and the
139 amount of potential available funds was unknown; now the Board could decide what it wanted to do or
140 not do within the Budget. He noted this was the typical process of consideration and approval. He
141 stated if the Board wished to revisit the rip rap areas and choose which areas should be prioritized this
142 was fine as well.

143
144 Mr. Reidy asked if he was correct in stating the numbers were based upon information gathered by
145 management regarding what needed to be done when the rip rap was examined and based upon the rip
146 rap needing to be located a certain height above the water level.

147
148 Mr. Ward agreed noting Mr. Bernard created the plan and produced the numbers.

149
150 Mr. Reidy noted the Board was unable to do special assessments; therefore, it had to plan ahead for
151 future needs. He noted if it was discovered something was missed in the budget in January, nothing
152 could be done about it until the next fiscal year.

153
154 Ms. LeFevre asked what happened if there was a hurricane and other rip rap was damaged, whose rip
155 rap would be fixed first.

156
157 Mr. Reidy explained if a hurricane hit, then the damage would be assessed, and the budget would be
158 adjusted.

159
160 Mr. Ward agreed. He stated the maintenance program would not begin until after hurricane season was
161 over to ensure the funds were appropriately spent. He stated shoreline maintenance always began
162 after hurricane season for this reason.

163
164 Ms. LeFevre stated she did not wish to be locked into spending a specific amount of funds on a specific
165 lakeshore; the funds needed to be flexible.

166
167 Mr. Weber stated the way things were done in the past was, a Budget was put together, the Board
168 approved the Budget; however, the Board could always change the Budget after the fact. He stated it
169 was impossible to predict the future and flexibility was necessary. He stated if the Budget was
170 approved, yes the dollars were approved; however, the Board could modify where funds were spent.

171
172 Ms. LeFevre noted the problem was, in the past, funds were spent without review or discussion because
173 the spending of the funds had been approved through the budget approval.

174
175 Mr. Ward stated a CDD could not operate coming back to the Board for approval of every spend. He
176 stated the Board was free to discuss and review the plan before budget approval, and the funds for
177 lakeshore maintenance were always subject to storm damage; if storm damage occurred the funds set
178 aside for shoreline maintenance would be used for storm damage repair. He stated shoreline
179 maintenance was important, and the plan was reviewed, prioritized, and recommended to the Board for
180 consideration. He noted the plan would not go into action until January, February, or March of next
181 year, after the rainy season. He stated if the Board wished he could move the funds into a single line
182 item as one lump sum, without specifying which lakes would be maintained in the budget. He noted the
183 plan would not be implemented until the Board had the opportunity to review the plan thoroughly.

184
185 Mr. Weber asked if a presentation could be made at the next meeting regarding the details specifically
186 behind this recommendation.

187
188 Mr. Ward responded in the affirmative.

189
190 Mr. Weber noted this would address Ms. LeFevre's concerns prior to budget approval.

191
192 Ms. LeFevre agreed. She asked about a detention area restoration line item.
193
194 Mr. Ward stated he would ask Mr. Bernard about this line item.
195
196 Ms. LeFevre stated the Board had been discussing the detention areas, and all of a sudden funds were
197 spent, and the Board had not yet approved any spending.
198
199 Mr. Ward indicated no funds had been spent on detention areas.
200
201 Mr. Reidy stated the funds were included in the budget because the need was there, but no funds had
202 been spent as of yet.
203
204 Mr. Weber asked if the Board could receive a monthly report prior to funds being spent on the items
205 specific to page 5 of the budget, to enable the Board to determine whether funds should be spent. He
206 noted things changed, needs changed, and dollar amounts could change. He stated a document
207 showing the spending plan for the upcoming month would be beneficial. He noted general operations
208 would not need to be included in the spending plan, only upcoming capital projects.
209
210 Mr. Ward responded in the affirmative; this could be done.
211
212 Discussion ensued regarding presentation of a monthly capital project spending plan for consideration
213 by the Board; it was decided this would be done.
214
215 Discussion ensued regarding the budget; the intended increase in reserves with this budget; the need
216 for a healthy reserve; and how the Miromar Lakes CDD held its reserves as general cash.
217
218 Mr. Reidy asked if Staff was aware of a hole in the parking lot.
219
220 Mr. Krebs responded in the affirmative.
221
222 Mr. Ward stated after September 30, 2024, the CDD should have over \$800,000 dollars in reserves. He
223 stated the reserves should be around \$1.2 million dollars.
224
225 Discussion continued regarding reserves; how much was enough; how reserves could be used; various
226 situations which could call for reserve use including storm damage or a change in HOA/CDD
227 responsibilities.
228
229 Discussion ensued regarding budget items and cost increases; vendor price increases; shifting funds
230 from over-budgeted items into the reserves; midge fly control cost increases which included additional
231 spraying services; and the overall budget reflecting a 19 percent increase.
232
233 Mr. Ward indicated these increases were consistent with the increases seen in his other CDDs. He
234 explained costs were increased everywhere; however, this particular budget was increased up to the
235 cap rate specifically to add funds to the reserves.
236
237 Discussion ensued regarding continuing this Item until next month; the Board decided to continue this
238 Item.

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FIFTH ORDER OF BUSINESS**Staff Reports****I. District Attorney**

Mr. Greg Urbancic reported he was still monitoring the State Legislation's upcoming bills. He noted it was still early in the session. He noted the bill he was watching regarding ethics training requirements was withdrawn. He stated he would keep the Board updated.

II. District Engineer

Mr. Krebs stated discussions were still underway with Lugano regarding shoreline erosion and where CDD easements were located; however, nothing proposed would impact the CDD. He stated the Master HOA was working to create a unified plan to promote consistency in this area.

Mr. Ward asked about the status of drainage system turnovers.

Mr. Krebs responded he was waiting for construction to be completed at which point the turnover would happen all at once.

Mr. Ward asked if there was a time schedule.

Mr. Krebs indicated he would speak to Mark and find out.

Mr. Weber asked if there had been any conversation with the Master Association regarding plans for turning any property over to the CDD in the next year or so, because if there were, this needed to be included in the budget.

Mr. Ward stated with respect to the drainage system, the budget assumed it would be turned over, and maintenance of those areas was included in the budget.

Discussion ensued regarding turnover of the remainder of the drainage system to the CDD; the HOA replacing missing trees; and San Marino's drainage system.

Mr. Ward explained San Marino was in contact and provided a copy of the condominium documents which he gave to Mr. Urbancic to review and prepare a document for turnover if turnover of the drainage system was possible. He explained typically the CDD would take the underlying land where the drainage system was located by fee simple deed; however, condo associations required 51 percent or a 100 percent vote to approve this type of turnover, and the mortgage companies also had to agree, so it became very difficult for condo associations to turnover anything by deed to the CDD. He stated it could be accomplished by easements sometimes, and this was being reviewed and considered by Mr. Urbancic.

Mr. Urbancic stated in his first pass of the documents he did not see express right for San Marino to sever by deed. He indicated he was going through the documents again to see if he could find an argument, but it might have to be worked through differently.

287 Mr. Reidy stated if Bella Vista had damage to its stormwater system, it was CDD's position that the
288 responsibility of fixing said damage felt to Bella Vista; however, if a complaint was made to the
289 SFWMD, the SFWMD could say the CDD was responsible for the repair. He stated he feared the CDD
290 would be held responsible for any damage to the Bella Vista stormwater system even though Bella
291 Vista had not turned over the stormwater system to the CDD.

292
293 Mr. Ward agreed this was a possibility.

294
295 Discussion ensued regarding Bella Vista's stormwater system.

296
297 Mr. Urbancic stated the lawyers for Bella Vista wanted the CDD to have the threat of eminent
298 domain and recite this in the documents in terms of Bella Vista being able to convey to the CDD.

299
300 Mr. Ward agreed stating, however, he was unsure how to fix the problem. He stated the easy way
301 to fix the problem on the CDD's side was to do easements as opposed to fee simple deeds. He
302 stated San Marino had been good about providing the necessary documents and working with
303 Charlie, and he felt the easements would be established over the next four to five months.

304
305 Discussion ensued regarding the condition of Ravenna's rip rap which looked awful and had
306 excessive erosion; the incorrect type of rip rap installed by Ravenna; the possibility of the CDD being
307 held responsible for repair of Ravenna's rip rap; and the CDD being on the permit, but the
308 landowner being Ravenna.

309
310 Ms. LeFevre stated even if the CDD was on the permit, it could not do anything if it did not have
311 access to the land.

312
313 Mr. Ward stated in litigation the CDD was told it was responsible for the water management system
314 as indicated by permit, and the government did not care whether the CDD owned the land; if the
315 CDD was listed on the permit as the responsible party, then the CDD was the responsible party.

316
317 Mr. Bernard asked if Ravenna had its own separate permit at this point.

318
319 Mr. Krebs responded in the affirmative. He stated he did not believe Ravenna had transferred the
320 permit over to the CDD. He indicated he would double check. He explained the process or permit
321 and land transfer.

322
323 Discussion ensued regarding Ravenna and the problems with its rip rap and lake erosion.

324
325 Mr. Reidy stated the CDD existed to maintain the lake banks and stormwater system throughout
326 Miromar Lakes and it should not ignore this problem.

327
328 Mr. Krebs stated the CDD told Ravenna's developer and attorney to transfer the land and the permit
329 to the CDD when it was new; however, for whatever reason, they chose not to make the transfer.

330
331 Mr. Urbancic stated the developer created those aspects of the water management system as part
332 of the common elements of the condominium of which each owner owned an undivided interest,
333 and severing that interest was problematic. He stated there were development reasons why that

334 property was included within the bounds of the condominium; the areas could have been excluded
335 from the design, but this was not done.

336

337 Discussion continued regarding Ravenna; the Board needing to understand its responsibilities and if
338 it was responsible to repair Ravenna's lakeshore it needed to be prepared to do so.

339

340 Mr. Krebs stated other than the areas which were still under construction, only the multifamily
341 areas have not been transferred: Ravenna, San Marino, and Bella Vista.

342

343 Mr. Ballinger asked Mr. Krebs to determine where the CDD stood in regard to Ravenna.

344

345 Mr. Krebs indicated he would do so.

346

347 Mr. Reidy asked why the Master Association was not approaching Ravenna requiring repair of the
348 erosion.

349

350 Discussion ensued regarding the Master Association possibly approaching Ravenna.

351

352 Mr. Krebs indicated he would check the permits for Ravenna, San Marino, and Bella Vista to see
353 where responsibilities fell.

354

355 Discussion continued regarding Ravenna, San Marino, and Bella Vista.

356

357 III. Asset Manager

358

359 a) Operations Report March 1, 2023

360

361 Mr. Freeman stated he met with Solitude who planned to start the lake plantings in the next
362 couple of the weeks. He stated he walked the perimeter of the CDD berms to determine the
363 damage incurred during Hurricane Ian. He indicated he would continue taking pictures and would
364 followup with the HOA to ensure it was making the necessary repairs. He stated he would put
365 together a report for the Board.

366

367 IV. District Manager

368

369 a) Important Board Meeting Dates for Balance of Fiscal Year 2023:

370

1. Public Hearings: Fiscal Year 2024 Budget Adoption – July 13, 2023, at 2:00 P.M.

371

2. June 8, 2023, meeting moved to June 5, 2023, at 2:00 P.M.

372

372 b) Financial Statements for period ending February 28, 2023 (unaudited)

373

374 No report.

375

376

377 SIXTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

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379 Mr. Ward asked if there were any Supervisor's Requests; there were none. He asked if there were any
380 audience members present in person, or on audio/video with any questions or comments; there were
381 none.

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SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Ward noted the next meeting was April 13, 2023. He adjourned the meeting at approximately 3:08 p.m.

On MOTION made by Mike Weber, seconded by Doug Ballinger, and with all in favor, the meeting was adjourned.

Miromar Lakes Community Development District

James P. Ward, Secretary

Alan Refkin, Chairman

DRAFT

RESOLUTION 2023-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Miromar Lakes Community Development District (the "Board") prior to June 15, 2023, a proposed Budget for Fiscal Year 2024; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

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

SECTION 1. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2024 and attached hereto as Exhibit A is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, July 13, 2023
HOUR: 2:00 P.M.
LOCATION: Beach Clubhouse
18061 Miromar Lakes Parkway
Miromar Lakes, Florida 33913

SECTION 4. The District Manager is hereby directed to submit a copy of the proposed budget to Lee County at least sixty (60) days prior to the hearing set above. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the proposed budget on the District's website at least two days before the budget hearing date.

SECTION 5. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

RESOLUTION 2023-1

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 6. 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 7. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

SECTION 8. This Resolution shall take effect immediately upon adoption.

Secretary Ward offered the Foregoing Resolution and Supervisor _____ moved its adoption, which was seconded by Supervisor _____ and, upon being put to a vote, the vote was as follows:

Michael Weber	_____
Doug Ballinger	_____
Alan Refkin	_____
Mary LeFevre	_____
Patrick Reidy	_____

DULY PASSED AND ADOPTED by the Board of Supervisors of the Miromar Lakes Community Development District, Lee County, Florida, this 13th day of April 2023.

ATTEST:

**BOARD OF SUPERVISORS OF MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Alan Refkin, Chairperson

Exhibit A: Fiscal Year 2024 Proposed Budget

Exhibit A

Fiscal Year 2023 Proposed Budget



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY



Miromar Lakes LLC
Community Development District

MIROMAR LAKES DRY DETENTION BASIN IMPROVED MAINTENANCE REPORT

Prepared for:

**James Ward
District Manager**

Prepared by:

Calvin, Giordano & Associates, Inc.

CGA Project No. 13-5692

March 24, 2023

MIROMAR LAKES DRY DETENTION BASIN IMPROVED MAINTENANCE

Verona Lago Detention-Basin Location #1

Comments:

Proposed installation of native planting to both retention areas in this subdivision. New assorted plantings will improve the overall landscaping appeal within the retention basins.



MATERIAL SCHEDULE

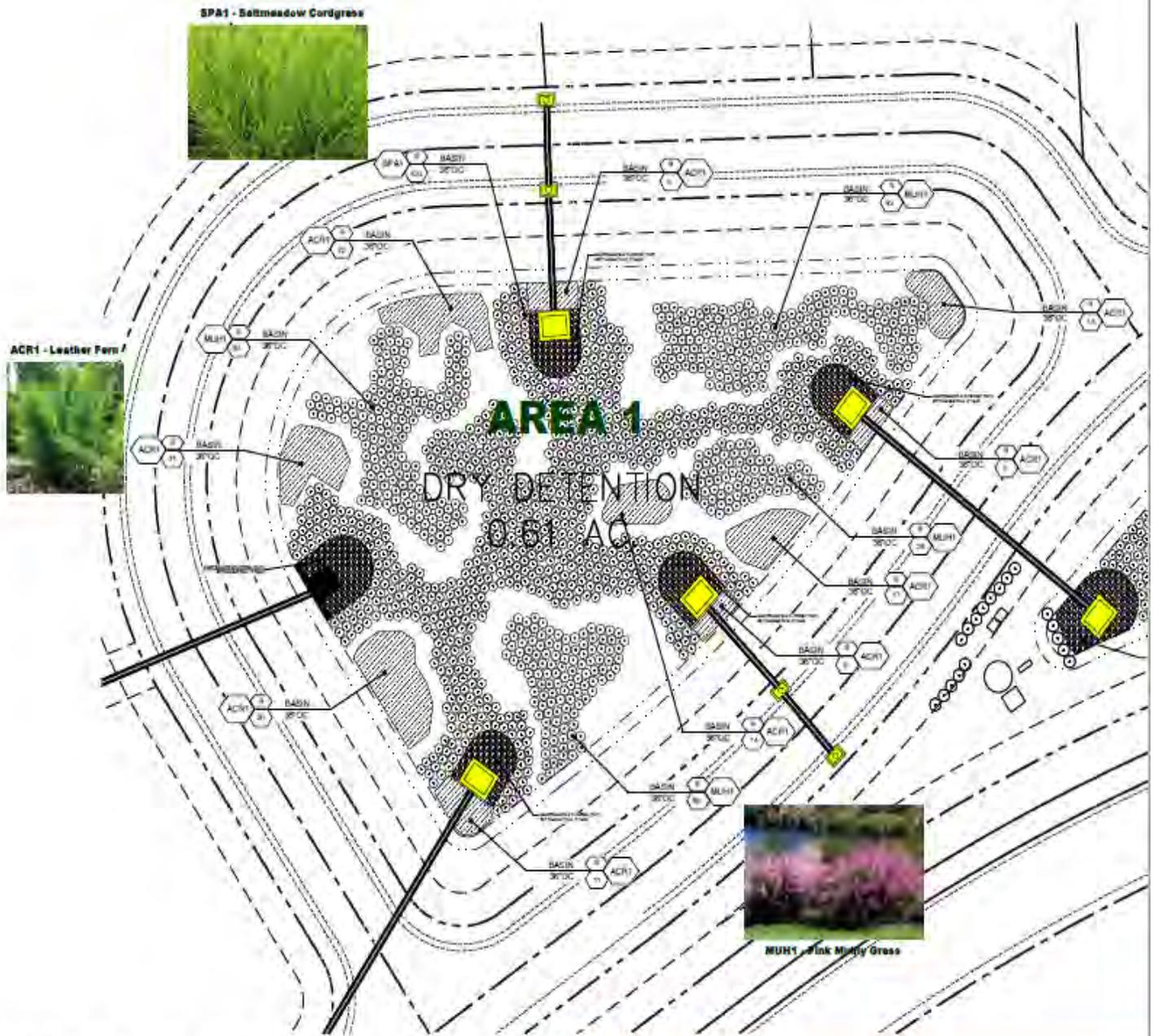
Project Number: 03022- Verona Lago Detention Basin
Date: 3/1/2023

SHRUBS (Florida No. 1)

SYMBOL	QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
☐	150	ACR1	YES	Acrostichum danaeifolium	Leather Fern	15"H x 12"S, 1G	36"OC	9a-11a
○	290	MUH1	YES	Muhlenbergia capillaris	Pink Muhly Grass	15"H x 12"S, 1G	36"OC	5a-9b
⊙	420	SPA1	YES	Spartina patens	Saltmeadow Cordgrass	15"H x 12"S, 1G	36"OC	7a-10b

GENERAL NOTES

- Plant materials must be installed in soil conditions that are conducive to the proper growth of the plant material. Limerock located within planting areas must be removed and replaced with native or growing quality soil before planting.
- Pink Muhly Grass and Saltmeadow Cordgrass utilize the same symbol, as planting was mixed.



LANDSCAPE PLAN - Detention Basin:

MIROMAR LAKES DRY DETENTION BASIN IMPROVED MAINTENANCE

Verona Lago Detention-Basin Location #2

Comments:

Proposed installation of native planting to both retention areas in this subdivision. New assorted plantings will improve the overall landscaping appeal within the retention basins.



MATERIAL SCHEDULE

Project Number: 03022- Verona Lago Detention Basin
Date: 3/1/2023

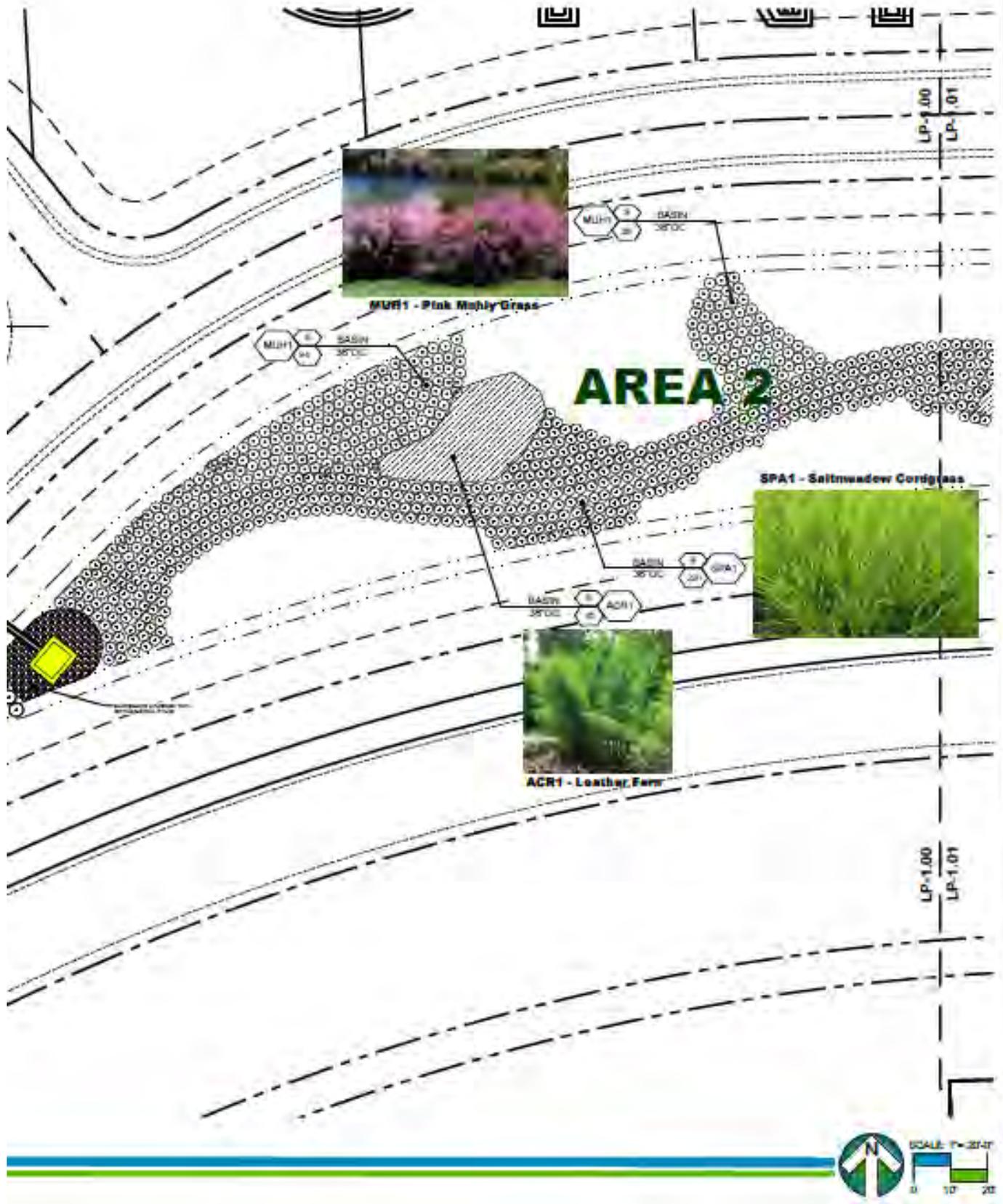
SHRUBS (Florida No. 1)

SYMBOL	QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
	45	ACR1	YES	Acrostichum danaeifolium	Leather Fern	15"H x 12"S, 1G	36"OC	9a-11a
	132	MUH1	YES	Muhlenbergia capillaris	Pink Muhly Grass	15"H x 12"S, 1G	36"OC	5a-9b
	220	SPA1	YES	Spartina patens	Saltmeadow Cordgrass	15"H x 12"S, 1G	36"OC	7a-10b

GENERAL NOTES

- Plant materials must be installed in soil conditions that are conducive to the proper growth of the plant material. Limerock located within planting areas must be removed and replaced with native or growing quality soil before planting.
- Pink Muhly Grass and Saltmeadow Cordgrass utilize the same symbol, as planting was mixed.

MIROMAR LAKES DRY DETENTION BASIN IMPROVED MAINTENANCE



MIROMAR LAKES DRY DETENTION BASIN IMPROVED MAINTENANCE

MATERIAL SCHEDULE

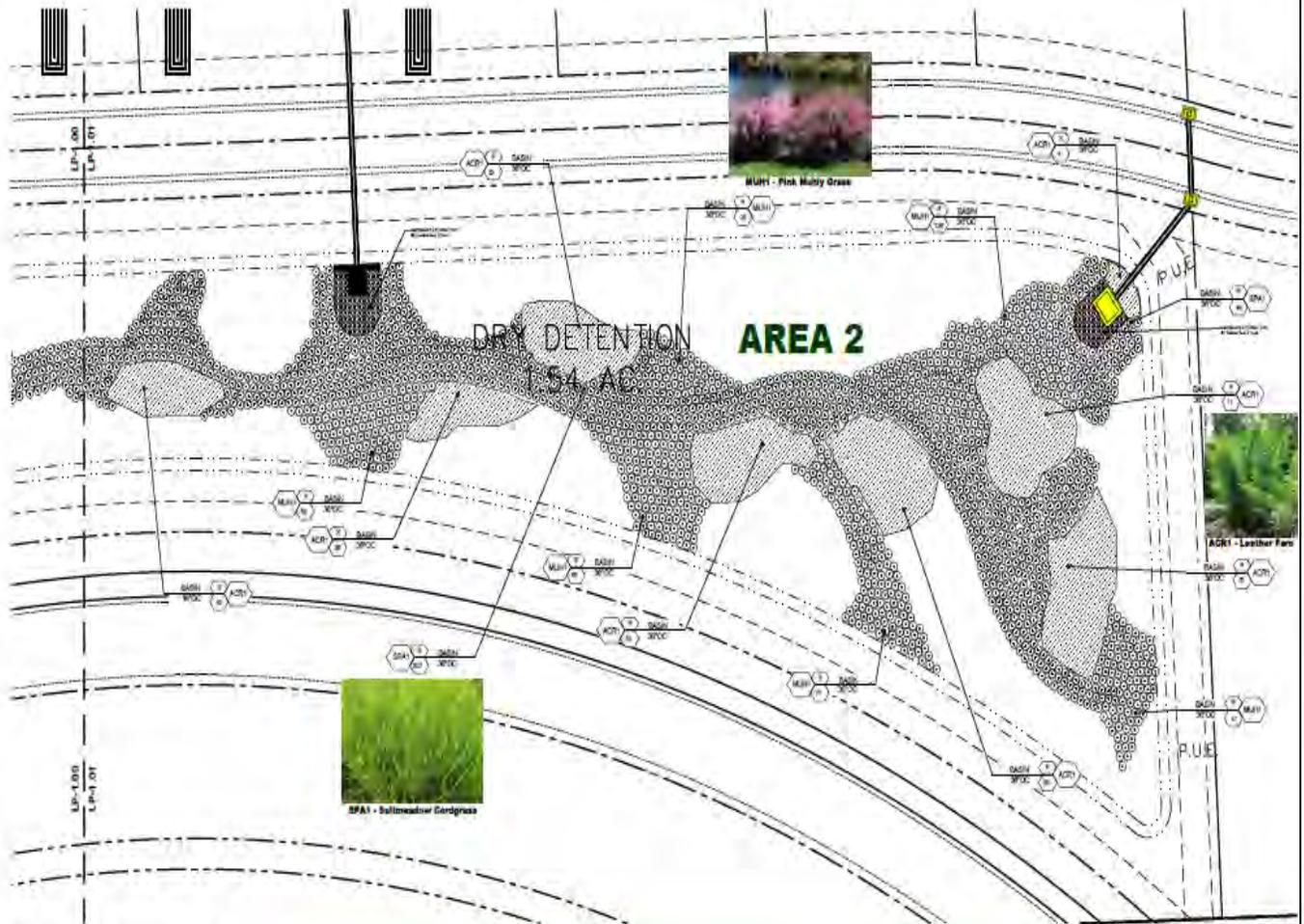
Project Number: 03022- Verona Lago Detention Basin
 Date: 3/1/2023

SHRUBS (Florida No. 1)

SYMBOL	QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
	404	ACR1	YES	Acrostichum danaeifolium	Leather Fern	15"H x 12"S, 16	36"OC	9a-11a
	393	MUH1	YES	Muhlenbergia capillaris	Pink Muhly Grass	15"H x 12"S, 16	36"OC	5a-9b
	555	SPA1	YES	Spartina patens	Saltmeadow Cordgrass	15"H x 12"S, 16	36"OC	7a-10b

GENERAL NOTES

- Plant materials must be installed in soil conditions that are conducive to the proper growth of the plant material. Umerock located within planting areas must be removed and replaced with native or growing quality soil before planting.
- Pink Muhly Grass and Saltmeadow Cordgrass utilize the same symbol, as planting was mixed.



LANDSCAPE PLAN - Detention Basin:



Laguna Detention-Basin Location #5

Comments:

Proposed native wetland plants and trees to be installed within retention area for landscaping improvements. Existing material in area will be removed prior to new plantings in-retention basin.



MIROMAR LAKES DRY DETENTION BASIN IMPROVED MAINTENANCE

MATERIAL SCHEDULE

Project Number: 05022 - Laguna Detention Basin
Date: 3/1/2024

TREES (Florida No. 1)

SYMBOL	QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
0	4	CE3	FES	<i>Cordia alliodora</i>	Green Buttonwood	8'PH x 3'-4.5", E-1/2" Cal. 130	As Shown	100-116

LITTORALS (Florida No. 1)

SYMBOL	QTY	SYM	NATIVE	BOTANICAL	COMMON	SPECIFICATIONS	SPACING	ZONE
113	CAN1	FES		<i>Canna flaccida</i>	Yellow Canna Lily	18" H x 4" S, 10	24" OC	34-114
135	IRV1	FES		<i>Iris Virginiaensis</i>	Blue Flag Iris	18" H x 4" S, 10	24" OC	100-116

GENERAL NOTES

- Plant materials must be installed in soil conditions that are conducive to the proper growth of the plant material. Undercut located within planting areas must be removed and replaced with native or growing quality soil before planting.



CAN1 - Yellow Canna Lily



IRV - Blue Flag Iris



CE3 - Green Buttonwood



LANDSCAPE PLAN - Detention Basin:



Management Summary

No additional information.



Calvin, Giordano & Associates, Inc.

A SAFEbuilt® COMPANY



Miromar Lakes LLC

Community Development District

MIROMAR LAKES RIP-RAP EROSION IMPROVEMENT LOCATIONS REPORT

Prepared for:

**James Ward
District Manager**

Prepared by:

Calvin, Giordano & Associates, Inc.

CGA Project No. 13-5692

March 17, 2023

MIROMAR LAKES RIP-RAP EROSION REPORT

Location: 1

Comments:

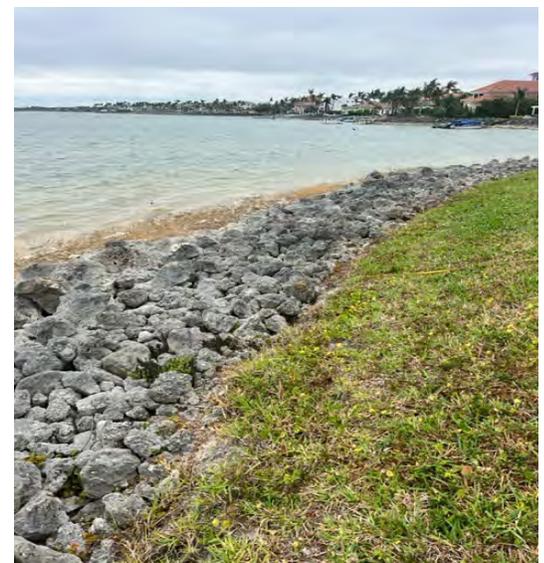
10701 Isola Bella Court-maintenance of rip-rap lake bank that has eroded from storm events/ wave action from Lake 5/6 South. Extent of repair will be adding additional rip-rap to existing lake bank for 210 linear feet.



Location: 2

Comments:

10661-10671-10681
Via Milano, Bellini –
Install additional rip-rap to strengthen lake bank in a pro-active approach to mitigate potential damage from wave action in storm events from Lake 5/6 North. Extent of additional rip-rap installation will be



MIROMAR LAKES RIP-RAP EROSION REPORT

310 linear feet on existing lake bank slope.



Location: 3

Comments:

Southeast Bellamare Shoreline- maintenance of rip-rap to existing area to strengthen lake bank that has eroded due to wave action/storm events on southeast corner of beach located at cove area is between Bellemare and Ravenna. Extent of additional rip-rap is 80 linear feet located on Lake 5/6 South.



MIROMAR LAKES RIP-RAP EROSION REPORT

Location: 4

Comments:

18100-18090-18080
Via Bellamare Lane-
remove existing rip-rap
install on lake bank
slope between 18100
and 18090 to
re-establish lake
bank that has been
eroded by use of
Geo-Tubes.
Maintenance of
existing rip-rap to
lake bank that has
eroded due to storm
events. Extent of repair
120 linear feet on lake
bank for Lake 6J.



Location: 5

Comments:

17522-17523 Via
Navona Way-
maintenance of
existing rip-rap that
has been eroded by
wave action/ storm
events on Lake 5/6
South. Additional
rip-rap will be added
to 410 linear feet.



MIROMAR LAKES RIP-RAP EROSION REPORT



Location: 6

Comments:

11897-11901 Via Salerno Way- maintenance of existing rip-rap installation that has eroded from wave action/ storm events in cove area between Navona and Salerno. Extent of repair is 150 linear feet.



Location: 7

Comments:

11909-11910 Salerno Way- maintenance and add additional rip-rap to strengthen lake bank in pro-active approach to mitigate erosion on lake bank slope due to storm events. Extent of repair 120 linear feet along channel on Lake 5/6 South.



MIROMAR LAKES RIP-RAP EROSION REPORT

Location: 8

Comments:

11880-11881 Via Novelli Court, Murano- maintenance of existing rip-rap and add additional rip-rip in a pro-active approach to strengthen lake bank slope to mitigate erosion due to storm events. Extent of repair is 130 linear feet along channel between Lake 5/6 north and Lake 5/6 South.



Management Summary

No additional information.

MIROMAR LAKES RIP-RAP EROSION REPORT

DISTRICT MANAGER REPORT COMPLETE

By: _____
By: Richard Freeman
District Field Manager

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024 (April 14, 2023)

PREPARED BY:

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

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

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 02/29/2023	Anticipated Year End	Fiscal Year 2024 Budget	Notes
Revenues and Other Sources					
Cash Carryforward	\$ -	\$ -	\$ -	\$ -	NO Cash required from prior year to fund Operations
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ 75	\$ 0	\$ 1	\$ -	Interest on General Bank Account
Special Assessment Revenue	\$ -				
Special Assessment - On-Roll	\$ 813,007	\$ 702,187	\$ 813,007	\$ 992,176	Assessments from Resident Owners
Special Assessment - Off-Roll	\$ 180,306	\$ 90,153	\$ 180,306	\$ 178,329	Assessment from Developer
Misc. Revenue (Easement Encroachments)	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 993,388	\$ 792,340	\$ 993,314	\$ 1,170,505	
Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	\$ 12,000	\$ 4,000	\$ 12,000	\$ 12,000	Statutory Required Fees
Board of Supervisor's - FICA	\$ 918	\$ 306	\$ 918	\$ 918	FICA Required for Board Fees
Executive					
Professional Management	\$ 42,000	\$ 17,500	\$ 42,000	\$ 42,000	District Manager Contract
Financial and Administrative					
Audit Services	\$ 4,100	\$ 4,200	\$ 4,200	\$ 4,500	Statutory required audit yearly
Accounting Services (Amort Schedules)	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	Statutory required maintenance of owner's par debt outstanding and
Arbitrage Rebate Fees	\$ 1,500	\$ 500	\$ 1,000	\$ 1,000	IRS Required Calculation to insure interest on bond funds does not
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcriptio of Board Meetings
Legal Advertising	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	Statutory Required Legal Advertising
Trustee Services	\$ 9,300	\$ -	\$ 9,300	\$ 9,300	Trustee Fees for Bonds
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	
Property Appraiser & Tax Collector Fees	\$ 1,300	\$ 1,233	\$ 1,233	\$ 1,300	Fees to place assessment on the tax bills
Bank Service Fees	\$ 500	\$ 106	\$ 250	\$ 250	Fees required to maintain bank account
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 800	\$ 205	\$ 300	\$ 300	Mailing and postage
Insurance	\$ 7,300	\$ 7,726	\$ 7,726	\$ 8,100	General Liability and D&O Liability Insurance
Printing and Binding	\$ 2,700	\$ 233	\$ 250	\$ 300	Agenda books and copies
Other Current Charges					
Website Maintenance	\$ 1,200	\$ -	\$ 1,200	\$ 1,200	Statutory Maintenance of District Web site
Office Supplies	\$ -	\$ -	\$ -	\$ -	
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	Statutory fee to Department of Economic Opportunity
Legal Services					
General Counsel	\$ 18,000	\$ 1,741	\$ 6,000	\$ 18,000	District Attorney

Community Development District

**General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 02/29/2023	Anticipated Year End	Fiscal Year 2024 Budget	Notes
Easement Encroachments	\$ -	\$ -	\$ -		District Attorney - Fees for Legal documents for Easements
Other General Government Services					
Engineering Services					
General Services	\$ 5,000	\$ 3,910	\$ 7,000	\$ 7,000	District Engineer
Asset Maps/Cost Estimates	\$ 2,500	\$ -	\$ -	\$ -	Engineer/Asset Manager
Asset Administrative Services	\$ 10,000	\$ 2,500	\$ 10,000	\$ 10,000	General Services (Asset Manager)
Easement Encroachments	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Sub-Total:	\$ 138,493	\$ 62,335	\$ 122,752	\$ 135,543	
Stormwater Management Services					
Professional Services					
Asset Management	\$ 35,800	\$ 8,950	\$ 35,800	\$ 46,000	District Asset Manager
NPDES	\$ 3,500	\$ 1,379	\$ 3,500	\$ 3,500	Regulatory Reporting for Wetlands
Utility Services					
Electric - Aeration System	\$ 4,800	\$ 1,857	\$ 7,429	\$ 5,000	Electric Service for Fountain
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	\$ 74,000	\$ 15,379	\$ 74,000	\$ 80,000	Periodic spraying of lakes
Lake Bank Maintenance	\$ 2,000	\$ -	\$ 2,000	\$ 2,500	Periodic maintenance of lake banks
Water Quality Reporting & Testing	\$ 14,500	\$ 686	\$ 14,500	\$ 19,000	Periodic Reporting & Testing (3 times/year)
Water Control Structures	\$ 25,000	\$ 6,000	\$ 25,000	\$ 28,000	Yearly Cleaning of all Water Control Structures
Grass Carp Installation	\$ -	\$ -	\$ -	\$ -	N/A for FY 2024
Litoral Shelf Planting	\$ -	\$ -	\$ -	\$ -	None Required for FY 2024
Cane Toad Removal	\$ 36,000	\$ 8,600	\$ 36,000	\$ 37,000	Remove Lake Larvee/toads & exterminate
Midge Fly Control	\$ 24,000	\$ 14,526	\$ 24,000	\$ 35,000	Spraying of lakes to control insects - anticipate 4 treatments/year
Aeration System	\$ 8,000	\$ 773	\$ 1,500	\$ 8,000	Periodic Maintenance of Aeration systems
Fish Re-Stocking Plan	\$ 100,000	\$ -	\$ 70,000	\$ 98,000	Year 2 of Fisheries Restocking
Contingencies	\$ -	\$ -	\$ -	\$ 15,375	5% of Lake System Repairs & Maintenance
Wetland System					
Routine Maintenance	\$ 46,200	\$ 11,184	\$ 35,000	\$ 54,000	Periodic Maint. - remove exotic materials from wetlands/detention
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ 2,700	5% of Wetland System Repairs & Maintenance
Capital Outlay					
Aeration Systems	\$ 12,000	\$ -	\$ -	\$ -	Line Item Removed in FY 2024 and Beyond
Littoral Shelf Replanting/Barrier	\$ 6,000	\$ -	\$ -	\$ -	Line Item Removed in FY 2024 and Beyond
Lake Bank Restorations	\$ 59,000	\$ 16,099	\$ 45,000	\$ 108,500	See Capital Improvements for Detail
Turbidity Screens	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Erosion Restoration	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 20,050	\$ 38,050	\$ 52,000	See Capital Improvements for Detail
Detention Area Restorations	\$ -	\$ -	\$ -	\$ -	See Capital Improvements for Detail
Contingencies	\$ 108,000	\$ -	\$ -	\$ -	Moved to Reserves & Contingencies for Overall Operations

Community Development District

**General Fund - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 02/29/2023	Anticipated Year End	Fiscal Year 2024 Budget	Notes
Sub-Total:	\$ 613,800	\$ 105,482	\$ 411,779	\$ 594,575	
Other Current Charges					
Hendry County Panther Habitat Taxes	\$ 500	\$ -	\$ -	\$ -	No Assessment FY 2022 & 2023
Sub-Total:	\$ 500	\$ -	\$ -	\$ -	
Reserves & Contingencies					
Water Management System	\$ 105,000	\$ -	\$ -	\$ -	Line Item Removed in FY 24 moved to Overall Reserve
Disaster Relief Reserve	\$ 95,000	\$ -	\$ -	\$ -	Line Item Removed in FY 24 moved to Overall Reserve
Contingencies	\$ -	\$ -	\$ -	\$ -	Line Item Removed in FY 24 moved to Overall Reserve
Capital/Operations	\$ -	\$ -	\$ -	\$ 400,700	Long Term Capital Planning Tool - create a stable/equitable funding plan to offset deterioration resulting in sufficient funds for major common area expenditures and to create a stable fund for Hurricane Cleanup/Restoration
Sub-Total:	\$ 200,000	\$ -	\$ -	\$ 400,700	
Other Fees and Charges					
Discount for Early Payment	\$ 32,520	\$ -	\$ 32,520	\$ 39,687	4% Discounts property owner's if paying taxes in November.
Sub-Total:	\$ 32,520	\$ -	\$ 32,520	\$ 39,687	
Total Expenditures and Other Uses	\$ 985,313	\$ 167,817	\$ 567,051	\$ 1,170,505	
Change from Current Year Operations	\$ 8,075	\$ 624,523	\$ 426,262	\$ (0)	Cash Over (Short) at Fiscal Year End
Fund Balance :					
Capital/Operations Reserves	\$ 386,783		\$ 386,783	\$ 1,167,447	Long Term Capital Planning - Balance of Funds Remaining
1st Three (3) Months Operations	\$ 246,328		\$ 246,328	\$ 292,626	Required to meet Cash Needs until Assessment Rec'd.
Total Fund Balance	\$ 633,111		\$ 1,059,373	\$ 1,460,073	

Total Fund Balance in FY 2023 Column is Actual Fund Balance as of October 1, 2022

General Fund - Operations

Sold property on roll	1362	\$ 490.35		\$ 468.90
Developer units off roll	255	\$ 465.55		\$ 451.53
Total:	1617			

Capital/Operations

Sold property on roll	1362	\$ 129.79		\$ 259.57
Developer units off roll	255	\$ 123.69		\$ 247.80
Total:	1617			

Total Assessment

Sold property on roll	1362	\$ 620.14		\$ 728.47
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Community Development District

General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 02/29/2023	Anticipated Year End	Fiscal Year 2024 Budget	Notes
Developer units off roll	255				
	\$ 589.24			\$ 699.33	
Total:	1617				
Cap Rate	\$ 739.98			\$ 739.98	
Reduction in Units for 2024		<< Total Rev Loss from Unit Reduction>>		\$ -	

**Miromar Lakes
Community Development District**

**General Fund - Budget
Fiscal Year 2024**

Capital Improvement Plan - Fiscal Year 2023 through FY 2028

Description of Capital Items	2023	2024	2025	2026	2027	2028
Rentention/Dentention Areas						
Replanting - Luguna, Verono Lago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Irrigation System:	\$ -					
Stormwater System						
Video Stormwater Pipes/Repairs	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
Total Stormwater System:	\$ 55,000	\$ 52,000	\$ 45,000	\$ 35,000	\$ 35,000	\$ 35,000
Lake System						
Improvements for Water Quality						
Turbity Screen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -
Littoral Shelf - Barrier Installation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 2,000	\$ -				
Aeration System						
Lake Aerator Systems	\$ 16,000	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total:	\$ 16,000	\$ -				
Erosion Restoration						
Subdivision Shoreline- Rip-Rap Montebella (non-residential)	\$ 80,000	\$ 4,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
Montelago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Valencia	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Verona Lago	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bellamare (non-residential)	\$ -	\$ 14,000	\$ -	\$ -	\$ -	\$ -
FGCU and Peninsula Berm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Isla Bella	\$ -	\$ 18,000	\$ 16,000	\$ -	\$ -	\$ -
Sorrento	\$ -	\$ -	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
San Marino	\$ -	\$ -	\$ -	\$ 22,000	\$ -	\$ -
Bellini	\$ -	\$ 58,000	\$ -	\$ -	\$ -	\$ -
St. Moritz	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Golf Course	\$ -	\$ -	\$ -	\$ -	\$ 14,000	\$ -
Contingencies/CEI Services	\$ 12,000	\$ 14,500	\$ 11,100	\$ 11,100	\$ 11,100	\$ 11,100
Sub-Total:	\$ 92,000	\$ 108,500	\$ 101,100	\$ 107,100	\$ 99,100	\$ 85,100
Total: Stormwater Management System	\$ 165,000	\$ 160,500	\$ 146,100	\$ 142,100	\$ 134,100	\$ 120,100
Total Capital Improvements:	\$ 165,000	\$ 160,500	\$ 146,100	\$ 142,100	\$ 134,100	\$ 120,100
Estimated Cost Per Residential Unit:	\$ 102.04	\$ 99.26	\$ 90.35	\$ 87.88	\$ 82.93	\$ 74.27

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Original 2000A Bonds) - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 02/29/2023	Anticipated Year End 09/30/2022	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1	\$ 2	\$ -
Interest Account	\$ -	\$ 1	\$ 2	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 856,835	\$ 719,785	\$ 856,835	\$ 833,182
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 856,835	\$ 719,786	\$ 856,839	\$ 833,182
	\$ -			
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	\$ 620,000	\$ -	\$ 620,000	\$ 635,000
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2022 Bonds	\$ 203,508	\$ 112,836	\$ 203,508	\$ 168,324
Other Fees and Charges				
Discounts for Early Payment	\$ 33,327	\$ -	\$ 33,327	\$ 33,472
Total Expenditures and Other Uses	\$ 856,835	\$ 112,836	\$ 856,835	\$ 836,796
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 606,950	\$ 4	\$ (3,614)
Fund Balance - Beginning	\$ 181,497	\$ 181,497	\$ 181,497	\$ 181,501
Fund Balance - Ending	\$ 181,497	\$ 788,447	\$ 181,501	\$ 177,887
Restricted Fund Balance:				
Reserve Account Requirement			NONE	
Restricted for November 1, 2024 Interest Payment			\$ 76,960	
Total - Restricted Fund Balance:			\$ 76,960	

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2022 Bonds (Refinanced Series 2012 Bonds Originally 2000A Bonds) - Budget
Fiscal Year 2024**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual Debt Service	Par Debt Outstanding
Par Issued - March 17, 2022		\$ 6,960,000	Varies			
11/1/2022				\$ 112,836.27		
5/1/2023	\$ 620,000		2.100%	\$ 90,672.00	\$ 823,508.27	\$ 6,340,000
11/1/2023				\$ 84,162.00		
5/1/2024	\$ 635,000		2.300%	\$ 84,162.00	\$ 803,324.00	\$ 5,705,000
11/1/2024				\$ 76,959.50		
5/1/2025	\$ 650,000		2.450%	\$ 76,959.50	\$ 803,919.00	\$ 5,055,000
11/1/2025				\$ 68,897.00		
5/1/2026	\$ 665,000		2.500%	\$ 68,897.00	\$ 802,794.00	\$ 4,390,000
11/1/2026				\$ 60,584.50		
5/1/2027	\$ 680,000		2.600%	\$ 60,584.50	\$ 801,169.00	\$ 3,710,000
11/1/2027				\$ 51,744.50		
5/1/2028	\$ 700,000		2.660%	\$ 51,744.50	\$ 803,489.00	\$ 3,010,000
11/1/2028				\$ 42,434.50		
5/1/2029	\$ 720,000		2.720%	\$ 42,434.50	\$ 804,869.00	\$ 2,290,000
11/1/2029				\$ 32,642.50		
5/1/2030	\$ 745,000		2.800%	\$ 32,642.50	\$ 810,285.00	\$ 1,545,000
11/1/2030				\$ 22,212.50		
5/1/2031	\$ 760,000		2.850%	\$ 22,212.50	\$ 804,425.00	\$ 785,000
11/1/2031				\$ 11,382.50		
5/1/2032	\$ 785,000		2.900%	\$ 11,382.50	\$ 807,765.00	\$ -

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget
Fiscal Year 2024**

Description	Fiscal Year 2023 Budget	Actual at 02/29/2023	Anticipated Year End 09/30/2022	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward				
Interest Income				
Reserve Account	\$ 12,000	\$ 5,824	\$ 12,000	\$ 12,000
Prepayment Account	\$ -	\$ 41	\$ 80	\$ -
Revenue Account	\$ 20	\$ 4,307	\$ 4,307	\$ 20
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 568,597	\$ 490,823	\$ 568,597	\$ 593,699
Special Assessment - Off-Roll	\$ 349,809	\$ -	\$ 349,809	\$ 325,534
Special Assessment - Prepayment		\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 930,426	\$ 500,995	\$ 934,793	\$ 931,253
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	\$ 485,000	\$ -	\$ 485,000	\$ 510,000
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	\$ -	\$ 15,000	\$ 15,000	\$ -
Interest Expense				
Series 2015 Bonds	\$ 432,250	\$ 216,125	\$ 432,250	\$ 407,250
Other Fees and Charges				
Discounts for Early Payment	\$ 22,732	\$ -	\$ 22,732	\$ 23,748
Total Expenditures and Other Uses	\$ 939,982	\$ 231,125	\$ 954,982	\$ 940,998
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 269,870	\$ (20,189)	\$ (9,745)
Fund Balance - Beginning	\$ 970,579	\$ 970,579	\$ 970,579	\$ 970,579
Fund Balance - Ending	\$ 970,579	\$ 1,240,449	\$ 950,390	\$ 960,835
Restricted Fund Balance:				
Reserve Account Requirement			\$ 450,500	
Restricted for November 1, 2024 Interest Payment			\$ 190,875	
Total - Restricted Fund Balance:			\$ 641,375	

**Miromar Lakes
Community Development District**

**Debt Service Fund - Series 2015 - Amortization Schedule
Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget**

Description	Prepayments	Principal	Coupon Rate	Interest	Fiscal Year Annual DS	Par Debt Outstanding
Par Outstanding at 10/01/2023		\$ 8,145,000.00				
11/1/2023				\$ 203,625.00		
5/1/2024	\$	510,000	5.000%	\$ 203,625.00	\$ 917,250.00	\$ 7,635,000.00
11/1/2024				\$ 190,875.00		
5/1/2025	\$	535,000	5.000%	\$ 190,875.00	\$ 916,750.00	\$ 7,100,000.00
11/1/2025				\$ 177,500.00		
5/1/2026	\$	560,000	5.000%	\$ 177,500.00	\$ 915,000.00	\$ 6,540,000.00
11/1/2026				\$ 163,500.00		
5/1/2027	\$	590,000	5.000%	\$ 163,500.00	\$ 917,000.00	\$ 5,950,000.00
11/1/2027				\$ 148,750.00		
5/1/2028	\$	620,000	5.000%	\$ 148,750.00	\$ 917,500.00	\$ 5,330,000.00
11/1/2028				\$ 133,250.00		
5/1/2029	\$	650,000	5.000%	\$ 133,250.00	\$ 916,500.00	\$ 4,680,000.00
11/1/2029				\$ 117,000.00		
5/1/2030	\$	685,000	5.000%	\$ 117,000.00	\$ 919,000.00	\$ 3,995,000.00
11/1/2030				\$ 99,875.00		
5/1/2031	\$	720,000	5.000%	\$ 99,875.00	\$ 919,750.00	\$ 3,275,000.00
11/1/2031				\$ 81,875.00		
5/1/2032	\$	760,000	5.000%	\$ 81,875.00	\$ 923,750.00	\$ 2,515,000.00
11/1/2032				\$ 62,875.00		
5/1/2033	\$	795,000	5.000%	\$ 62,875.00	\$ 920,750.00	\$ 1,720,000.00
11/1/2033				\$ 43,000.00		
5/1/2034	\$	840,000	5.000%	\$ 43,000.00	\$ 926,000.00	\$ 880,000.00
11/1/2034				\$ 22,000.00		
5/1/2035	\$	880,000	5.000%	\$ 22,000.00	\$ 924,000.00	\$ -

Miromar Lakes
Community Development District
Assessment Levy - Summary of All Funds
Series 2022 (Refinanced 2012/2000A Bonds - Phase I)
Par Amount: \$6,960,000 - 8 Years Remaining

	Original Par	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment	Outstanding Par at 09/30/2024
Murano	\$ 24,687.00	SF 2	\$ 1,408.63	\$ 728.47	\$ 2,137.10	\$ 9,645.22
Positano	\$ 24,687.00	SF 2	\$ 1,408.63	\$ 728.47	\$ 2,137.10	\$ 9,645.22
Verona Lago	\$ 14,789.00	SF	\$ 845.18	\$ 728.47	\$ 1,573.65	\$ 5,787.13
Isola Bella	\$ 14,789.00	SF	\$ 845.18	\$ 728.47	\$ 1,573.65	\$ 5,787.13
Bellamare	\$ 14,789.00	SF	\$ 845.18	\$ 728.47	\$ 1,573.65	\$ 5,787.13
Ana Capri	\$ 14,789.00	SF	\$ 845.18	\$ 728.47	\$ 1,573.65	\$ 5,787.13
Casteli	\$ 14,789.00	SF	\$ 845.18	\$ 728.47	\$ 1,573.65	\$ 5,787.13
Montelago	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Tivoli	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
St. Moritz	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Sienna	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Caprini	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Porto Romano	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Volterra	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Portofino	\$ 12,324.00	VILLA	\$ 704.31	\$ 728.47	\$ 1,432.78	\$ 4,822.61
Valencia	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Vivaldi	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Bella Vista	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Mirosol	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Positano	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
San Marino	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Montebello	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Ravenna	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
Bellini	\$ 9,859.00	MF	\$ 563.45	\$ 728.47	\$ 1,291.92	\$ 3,858.09
University	\$ -	GOV	\$ -	\$ 4,370.82	\$ 4,370.82	\$ -
Golf Club/Course		GOLF	\$ 130,111.67	\$ 7,284.70	\$ 137,396.37	\$ 890,905.99
Beach Club		BEACH	\$ 12,983.52	\$ -	\$ 12,983.52	\$ 88,901.29
Comparison : Fiscal Year 2023 Assessments						
		SF 2	\$ 1,408.63	\$ 620.14	\$ 2,028.77	\$ 10,718.79
		SF	\$ 845.18	\$ 620.14	\$ 1,465.32	\$ 6,431.27
		VILLA	\$ 704.31	\$ 620.14	\$ 1,324.45	\$ 5,359.90
		MF	\$ 563.45	\$ 620.14	\$ 1,183.59	\$ 4,287.52
		GOV	\$ -	\$ 3,720.84	\$ 3,720.84	\$ -
		GOLF	\$ 130,111.67	\$ 6,201.40	\$ 136,313.07	\$ 990,069.06
		BEACH	\$ 12,983.52	\$ -	\$ 12,983.52	\$ 98,796.52

Miromar Lakes
Community Development District
Assessment Levy - Summary of All Funds
Series 2015 Bonds (Refinanced 2003 A Bonds - Phase II)
Par Amount - \$19,165,000 - 12 Years Remaining

Phase I Neighborhoods	Original Par	Bond Designation	Debt Service Assessment	General Fund Assessment	Total Assessment	Outstanding Par at 09/30/2024
Sorrento	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Salerno I	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Lugano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Salerno II	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Sardinia	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Avelino	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Ancona	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Bergamo	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Positano	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Costa Maggiore Phase 3	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 728.47	\$ 3,100.87	\$ 19,427.41
Navona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 728.47	\$ 2,486.65	\$ 14,421.94
Cassina	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 728.47	\$ 2,486.65	\$ 14,421.94
Trevi	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 728.47	\$ 2,486.65	\$ 14,421.94
Cortona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 728.47	\$ 2,486.65	\$ 14,421.94
Villa D/Este	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 728.47	\$ 2,486.65	\$ 14,421.94
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,318.64	\$ 728.47	\$ 2,047.11	\$ 10,818.41
Future Multifamily	\$ 19,339.79	MF	\$ 1,318.64	\$ 728.47	\$ 2,047.11	\$ 10,824.87
Unsold Residential		SF 2	\$ 63,716.24	\$ 19,581.26	\$ 83,297.50	\$ 543,967.35
Unsold Residential		MF	\$ 261,817.70	\$ 158,748.11	\$ 420,565.81	\$ 2,258,445.82

Comparison : Fiscal Year 2023 Assessments						
	SF 2	\$ 2,383.40	\$ 620.14	\$ 3,003.54	\$ 20,722.56	
	Villa 2	\$ 1,769.32	\$ 620.14	\$ 2,389.46	\$ 15,383.40	
	Villa 1	\$ 1,327.23	\$ 620.14	\$ 1,947.37	\$ 11,539.63	
	MF	\$ 1,328.02	\$ 620.14	\$ 1,948.16	\$ 11,546.52	

**Miromar Lakes Community Development District
General Fund - Units by Type**

Platted/Sold	FY 2023	FY 2024			Total Units
		On Roll	Direct Bill	Change	
Verona Lago	62	62			62
Bellamare	20	20			20
Isola Bella	13	13			13
Anacapri	10	10			10
Castelli	8	8			8
Murano	19	19			19
Costa Amalfi	16	16			16
Sorrento	11	11			11
Monte Lago	30	30			30
Siena	27	27			27
Tivoli	76	76			76
St Moritz	37	37			37
Caprini	27	27			27
Porto Romano	55	55			55
Portofino	20	20			20
Voterra	12	12			12
Valencia	80	80			80
Bella Vista	60	60			60
Vivaldi	60	60			60
Mirasol	110	110			110
Positano SF	19	11		(8)	11
Solari	0	10		10	10
San Marino	160	160			160
Montebello	40	40			40
Ravenna	60	60			60
Bellini	60	60			60
Navona	18	18			18
Salerno	10	10			10
Sardinia	8	8			8
Cassina	23	23			23
Lugano	11	11			11
Salerno II	22	22			22
Villa D'Este	12	12			12
Veneto	6	12			12
Ancona	12	6			6
Bergamo	6	6			6
Trevi	11	11			11
Cortona	19	19			19
Prestino	23	23			23
Avellino	22	9			9
San Lorenzo	0	13			13
Messina	0	49		49	49
Total Platted/Sold	1295	1346	0	51	1346
Unplatted (direct billed)					
Future residential					
Messina	49		0	(49)	0
Sales Center	28		28		28
Tract D	229		227	(2)	227
Other - On-Roll					
Golf Club	10	10			10
Government Parcel	6	6			6
	1617	1362	255	0	1617

NOTE - Rolls are not available until June, as such - the roll counts for Unplatted properties may change



AJC Associates, Inc.

Specializing in Community Development District Assessment Rolls

March 1, 2023

James P Ward
JP Ward & Associates, LLC
513 Northeast 13th Ave.
Ft. Lauderdale, FL 33301

RE: Termination of Assessment Roll Contract with AJC Associates, Inc.

Dear Jim,

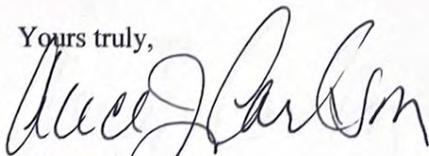
Per our conversation last week, I am notifying you that I will not be renewing my contract with Miromar Lakes Community Development District for the fiscal year 2024.

As per recital 6 in my consulting contract the contract will automatically renew for a 12 month period if notice isn't given of termination by either myself or the district by April 1 of each year.

We agreed that I would prepare the fiscal year 2024 budget with you and place on the Lee County tax roll in August 2023. Beginning with the fiscal year 2024 you will take over the estoppel services that my contract previously provided. We discussed keeping the assessment roll maintenance the same in the 2024 budget and you and I splitting the fee.

It has been a pleasure working with you in many capacities for over 43 years.

Yours truly,



Alice J. Carlson
President



AJC Associates, Inc.

Specializing in Community Development District Assessment Rolls

March 1, 2023

Miromar Lakes Community Development District
c/o James P Ward
JP Ward & Associates, LLC
513 Northeast 13th Ave.
Ft. Lauderdale, FL 33301

RE: Termination of Assessment Roll Contract with AJC Associates, Inc.

Dear Supervisors,

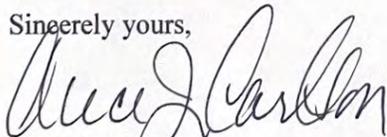
Per recital 6 of the contract between AJC Associates, Inc. and Miromar Lakes Community Development District I am notifying you that I will not be renewing my contract for the fiscal year 2024.

The consulting contract states that it will automatically renew for a 12 month period if notice isn't given of termination by either myself or the district by April 1 of each year.

I will work with the accounting staff at Wrathell, Hunt & Associates, LLC for a smooth transition over the 2024 budget process and will continue to provide the services in my contract until September 30, 2023.

It has been a pleasure working with the Board, the management company and property owners.

Sincerely yours,



Alice J. Carlson
President

SPECIAL ASSESSMENT ROLL SERVICES
AGREEMENT
[Miromar Lakes Community Development District]

THIS AGREEMENT, made and entered into as of the 30 day of August, 2005, by and between **AJC Associates, Inc., a Florida corporation** with a principal address of 2614 North Tamiami Trail, PMB #502, Naples, Florida, 34103, hereinafter called "**AJC**" and the **Miromar Lakes Community Development District**, c/o Wrathell, Hart, Hunt & Associates, LLC, 1200 NW 17th Avenue, Suite 13, Delray Beach, Florida 33445, hereinafter called the "**DISTRICT** or "**District**".

WITNESSETH:

WHEREAS, the **DISTRICT** desires to employ the services of **AJC** for the purpose of providing special assessment roll preparation services for the **DISTRICT**, as required to meet the needs of the **DISTRICT** during the contract period; and,

WHEREAS, **AJC** has, through its Proposal, a copy of which is attached hereto as **Exhibit "A"**, represented that it can provide such services as required by the **DISTRICT**; and,

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements expressed and contained herein, and for other good and valuable consideration, receipt of which is acknowledged by the parties, the parties agree as follows:

1. **COMMENCEMENT**. The commencement date of this Agreement is October 1, 2005.
2. **STATEMENT OF WORK**. **AJC** shall provide assessment roll preparation and information services as outlined on the attached **Exhibit "A"** for the **DISTRICT** in accordance with the terms and conditions of the specifications of the Proposal, **Exhibit "A"**, which is made an integral part of this Agreement.
3. **COMPENSATION**. The **DISTRICT** agrees to compensate **AJC** in accordance with the fee schedule set forth in **Exhibit "A"**. The total and cumulative amount of compensation to **AJC** under this Agreement shall not exceed the amount of funds budgeted for these services by the District.
4. **PAYMENT**. Payment will be made timely upon receipt of the proper invoice for work and services provided, pursuant to the proposal and in compliance with Section 218.70, F.S., otherwise known as the "Florida Prompt Payment Act".
5. **TERM**. The term of this Agreement shall begin on the date outlined in Paragraph 1 above and shall terminate on September 30, 2006.
The Agreement may be earlier terminated as follows:
 - a) upon notice by the **DISTRICT** for "good cause", which shall include, but not be limited to, a breach of this Agreement by **AJC**; or
 - b) upon the dissolution of **AJC**; upon the filing of any petition in bankruptcy involving **AJC**; or, upon the filing of any assignment for the benefit of creditors of **AJC**; or,

c) refusal by **AJC** to allow public access to all documents, papers, letters or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by **AJC** in conjunction with this Agreement.

6. **AJC** shall devote such time as is necessary to complete the services to be provided by **AJC** under this Agreement.

7. The signature on this Agreement by **AJC** shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in the Agreement are accurate, complete and current as of the date of this Agreement.

8. **AJC** represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in the standard set forth in Section 112.311, Florida Statutes. **AJC** further represents that no person having any interest shall be employed for said performance.

9. **AJC** shall promptly notify the **DISTRICT** in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence **AJC'S** judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that **AJC** may undertake and request an opinion of the **DISTRICT** as to whether the association, interest or circumstance would, in the opinion of the **DISTRICT**, constitute a conflict of interest if entered into by **AJC**. The **DISTRICT** agrees to notify **AJC** of its opinion by certified mail within thirty (30) days of receipt of notification by **AJC**. If, in the opinion of the **DISTRICT**, the prospective business association, interest or circumstance would not constitute a conflict of interest by **AJC**, the **DISTRICT** shall so state in its opinion and the association, interest, or circumstance shall not be deemed in conflict of interest with respect to services provided to the **DISTRICT** by **AJC** under the terms of this Contract. This Agreement does not prohibit **AJC** for performing services for any other special purpose taxing district or municipality or for any county, and such assignment shall not constitute a conflict of interest under this Agreement.

10. **AJC** warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for **AJC** to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than a bona fide employee working solely for **AJC** any fee, commission, percentage, gift or any other consideration contingent upon or resulting from the award or making of this Agreement.

11. **AJC** warrants and represents that all of its employees are treated equally during employment without regard to race, color, physical handicap, religion, sex, age or national origin.

12. **AJC** hereby represents and warrants that it has and will continue to conduct its business activities in a professional manner and that all services shall be performed by skilled and competent personnel to the highest professional standards.

20. **INSURANCE.** AJC shall provide insurance as follows:

- a. **Commercial General Liability:** Coverage shall have minimum limits of \$1,000,000 Per Occurrence, Combined Single Limit for Bodily Injury Liability and Property Damage Liability. This shall include Premises and Operations; Independent Managers; Products and Completed Operations and Contractual Liability.
- b. **Workers' Compensation:** Insurance covering all employees meeting Statutory Limits in compliance with the applicable state and federal laws.

The coverage must include Employers' Liability with a minimum limit of \$1,000,000 for each accident.

- c. **Professional Liability:** Coverage shall have minimum limits of \$1,000,000.

Special Requirements: the **DISTRICT** shall be listed as the Certificate Holder and included as an Additional Insured on the Comprehensive General Liability Policy.

Current, valid insurance policies meeting the requirement herein identified shall be maintained by **AJC** during the duration of this Agreement. Renewal certificates shall be sent to the **DISTRICT** thirty (30) days prior to any to any expiration date. There shall be a thirty (30) day written notification to the **DISTRICT** in the event of cancellation or modification of any insurance coverage.

AJC shall provide **DISTRICT** with certificates of insurance meeting the required insurance provisions.

21. **ASSIGNABILITY** This Agreement may not be assigned by **AJC** without the prior specific written approval of the **DISTRICT**, which consent may be withheld by the **DISTRICT** in its sole and absolute discretion.

22. The foregoing terms and conditions constitute the entire Agreement between the parties hereto and any representation not contained herein shall be null and void and no force and effect. Further this Agreement may be amended only in writing upon mutual consent of the parties hereto.

ATTEST:

By: _____

Miromar Lakes Community Development District

By: C. E. Adams Jr.
CHESLEY E. ADAMS JR.

Dated 8/30/05

AJC Associates, inc.

By Alice J. Carlson

Its President

Dated: 9-16-05

First Witness

[print name]

Second Witness

[print name]



Specializing in Community Development District Assessment Rolls

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT ROLL PREPARATION

Scope of Services

It is proposed that AJC Associates, Inc. (AJC) continue to perform the following services:

Assessment Roll Preparation

- Allocation of special assessment debt per the Board Approved special assessment methodology. Continue to monitor and make required modifications due to changes in land uses and/or densities.
- Prepare the annual debt service budgets. Assist district manager in preparation of general and budgets.
- Prepare and maintain the official lien roll. A property database is created by using information obtained by Lee County Property Appraisers' secured roll.
 - Parcel data information is to be reviewed and compared to prior year's rolls, to insure that the CDD rolls are in compliance with the law and that AJC has obtained all the pertinent information to prepare accurate assessments.
 - This database will be updated periodically with any and all activity that has occurred (i.e. transfer of title, recording of plat, payment of annual assessment, prepayment of principal.)
 - Release of lien upon confirmation of receipt of principal prepayment by manager and/or trustee.
- Prepare, certify and transmit annual lien roll with annual special assessment amounts for both capital and operating and maintenance assessments to Lee County Property Appraiser by September 15th each. Invoice master developer for assessments that are not to be invoiced and collected by the Lee County Tax Collector.
- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide pay off information upon request to property owners, realtors and title companies.
- Include Miromar Lakes CDD on AJC Associates, Inc. website to allow for 24-hour access to the assessment information on all property within the Miromar Lakes CDD by property owners, realtors and title companies. Update annually after transmittal and certification of the annual assessments.
- Perform parcel research with the master developer to enhance the information available to the property owners, bondholders and Board of Supervisors.

Developer Roll Preparation

- A separate database is required to track the developer requirements based upon the Board adopted assessment methodology for each bond issue. In addition AJC will invoice the master developer for all financial requirements (i.e. density reduction fee, principal buy down amount.)

Fees (based on proposed FY 2006 budget)

• General Funds 101	\$ 2,500
• Debt Service	
• 2001	\$10,000
• 2002	<u>\$ 5,000</u>
Total	<u>\$17,500</u>

The fees for Special Assessment Services would go into effect when the levy of special assessments for the capital infrastructure financing and/or the operations of the CDD go on the tax roll. Before that time a service fee is paid to prepare/monitor debt service invoices to the developer.

Operations (General Fund):

Base Annual Fee (per general fund)	
(1 - 500 transactions)	\$ 3,000
(501 – 1,000 transactions)	\$ 5,000
(Each additional 250 transactions)	\$ 1,000

Base Annual Fee (<u>once debt service is established</u>)	
(1 - 500 transactions)	\$ 1,500
(501 – 1,000 transactions)	\$ 2,500
(Each additional 250 transactions)	\$ 500

(The Base Annual Fee on the general fund will only be charged in the event of no debt service fund. Once a debt service is established, the general fund fee will be lowered. See capital infrastructure financing below.)

Capital Infrastructure Financing (Debt Service Fund):

Base Annual Fee (per bond issue)	
(1 - 500 transactions)	\$ 5,000
(501 – 1,000 transactions)	\$ 7,500
(Each additional 250 transactions)	\$ 1,000
Annual Fee for developer roll (per bond issue)	\$ 5,000
One Time Fee for establishing new bond issue	\$ 5,000
One Time Fee for refinancing existing bonds	\$ 5,000

Payment

Annual fees will be included in the upcoming fiscal year budget. Fees will be invoiced in December of the fiscal year in which the fees are included and are due and payable within 30 days.

AMENDMENT TO AGREEMENT FOR SERVICES

THIS AMENDMENT TO AGREEMENT FOR SERVICES (this “Amendment”) is made and entered into this 13th day of April, 2023, by and between **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**, a community development district established pursuant to Chapter 190, Florida Statutes, being situated in the Lee County, Florida (the “District”) and **JPWARD & ASSOCIATES, LLC**, a Florida limited liability company (the “Manager”).

WITNESSETH:

WHEREAS, the District and the Manager have entered into that certain Agreement for Services dated June 10, 2011 (the “Agreement”), whereby the Manager provides certain management, financial and accounting services to the District; and

WHEREAS, the District and the Manager have determined it necessary to amend the Manager’s scope of services under the Agreement to add certain special assessment services as set forth herein as of October 1, 2023.

NOW, THEREFORE, the District and Manager agree as follows:

1. **RECITALS**. That the above recitals are true and correct and are incorporated herein.
2. **DEFINITIONS**. Unless otherwise specifically defined herein, capitalized terms shall have the meaning set forth in the Agreement.
3. **SPECIAL ASSESSMENT SERVICES**. Exhibit “A” to the Agreement is hereby amended to include the additional scope of work relating to special assessment services as shown on Exhibit “A-1” attached hereto and made a part hereof (“Special Assessment Services”), which Special Assessment Services shall commence as of October 1, 2023. The compensation Special Assessment Services is set forth on Exhibit “A-1”.
4. **CONFLICTS**. Except as modified hereby, the terms and conditions of the Agreement shall remain in full force and effect. To the extent of a conflict between this Amendment and the Agreement, this Amendment shall prevail.

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

IN WITNESS WHEREOF, the parties execute this Amendment as of the date first written above.

DISTRICT:

**MIROMAR LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

James P. Ward, Secretary

By: _____
Alan Refkin, Chairman

Dated: _____

MANAGER:

JPWARD & ASSOCIATES, LLC,
a Florida limited liability company

By: _____
James P. Ward, Manager

Dated: _____

EXHIBIT “A-1”
SPECIAL ASSESSMENT OF SERVICES

Special Assessment Services – On-going Yearly Maintenance of the District’s Assessment Roll and Lien Book.

- Prepare Assessment Resolution levying the Assessments on the property in the District and preparation of Assessment Roll.
- Prepare and maintain a property database by using information obtained by local Property Appraisers secured roll.
- Review and compare information received from the Property Appraiser to prior years’ rolls, to ensure that the District rolls are in compliance with the law and that *JPWard and Associates, LLC* has obtained all the pertinent information to prepare accurate assessments.
- Periodically update the database for all activity such as transfer of title, payment of annual assessment, prepayment of principal.
- Act as the primary contact to answer property owner questions regarding special assessments, tax bills, etc. Provide pay off information upon request to property owner.
- Upon adoption of the Budget and assessments, coordinate with the Office of the Property Appraiser and Tax Collector to insure correct application of assessments and receipt of District funds.
- Act as primary contact to answer property owners' questions regarding the capital assessment.
- Update allocation of special assessment debt for each Bond Issue, pursuant to the adopted Special Assessment Methodology.
- Prepare Debt Service Fund Budgets Annually.
- Include Assessment information on platted property with the District for owners, realtors and title companies. Update annually upon completion of annual assessment roll.

Special Assessment Services – Fee Schedule

General Fund:	\$ 3,000.00
Debt Service Funds:	
Series 2015 Bonds	\$ 7,500.00
Series 2022 Bonds	<u>\$ 7,500.00</u>
Total:	\$18,000.00

MIROMAR LAKES LLC COMMUNITY DEVELOPMENT DISTRICT

**Monthly Asset Manager's Report
March 2023**

Prepared For:
Jim Ward
CDD District Manager

Prepared By:



Calvin, Giordano & Associates, Inc.

A SAFEbuilt[®] COMPANY

CGA Project No. 13-5692
April 1, 2023

**MIROMAR LAKES LLC
COMMUNITY DEVELOPMENT DISTRICT**

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**MIROMAR LAKES LLC
COMMUNITY DEVELOPMENT DISTRICT**

LIST OF APPENDICES

APPNEDIX A LOCATION MAP

I. PURPOSE

The purpose of this report is to provide the District Manager an update of recent inspection related activities. We will continue to provide updated monthly inspection reports on the status of ongoing field activities.

II. CURRENT ASSET UPDATES

The following items are currently outstanding:

1. Lake Maintenance

The overall conditions of the lakes are in good shape. Aquatic weeds, algae, and grasses are all at controlled levels. Contractor continues to treat midge flies through the end of March. The contractor also focused on treating grasses, brush, and weeds along the shoreline. Lakes are being treated for invasive weeds torpedo grass, and alligator weed. Water levels remain low but should start to fill back once the rainy season arrives.

CDD staff provided the District Manger with photos and a report with the conditions in the detention areas.

CDD staff also worked on preparing riprap exhibit.

2. Future Items

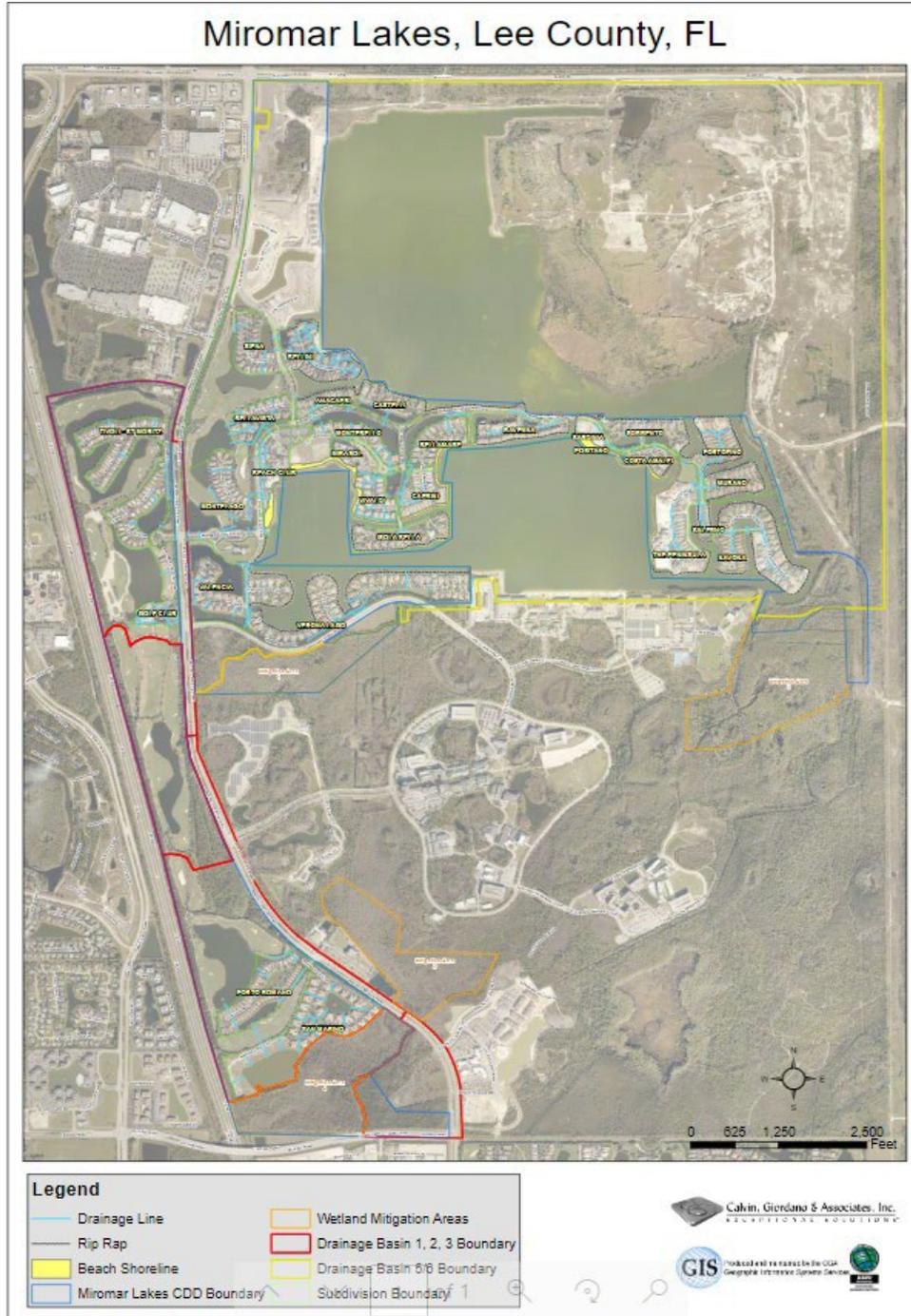
Wetland contractor to start wetland planting the last week of March.

Contractor to repair damage to a storm drainpipe next month.

Prepared for upcoming visit in May from Department of Environmental Protections on the compliance on the NPES.

III. ASSET MANAGER REPORT COMPLETE

APPENDIX A LOCATION MAP



Calvin, Giordano & Associates, Inc.

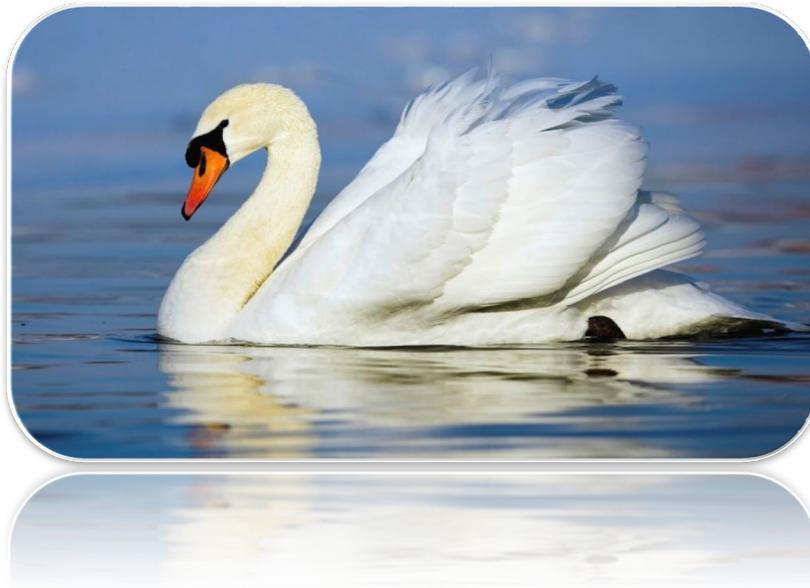
EXCEPTIONAL SOLUTIONS™

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Certificate of Authorization #514

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2023

FISCAL YEAR 2023

PREPARED BY:

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

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

Miromar Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2023**

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 2,435,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,435,948
Debt Service Fund									
Interest Account	-	-	-	4	-	-	-	-	4
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	452,500	-	-	-	-	-	452,500
Revenue	-	-	275,354	42,410	-	-	-	-	317,765
Prepayment Account	-	-	8,558	-	-	-	-	-	8,558
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	-	513,028	755,969	-	-	-	-	1,268,996
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	2,047,823	-	-	2,047,823
Amount to be Provided by Debt Service Funds	-	-	-	-	-	13,557,177	-	-	13,557,177
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 2,435,948	\$ -	\$ 1,249,440	\$ 798,383	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 56,603,688

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending March 31, 2023**

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									
General Fund									
Debt Service Fund(s)	1,268,996								1,268,996
Other Developer									
Bonds Payable									
Current Portion - Series 2012						0			
Current Portion - Series 2015						0			
Current Portion - Series 2022						0			
Long Term - Series 2012						0			
Long Term - Series 2015						8,645,000			8,645,000
Long Term - Series 2022						6,960,000			6,960,000
Total Liabilities	\$ 1,268,996	\$ -	\$ -	\$ -	\$ -	\$ 15,605,000	\$ -	\$ -	\$ 16,873,996
Fund Equity and Other Credits									
Investment in General Fixed Assets							36,514,917		36,514,917
Fund Balance									
Restricted									
Beginning: October 1, 2022 (Unaudited)		690,801	970,579	181,497					1,842,877
Results from Current Operations		(690,801)	278,861	616,886					204,946
Unassigned									
Beginning: October 1, 2022 (Unaudited)	633,111								
Allocation of Fund Balance									
System-Wide Reserves	200,000								
Reserve For First Three Months Operations	433,111								433,111
Results of Current Operations	533,840								533,840
Total Fund Equity and Other Credits	\$ 1,166,952	\$ -	\$ 1,249,440	\$ 798,383	\$ -	\$ -	\$ 36,514,917	\$ -	\$ 39,729,691
Total Liabilities, Fund Equity and Other Credits	\$ 2,435,948	\$ -	\$ 1,249,440	\$ 798,383	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 56,603,688

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest									
Interest - General Checking	0	0	0	0	-	-	0	75	0%
Special Assessment Revenue									
Special Assessments - On-Roll	235	24,824	263,651	348,205	65,272	9,613	711,800	780,487	91%
Special Assessments - Off-Roll	45,077	-	-	45,077	-	-	90,153	180,306	50%
Miscellaneous Revenue									
Easement Encroachments	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In									
Total Revenue and Other Sources:	\$ 45,312	\$ 24,824	\$ 263,651	\$ 393,282	\$ 65,272	\$ 9,613	801,953	\$ 960,868	83%
Expenditures and Other Uses									
Legislative									
Board of Supervisor's - Fees	1,000	-	2,000	-	1,000	2,000	6,000	12,000	50%
Board of Supervisor's - Taxes	77	-	153	-	77	153	459	918	50%
Executive									
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	21,000	42,000	50%
Financial and Administrative									
Audit Services	-	-	-	4,200	-	-	4,200	4,100	102%
Accounting Services	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	18,000	-	18,000	18,000	100%
Arbitrage	-	-	500	-	-	-	500	1,500	33%
Bond Re-amortization	-	-	-	-	-	-	-	-	N/A
Other Contractual Services									
Legal Advertising	-	-	-	-	-	260	260	1,200	22%
Trustee Services	-	-	-	-	-	9,998	9,998	9,300	108%
Dissemination	-	-	-	-	-	-	-	-	N/A
Bond Amortization Schedules	-	-	-	-	-	-	-	-	N/A
Property Appraiser/Tax Collector Fees	-	-	-	1,233	-	-	1,233	1,300	95%
Bank Services	21	21	21	21	21	-	106	500	21%
Travel and Per Diem									
Communications & Freight Services	-	-	-	-	-	-	-	-	N/A

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	63	75	-	-	67	-	205	800	26%
Insurance	-	7,726	-	-	-	-	7,726	7,300	106%
Printing & Binding	-	-	-	233	-	418	650	2,700	24%
Website Maintenance	-	-	-	-	-	-	-	1,200	0%
Office Supplies	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	-	-	1,741	-	700	2,441	18,000	14%
Legal - Encroachments	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering Services - General Services	-	-	-	3,910	-	-	3,910	5,000	78%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	2,500	0%
Asset Administrative Services	-	833	833	833	-	1,583	4,083	10,000	41%
Reserve Analysis	-	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
Sub-Total:	4,660	12,331	7,008	15,671	22,665	18,612	80,947	138,493	58%
Stormwater Management Services									
Professional Services									
Asset Management	-	2,983	2,983	2,983	-	5,967	14,917	35,800	42%
NPDES	-	1,379	-	-	-	560	1,939	3,500	55%
Mitigation Monitoring	-	-	-	-	-	833	833	-	N/A
Utility Services									
Electric - Aeration Systems	565	183	-	499	611	1,177	3,035	4,800	63%
Repairs & Maintenance									
Lake System									
Aquatic Weed Control	-	4,895	4,895	5,590	-	1,381	16,760	74,000	23%
Lake Bank Maintenance	-	-	-	-	-	5,590	5,590	2,000	279%
Water Quality Testing	-	-	-	-	686	-	686	14,500	5%
Water Control Structures	-	500	1,500	4,000	-	20,000	26,000	25,000	104%
Grass Carp Installation	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	-	3,200	2,900	-	6,200	12,300	36,000	34%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Midge Fly Control	-	3,500	8,823	4,703	-	2,188	19,214	24,000	80%
Aeration System	-	-	773	-	-	773	1,545	8,000	19%
Fish Re-Stocking	-	-	-	-	-	-	-	100,000	0%
Wetland System									
Routine Maintenance	-	-	7,956	3,228	-	6,456	17,640	46,200	38%
Water Quality Testing	-	-	-	-	-	-	-	-	N/A
Capital Outlay									
Aeration Systems	-	-	-	-	-	-	-	12,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	400	400	6,000	7%
Lake Bank Restoration	-	-	14,899	600	-	29,729	45,228	59,000	77%
Turbidity Screens	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	600	-	-	-	-	600	-	N/A
Video Stormwater Pipes/Repairs	-	150	7,550	12,350	-	800	20,850	55,000	38%
Contingencies	-	-	-	-	-	-	-	108,000	0%
Sub-Total:	565	14,189	52,578	36,853	1,297	82,053	187,536	613,800	31%
Other Current Charges									
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	500	0%
Payroll Expenses	-	-	-	-	61	-	61	-	N/A
Reserves for General Fund									
Water Management System	-	-	-	-	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	95,000	0%
Sub-Total:	-	-	-	-	61	-	61	200,500	0%
Total Expenditures and Other Uses:	\$ 5,225	\$ 26,520	\$ 59,586	\$ 52,524	\$ 24,023	\$ 100,665	\$ 268,544	\$ 952,793	28%
Net Increase/ (Decrease) in Fund Balance	40,087	(1,696)	204,065	340,757	41,249	(91,052)	533,410	8,075	
Fund Balance - Beginning	633,111	673,198	671,502	875,567	1,216,324	1,257,573	633,111	633,111	
Fund Balance - Ending	\$ 673,198	\$ 671,502	\$ 875,567	\$ 1,216,324	\$ 1,257,573	#####	1,166,521	\$ 641,186	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Reserve Account	744	988	1,219	1,391	1,481	1,422	7,246	12,000	60%
Interest Account	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Prepayment Account	15	26	0	-	-	-	41	-	N/A
Revenue Account	798	1,065	728	831	885	849	5,156	20	25781%
Special Assessment Revenue									
Special Assessments - On-Roll	164	17,352	184,290	243,393	45,625	6,719	497,543	545,565	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	349,809	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments									
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	N/A
Bond Proceeds									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,722	\$ 19,430	\$ 186,237	\$ 245,615	\$ 47,990	\$ 8,991	\$ 509,986	\$ 907,394	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2015 Bonds	-	-	-	-	-	-	-	\$ 485,000	0%
Principal Debt Service - Early Redemptions									
Series 2015 Bonds	-	15,000	-	-	-	-	15,000	-	N/A
Interest Expense									
Series 2015 Bonds	-	216,125	-	-	-	-	216,125	432,250	50%
Original Issue Discount									
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 231,125	\$ -	\$ -	\$ -	\$ -	231,125	\$ 917,250	N/A
Net Increase/ (Decrease) in Fund Balance	1,722	(211,695)	186,237	245,615	47,990	8,991	278,861	(9,856)	
Fund Balance - Beginning	970,579	972,302	760,607	946,844	1,192,459	1,240,449	970,579	-	
Fund Balance - Ending	\$ 972,302	\$ 760,607	\$ 946,844	\$ 1,192,459	\$ 1,240,449	\$ 1,249,440	1,249,440	\$ (9,856)	

Prepared by:

JPWard and Associates, LLC

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2023

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income									
Reserve Account	-	-	-	-	-	-	-	-	N/A
Interest Account	0	0	-	-	-	0	1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	0	6	76	83	-	N/A
Escrow Fund Account	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	241	25,446	270,258	356,932	66,908	9,854	729,639	799,855	91%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 242	\$ 25,447	\$ 270,258	\$ 356,932	\$ 66,913	\$ 9,930	\$ 729,722	\$ 799,855	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2022 Bonds	-	-	-	-	-	-	-	\$ 620,000	N/A
Principal Debt Service - Early Redemptions									
Series 2022 Bonds	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2022 Bonds	-	112,836	-	-	-	-	112,836	203,508	N/A
Original Issue Discount									
	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 112,836	\$ -	\$ -	\$ -	\$ -	112,836	\$ 823,508	N/A
Net Increase/ (Decrease) in Fund Balance	242	(87,389)	270,258	356,932	66,913	9,930	616,886	(23,653)	
Fund Balance - Beginning	181,497	181,738	94,349	364,607	721,539	788,452	181,497	-	
Fund Balance - Ending	\$ 181,738	\$ 94,349	\$ 364,607	\$ 721,539	\$ 788,452	\$ 798,383	798,383	\$ (23,653)	