

Miromar Lakes
Community Development District

Annual Continuing Disclosure Report
Period Ending September 30, 2015



JPWard and Associates, LLC

2041 NE 6TH TERRACE
WILTON MANORS,
FLORIDA 33305

The Developer's Information has been provided the Miromar Development, Inc.

The Issuer's Annual Information has been provided by **JPWard & Associates, LLC.** as the District Manager (Dissemination Agent) of the District.

For additional information on the District, please contact the District Manager as follows:

JPWard and Associates, LLC

2041 Northeast 6th Terrace
Wilton Manors, Florida 33305

Attention: James P. Ward

Phone: (954) 658-4900

E-Mail: Ward9490@comcast.net



Miromar Lakes Community Development District
Continuing Disclosure Report for the Period Ending; September 30, 2015 (Fiscal Year 2015)

SERIES 2012 BONDS

SPECIAL ASSESSMENT BOND OVERVIEW	ANNUAL INFORMATION	QUARTER 1 December 31, 2014	QUARTER 2 March 31, 2015	QUARTER 3 June 30, 2015	QUARTER 4 September 30, 2015
Par Amount of Bonds Outstanding	N/A	\$ 11,500,000.00	\$ 11,500,000.00	\$ 11,100,000.00	\$ 11,100,000.00
Combined Trust Estate Assets					
Revenue Account	N/A	\$ 723,165.90	\$ 912,341.53	\$ 417,378.10	\$ 433,257.66
Reserve Account	N/A	\$ 428,131.21	\$ 428,131.21	\$ 433,257.66	\$ 433,127.87
Prepayment Account	N/A	\$ -	\$ -	\$ -	\$ -
Construction Account	N/A	Closed	Closed	Closed	Closed
Costs of Issuance Account	N/A	Closed	Closed	Closed	Closed
Total:	N/A	\$ 1,151,297.11	\$ 1,340,472.74	\$ 850,635.76	\$ 866,385.53
Funds Required for Upcoming Distribution: (Current Fiscal Year)					
Principal Due:	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	N/A	N/A
Interest Due:	\$ 598,950.00	\$ 299,475.00	\$ 299,475.00	N/A	N/A
Total:	\$ 998,950.00	\$ 699,475.00	\$ 699,475.00	N/A	N/A
Special Assessments:					
Gross Amount Levied	\$ 1,018,084.00	N/A	N/A	N/A	N/A
Net Amount Levied: (Net of Discounts/Collection Costs)	\$ 983,920.00	N/A	N/A	N/A	N/A
Net Amount Collected:	N/A	\$ 700,419.45	\$ 711,419.45	\$ 972,293.81	\$ 987,764.70
Delinquencies over 150 Days or more than 10% of Assessments due:	N/A	N/A	N/A	N/A	N/A
Tax Certificates (If available)					
Certificates Sold:	N/A	N/A	N/A	N/A	N/A
Certificates Available for Sale:	N/A	N/A	N/A	N/A	N/A
Assessed Value of Project Lands, If available (From County Records)	See Pages 6-24	N/A	N/A	N/A	N/A
Percentage of Series 2003 Project completed with proceeds of the Bonds	100%	100%	100%	100%	100%
Materially Adverse Changes or determinations to permits/approvals which necessitate changes to the land use plan:	None	None	None	None	None

Miromar Lakes Community Development District
Continuing Disclosure Report for the Period Ending; September 30, 2015 (Fiscal Year 2015)

SERIES 2015 BONDS

SPECIAL ASSESSMENT BOND OVERVIEW	ANNUAL INFORMATION	QUARTER 1 N/A	QUARTER 2 March 31, 2015	QUARTER 3 June 30, 2015	QUARTER 4 September 30, 2015
THE SERIES 2015 BONDS WERE ISSUED FEBRUARY 19, 2015 IN THE PAR AMOUNT OF \$19,165,000 AND ARE A REFINANCE OF THE SERIES 2003 BONDS					
Par Amount of Bonds Outstanding	N/A	N/A	\$ 19,165,000.00	\$ 19,165,000.00	\$ 19,165,000.00
Combined Trust Estate Assets					
Revenue Account	N/A	N/A	\$ 290,852.36	\$ 301,742.87	\$ 902,894.53
Reserve Account	N/A	N/A	\$ 827,359.96	\$ 839,524.12	\$ 839,524.12
Prepayment Account	N/A	N/A	\$ -	\$ -	\$ -
Construction Account	N/A	N/A	Closed	Closed	Closed
Costs of Issuance Account	N/A	N/A	Closed	Closed	Closed
Total:	N/A	N/A	\$ 1,118,212.32	\$ 1,141,266.99	\$ 1,742,418.65
Funds Required for Upcoming Distribution: (Current Fiscal Year)					
Principal Due:	\$ -	N/A	N/A	N/A	N/A
Interest Due:	\$ -	N/A	N/A	N/A	N/A
Total:	\$ -	N/A	N/A	N/A	N/A
Special Assessments:					
Gross Amount Levied - On Roll	\$ 114,991.00	N/A	N/A	N/A	N/A
Net Amount Levied - On-Roll: (Net of Discounts/Collection Costs)	\$ 110,391.00	N/A	N/A	N/A	N/A
Net Amount Collected:	N/A	N/A	\$ 100,502.64	\$ 105,974.18	\$ 105,974.18
Delinquencies over 150 Days or more than 10% of Assessments due:	N/A	N/A	N/A	N/A	N/A
Amount Levied - Off Roll	\$ 601,147.00	N/A	N/A	N/A	N/A
Net Amount Collected:	N/A	N/A	\$ -	\$ -	\$ 601,147.00
Gross Amount Levied - Total:	\$ 716,138.00	N/A	N/A	N/A	N/A
Net Amount Levied - Total: (Net of Discounts/Collection Costs)	\$ 711,538.00	N/A	N/A	N/A	N/A
Net Amount Collected: Total:	N/A	N/A	\$ 100,502.64	\$ 105,974.18	\$ 707,121.18
Tax Certificates (If available)					
Certificates Sold:	N/A	N/A	N/A	N/A	N/A
Certificates Available for Sale:	N/A	N/A	N/A	N/A	N/A
Assessed Value of Project Lands, If available (From County Records)	\$ -	N/A	N/A	N/A	N/A
Percentage of Series 2015 Project completed with proceeds of the Bonds	100%	N/A	100%	100%	100%
Materially Adverse Changes or determinations to permits/approvals which necessitate changes to the land use plan:	None	N/A	None	None	None

MIROMAR LAKES CDD
INVENTORY STATUS - 2012 & 2015 BOND SUMMARY
SEPTEMBER 30, 2015

DESCRIPTION	LAND USE	BOND ISSUE	TOTAL UNITS	LAND SITES			HOME SITES (BASED ON SOLD LAND SITES)			
				SOLD TO	SOLD TO	DEVELOPER	BUILDING	UNDER	COMPLETED	COMPLETED
				END USER	BUILDER	OWNED	NOT STARTED	CONSTRUCTION	NOT-SOLD	SOLD
Verona Lago *	Single Family	2012	62	62	0	0	0	0	0	61
Isola Bella	Single Family	2012	13	13	0	0	0	0	0	13
Bellamare	Single Family	2012	20	20	0	0	0	0	0	20
Anacapri	Single Family	2012	10	10	0	0	0	0	0	10
Castelli *	Single Family	2012	8	8	0	0	0	1	0	6
Murano	Single Family	2012	19	16	3	0	2	1	1	15
Sorrento *	Single Family	2015	12	7	2	3	0	4	0	4
Salerno I	Single Family	2015	10	8	2	0	0	6	0	4
Salerno II (Future)	Single Family	2015	22	0	0	22	0	0	0	0
Lugano (Future)	Single Family	2015	11	0	0	11	0	0	0	0
Resort Village (Future)	Single Family	2015	23	0	0	23	0	0	0	0
TOTAL SINGLE FAMILY			210	144	7	59	2	12	1	133
Montelago	Villa	2012	30	30	0	0	0	0	0	30
Tivoli	Villa	2012	76	76	0	0	0	0	0	76
St.Moritz	Villa	2012	37	37	0	0	0	0	0	37
Caprini	Villa	2012	27	25	2	0	2	0	0	25
Sienna	Villa	2012	27	27	0	0	0	0	0	27
Porto Romano	Villa	2012	55	55	0	0	0	0	0	55
Volterra	Villa	2012	12	12	0	0	0	0	0	12
Portofino	Villa	2012	20	10	10	0	10	2	0	8
Costa Amalfi *	Villa	2015	16	16	0	0	0	2	0	13
Navona	Villa	2015	18	18	0	0	0	5	0	13
Cassina (Future)	Villa	2015	23	0	0	23	0	0	0	0
Resort Village (Future)	Villa	2015	61	0	0	61	0	0	0	0
TOTAL VILLA			402	306	12	84	12	9	0	296
Valencia	Multifamily	2012	80	80	0	0	0	0	0	80
Bella Vista	Multifamily	2012	60	60	0	0	0	0	0	60
Vivaldi	Multifamily	2012	60	60	0	0	0	0	0	60
Mirasol - Ph I	Multifamily	2012	110	110	0	0	0	0	0	110
Montebello	Multifamily	2012	40	40	0	0	0	0	0	40
Bellini	Multifamily	2012	60	60	0	0	0	0	0	60
San Marino	Multifamily	2012	160	117	43	0	40	0	3	117
Ravenna	Multifamily	2012	60	60	0	0	0	18	0	42
Mirasol - Ph II	Multifamily	2012	114	0	0	114	0	0	0	0
Tract MM	Multifamily	2015	24	0	0	24	0	0	0	0
Future Sales Center	Multifamily	2015	27	0	0	27	0	0	0	0
Tract NN	Multifamily	2015	40	0	0	40	0	0	0	0
Future Resort Village	Multifamily	2015	240	0	0	240	0	0	0	0
Tract B	Multifamily	2015	150	0	0	150	0	0	0	0
Tract D	Multifamily	2015	83	0	0	83	0	0	0	0
TOTAL MULTIFAMILY			1308	587	43	678	40	18	3	569
Golf Club & Course	Commercial	2003/2012	1			1				
Tract B	Commercial	2003	75	0	0	75	0	0	0	0
Future Resort Village	Commercial	2003	25	0	0	25	0	0	0	0
COMMERCIAL			101	0	0	101	0	0	0	0
TOTAL CDD PROPERTY UNITS			2021	1037	62	922	54	39	4	998
			100%	51%	3%	46%	5%	4%	0%	91%

* = Two (2) Land Sites Combined for Single Homesite

Color Key:

Completed	
Under Development	
Future Development	

Prepared by:
Miromar Development Corporation

**MIROMAR LAKES CDD
INVENTORY STATUS - 2012 BOND
SEPTEMBER 30, 2015**

DESCRIPTION	LAND USE	BOND ISSUE	TOTAL UNITS	LAND SITES			HOME SITES (BASED ON SOLD LAND SITES)			
				SOLD TO END USER	SOLD TO BUILDER	DEVELOPER OWNED	BUILDING NOT STARTED	UNDER CONSTRUCTION	COMPLETED NOT-SOLD	COMPLETED SOLD
Verona Lago *	Single Family	2012	62	62	0	0	0	0	0	61
Isola Bella	Single Family	2012	13	13	0	0	0	0	0	13
Bellamare	Single Family	2012	20	20	0	0	0	0	0	20
Anacapri	Single Family	2012	10	10	0	0	0	0	0	10
Castelli *	Single Family	2012	8	8	0	0	0	1	0	6
Murano	Single Family	2012	19	16	3	0	2	1	1	15
TOTAL SINGLE FAMILY			132	129	3	0	2	2	1	125
Montelago	Villa	2012	30	30	0	0	0	0	0	30
Tivoli	Villa	2012	76	76	0	0	0	0	0	76
St.Moritz	Villa	2012	37	37	0	0	0	0	0	37
Caprini	Villa	2012	27	25	2	0	2	0	0	25
Siena	Villa	2012	27	27	0	0	0	0	0	27
Porto Romano	Villa	2012	55	55	0	0	0	0	0	55
Volterra	Villa	2012	12	12	0	0	0	0	0	12
Portofino	Villa	2012	20	10	10	0	10	2	0	8
TOTAL VILLA			284	272	12	0	12	2	0	270
Valencia	Multifamily	2012	80	80	0	0	0	0	0	80
Bella Vista	Multifamily	2012	60	60	0	0	0	0	0	60
Vivaldi	Multifamily	2012	60	60	0	0	0	0	0	60
Mirasol - Ph I	Multifamily	2012	110	110	0	0	0	0	0	110
Montebello	Multifamily	2012	40	40	0	0	0	0	0	40
Bellini	Multifamily	2012	60	60	0	0	0	0	0	60
San Marino	Multifamily	2012	160	117	43	0	40	0	3	117
Ravenna	Multifamily	2012	60	60	0	0	0	18	0	42
Mirasol - Ph II	Multifamily	2012	114	0	0	114	0	0	0	0
TOTAL MULTIFAMILY			744	587	43	114	40	18	3	569
Beach Clubhouse	Commercial	2012								
Golf Club & Course	Commercial	2003/2012								
COMMERCIAL			0	0	0	0	0	0	0	0
TOTAL 2012 BOND UNITS			1160	988	58	114	54	22	4	964
			100%	85%	4%	10%	5%	2%	0%	92%

* = Two (2) Land Sites Combined for Single Homesite

Color Key:

Completed
Under Development
Future Development

Prepared by:
Miromar Development Corporation

**MIROMAR LAKES CDD
INVENTORY STATUS - 2015 BOND
SEPTEMBER 30, 2015**

Description	Product Type	BOND ISSUE	Units			LAND SITES			HOME SITES (BASED ON SOLD LAND SITES)			
			Subject to Assessments	Planned Units	Changes to Planned	SOLD TO END USER	BUILDER	OWNED	BUILDING NOT STARTED	UNDER CONSTRUCTION	COMPLETED NOT-SOLD	COMPLETED SOLD
Sorrento *	Single Family	2015	12	12	None	7	2	3	0	4	0	4
Salerno I	Single Family	2015	10	10	None	8	2	0	0	6	0	4
Salerno II (Future)	Single Family	2015	22	22	None	0	0	22	0	0	0	0
Lugano (Future)	Single Family	2015	11	11	None	0	0	11	0	0	0	0
Resort Village (Future)	Single Family	2015	23	23	None	0	0	23	0	0	0	0
TOTAL SINGLE FAMILY			78	78		15	4	59	0	10	0	8
Costa Amalfi *	Villa	2015	16	16	None	16	0	0	0	2	0	13
Navona	Villa	2015	18	18	None	18	0	0	0	5	0	13
Cassina (Future)	Villa	2015	23	23	None	0	0	23	0	0	0	0
Resort Village (Future)	Villa	2015	61	61	None	0	0	61	0	0	0	0
TOTAL VILLA			118	118		34	0	84	0	7	0	26
Tract MM	Multifamily	2015	24	24	None	0	0	24	0	0	0	0
Future Sales Center	Multifamily	2015	27	27	None	0	0	27	0	0	0	0
Tract NN	Multifamily	2015	40	40	None	0	0	40	0	0	0	0
Future Resort Village	Multifamily	2015	240	240	None	0	0	240	0	0	0	0
Tract B	Multifamily	2015	150	150	None	0	0	150	0	0	0	0
Tract D	Multifamily	2015	83	83	None	0	0	83	0	0	0	0
TOTAL MULTIFAMILY			564	564		0	0	564	0	0	0	0
Golf Club & Course	Commercial	2015/2012	1	1	None			1				
Tract B	Commercial	2015	75	75	None	0	0	75	0	0	0	0
Future Resort Village	Commercial	2015	25	25	None	0	0	25	0	0	0	0
COMMERCIAL			101	101		0	0	101	0	0	0	0
TOTAL 2015 BOND UNITS			861	861	None	49	4	808	0	17	0	34
			100%	100%		6%	0%	94%	0%	32%	0%	64%

* = Two (2) Land Sites Combined for Single Homesite

Color Key:

Completed	
Under Development	
Future Development	

The occurrence of any new or modified mortgage debt on the land owned by the Obligated Person in the Assessment Area, including the amount, interest rate and terms of repayment Property is free of any mortgages