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*Miromar Lakes Community Development District*

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*Agenda*

*June 11, 2015*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

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# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

June 3, 2015

Board of Supervisors  
Miromar Lakes Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors and the attorney/client executive session of the Miromar Lakes Community Development District will be held on **Thursday June 11, 2015, at 2:00 P.M.** at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

1. Call to Order & Roll Call
2. Consideration of Minutes
  - a) May 14, 2015 Regular Meeting
3. Consideration of Request by District Counsel for advice from the Board of Supervisors concerning litigation and to discuss settlement negotiations and strategy related to litigation expenditures.
4. Continued Discussion of the Fiscal Year 2016 Proposed Budget.
5. Staff Reports
  - a) Attorney
  - b) Engineer
  - c) Asset Manager
  - d) District Manager
    - I. Financial Statements for the period ending April 30, 2015
6. Supervisor's Requests and Audience Comments.
7. Recess Public Meeting open closed Executive Attorney-Client Session



*James P. Ward*  
*District Manager*

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**BOARD OF SUPERVISORS AGENDA FOR EXECUTIVE SESSION**

Pursuant to Section 286.011 (8), Florida Statutes the Board of Supervisors of the Miromar Lakes Community Development District, at this point in the public meeting will recess the public portion of the meeting then meet in Attorney/Client Executive Session to discuss strategy and settlement negotiations related to litigation expenses in the matter of Miromar Lakes Community Development District, Petitioner, vs. Alico West Fund, LLC and South Florida Water Management District, Respondents; Case No. 15-1051, State of Florida, Division of Administrative Hearings.

The Attorney/Client Executive Session is estimated to last two (2) hours and pursuant to law is limited to attendance by only the following individuals:

**Michael Hendershot, Chairman**  
**David Herring, Vice Chairman**  
**Burnett Donoho, Supervisor**  
**Alan Refkin, Supervisor**  
**Doug Ballinger, Supervisor**  
**James P. Ward, District Manager**  
**Greg Urbancic, District Counsel**  
**Glenn Smith, Special Counsel**  
**Court Reporter**

1. Call to Order
2. Discussion of Request by District Counsel for advice from the Board of Supervisors concerning litigation and to discuss settlement negotiations and strategy related to litigation expenditures.
3. Adjournment of Executive Session

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**REOPENING OF PUBLIC MEETING**

8. Reopen Public Meeting and notice of
- 9.
10. termination of the Executive Session.
11. Discussion and potential action on matters related to the matter of Miromar Lakes Community Development District, Petitioner, vs. Alico West Fund, LLC and South Florida Water Management District, Respondents; Case No. 15-1051, State of Florida, Division of Administrative Hearings.
12. Adjournment – Public Meeting



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*District Manager*

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The second order of business is consideration of the minutes May 14, 2015 minutes.

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The third order of business is a request by District Counsel for take the Board into a closed executive session, to provide advise concerning litigation and to discuss settlement negotiations and strategy related to litigation expenditures.

The closed executive session will be held after Supervisor's Requests and Audience Comments.

The statute the District operates under requires a very specific form during this executive session and which cannot be changed or altered. The Agenda for the closed session is included on page 2 with the Agenda Index letter and outlines the procedures the Board will follow.

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The fourth order of business is a continuation of any discussions on the proposed Fiscal Year 2016 Budget.

The Public Hearing scheduled for the September 10, 2015 meeting of the Board of Supervisor's.

The maximum assessment rate for the general fund is set at \$672.71 per unit for on-roll and \$645.80 for off-roll, and may be lowered before or during the public hearing for adoption, however may not be increased.

The required 30 day mailed notices are being scheduled to be sent to all property owner's affected by the new rate during the fourth week of July, 2015, and as such, any changes before that date will be included in the mailed notice requirement.

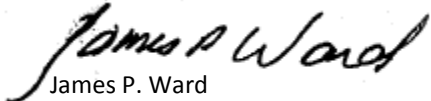
The plan is to continue to carry this item on the Agenda proposed budget during the summer months and be in a position to adopt the budget and assessments at the September 10, 2015 meeting.

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

Yours sincerely,

**Miromar Lakes  
Community Development District**



James P. Ward  
District Manager  
Enclosures



*James P. Ward*  
*District Manager*

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

The Regular Meeting of the Miromar Lakes Community Development District's Board of Supervisors was held on Thursday, May 14, 2015, at 2:00 p.m., at the Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

**Present and constituting a quorum were:**

<b>Mike Hendershot</b>	<b>Chairman</b>
<b>David Herring</b>	<b>Vice Chairman</b>
<b>Doug Ballinger</b>	<b>Assistant Secretary</b>
<b>Burnie Donoho</b>	<b>Assistant Secretary</b>
<b>Alan Refkin</b>	<b>Assistant Secretary</b>

**Staff present:**

<b>James Ward</b>	<b>District Manager</b>
<b>Greg Urbancic</b>	<b>District Counsel</b>
<b>Charlie Krebs</b>	<b>District Engineer</b>
<b>Bruce Bernard</b>	<b>Calvin Giordano &amp; Associates</b>
<b>Paul Cusmano</b>	<b>Calvin Giordano &amp; Associates</b>

**Audience present:**

<b>Tim Byal</b>	<b>Miromar Development</b>
<b>Mike Elgin</b>	<b>Miromar Development</b>

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Ward called the meeting to order at 2:00 p.m., noting that the record should reflect that all members of the Board were present.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

**a. April 9, 2015, Regular Meeting**

<b>On MOTION by Mr. Hendershot and seconded by Mr. Donoho, with all in favor of approving the April 9, 2015, Regular Meeting minutes presented.</b>
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**THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2015-5 of the Board of Supervisors of the Miromar Lakes Community Development District, adopting Continuing Disclosure Policies and Procedures; and providing for severability and an effective date.**

Mr. Ward stated the subject resolution is an outshoot of an SEC rule that was adopted a number of years ago that required underwriters to provide certain information to national repositories, such that bondholders would have information related to any kind of governmental agency's bond issues. We do this as a matter of course anyway, pursuant to agreement between the trustee, the District, and generally, the developer in the early stages of the development. The resolution that you have before you identifies the reporting requirements for you; they are relatively consistent with the agreements. Sometimes they're a little different in these policies than you might see in the actual agreement, but all of the information is provided to the repositories for bondholder information.

If you have any questions with respect to the resolution, I'll be glad to answer it, otherwise it's in order and recommended for your consideration.

Mr. Hendershot asked so there's no additional reporting required, any costs associated with it or built into the budget?

Mr. Ward stated correct.

<p><b>On MOTION by Mr. Hendershot and seconded by Dr. Herring, with all in favor of approving Resolution 2015-5.</b></p>
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**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-6 of the Board of Supervisors of the Miromar Lakes Community Development District, supplementing Resolution 2001-1, as previously modified and supplemented by Resolution 2011-4, which resolutions had previously equalized, approved, confirmed, imposed and levied special assessments on and peculiar to property specifically benefited (apportioned fairly and reasonably) by the District's project; approving and adopting the Miromar Lakes Community Development District**

Capital Improvement Refunding bond, Series 2015 Final Assessment Allocation Report dated February 16, 2015, which sets forth the specific terms of the Miromar Lakes Community Development District capital improvement revenue refunding bond, Series 2015, providing for modification of the special assessments as set forth in the Miromar Lakes Community Development District improvement refunding bonds, Series 2015 Final Assessment Allocation Report dated February 16, 2015; and providing for severability, conflicts and an effective date.

Mr. Ward stated, right after any kind of issuance of bonds or, in this particular instance, after the refinancing of your Series 2003 bonds, there is a report that is prepared called an Assessment Allocation Report, it's Exhibit "A" to the resolution. All the report does is tell you the final allocation of debt all across the properties that have been affected by the reissuance of the Series 2003 bonds now the 2015 bonds. It's a requirement of the statute that we prepare the roll itself and prepare this report, so what we normally do is, at some point, we ask you, and that's what you have on your agenda today, to adopt a resolution that adopts that Assessment Allocation Report. It is consistent with the par amount of bonds that we issued, which was \$19,190,000. That par amount of debt is consistent with what the roll that you have in Exhibit "A".

If you have any questions, I'd be glad to answer them for you, otherwise that resolution is recommended for your consideration.

Mr. Hendershot asked under the units, for purposes of divvying it up, it was 1,051 and it's now 861 revised?

Mr. Ward stated the 1,051 units is the number of equivalent residential units, so this includes the conversion for commercial property that's in here also, but it's pretty close to the residential count, yes.

Mr. Hendershot asked but the 1,051 has now been reduced to 861, is that correct?

Mr. Ward stated no, for purposes of this bond issue, it's a 1,051 equivalent residential units, it doesn't convert exactly one to one, because of the commercial property that's out there. We actually count a unit in here as a unit.

Mr. Hendershot stated oh, all right, so the commercial property would be more than one.

Mr. Ward stated correct. Any other questions?

Mr. Ballinger asked on page three and four, I'm noticing that it looked like Miromar Lakes Development has approximately \$17.5 million of everything that's listed there as a total of \$19,165,000. Can someone try to explain that to me?

Mr. Ward stated that is a true statement, essentially all of the properties that are encumbered by this bond issue are undeveloped at the moment. As such, the current owner of all of those properties is Miromar Development Corporation and Miromar, LLC, as we see on the tax roll. There are very few end users or homeowners that are in this particular area of development.

Mr. Henderson asked those that are listed are the ones that prepaid?

Mr. Ward stated not prepaid. They actually have bought units within this assessment area.

Mr. Henderson stated let's take Lance Johnson, for instance.

Mr. Ward stated he is an owner. This is the par amount of debt that each lot owes as a result of the reissuance of the Series 2015 bonds; the reissuance of the '03 bonds, now the 2015 bonds, and there is one subdivision that Miromar has sold to end users, people who actually own property in this assessment area, and that's what you see on the roll. Over 90 percent of the balance of it is undeveloped land owned by the developer. I apologize, I just don't remember the name of the subdivision.

Mr. Hendershot asked why would there only be one house in Verona Lago that's impacted by this? The individual addresses are not in a given neighborhood.

Mr. Byal stated this is the tax identification numbers. The property that pertains to this is within the bond area. You're thinking of the one where Lance has a property in Sorrento that is subject to this bond, but his permanent address is still in Verona Lago.

Mr. Hendershot stated I'm with you, thank you.

Mr. Ballinger stated these look like they might just be mailing addresses.



Mr. Ward stated they are actually the addresses that the property owner has of record with the Lee County Property Appraiser's record. Wherever the tax bills get mailed to is what the address is on this roll.

Mr. Byal stated I think the note is for several of the neighborhoods, the number went down as a result of the refinancing. It's not a big reduction, but it all went the right way, as it relates to the other homeowners affected.

Mr. Ward asked any other questions? Hearing none, then a motion to adopt the resolution would be in order.

**On MOTION by Mr. Refkin and seconded by Mr. Hendershot, with all in favor of approving Resolution 2015-6.**

**FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-7 of the Board of Supervisors of the Miromar Lakes Community Development District, approving a proposed budget for Fiscal Year 2016 and setting a public hearing thereon, pursuant to Florida Law; providing for severability; providing for conflict and providing for an effective date.**

Mr. Ward stated the primary purpose of your meeting today is to start your budget process for Fiscal Year (FY) 2016. When we get to the end of this process today, I'll ask that you adopt the resolution, which sets your public hearing for Thursday, September 10, 2015, at two o'clock here at the Beach Clubhouse. Just in the way of some opening remarks, the start of this process or the approval of the budget doesn't really bind the Board in any way to any of the numbers contained in it, any of the programs contained herein. It merely allows you to move forward with the process, such that by the time you hit your September 10<sup>th</sup> meeting, you will be in a position to adopt the budget and set in place the assessment rates for the General Fund for FY 2016.

We will put this on your agenda every month between now and September, so that you will have an opportunity to go through this, make any additional changes, deletions, additions that you may want during that period that you may want during that period of time.

It does, however, set the highest threshold as to what the assessment rates would be, the amounts that are contained in the budget, so when I present this to you, I tend to go on the high side, in case you decide you want to go down and put in the programs that we think are necessary. We can add and change the mix around over the next couple of months as we go through this, but this is the starting point or up side of where we are at this point.

Mr. Hendershot asked this would become a new cap rate going forward, assuming it's established?

Mr. Ward stated assuming it's established, this would be the new cap rate that we would have on a going-forward basis. Generally, we set the cap rate at ten percent over what the FY adopted rate is; whatever that will be is what will be the cap rate going on a future year basis. Just so we all understand, the cap rate is the rate that triggers mailed notice to individual property owners within the District, so as long as we are under that, we do not have to do individual mailed notices. Once we go over that threshold, we have to send out individual mailed notices again each year. To try to prevent the cost of doing that, which runs between \$1,500 and \$2,000 to do those mailed notices, the adoption of a cap rate resolution is a good idea for you.

What I'm going to do, if it's okay with the Board, is go through the overview of the budget in an order that's a little different than what you have in here. The meat of it and a big part of what you'll discuss today is related to your General Fund. As such, I'm going to start with the Debt Service Fund, because they are the easiest to do, and there's really not a lot of change you can make to them, and then get back to the General Fund and go over that portion of the Budget.

I'm going to call your attention first to page eight and nine are your Series 2012 bonds, really the Series 2002 refinanced bonds for the District. The total expenditures for the Series 2012 bonds for FY 2016 is \$1,033,000. It is the same as what we have in the current FY of \$1,033,000. That means on a going-forward basis the assessment rates for all of the properties affected by the Series 2012 bonds will have a flat assessment rate for next year for this particular bond issue. The expenditures are driven solely by the amount of the principal and interest that's due on the bonds, and that's why you see a relatively consistent rate over time.

Page ten is the 2003 bonds Debt Service Fund. You'll notice that there is no budget for those, since those bonds have now been refinanced with the Series 2015 bonds, so I show you just where the money has come in and gone out. At the end of the year, you will have no fund balance in this portion of the Budget, which has already taken place, and there will be no assessment for it in the 2003 bonds for next year. On pages 11 and 12 are your Series 2015 bonds and, as you note, the total expenditures for 2016 for your Series 2015 bonds are \$1,705,000. As Tim Byal mentioned to you, you'll see assessment rates go down in the prior year, as Series 2003 bonds; if you look at the total expenditures, it was \$2.1 million, so there's been a significant decrease in the total expenditures and in the total assessments we will collect as it relates to the Series 2015 bonds going forward into next year will also decrease. We'll get back to the last few pages in a few moments.

I'm going to take you back to the front of the book now, and we'll start on pages one and two, which are your General Fund operations of the District. Because we've been through this a few years, what I'm going to do is highlight the changes that are occurring within the context of the budget itself, and then we'll more discussion. If you look on pages one and two, I've added a few columns. The change in the budget from the prior year's budget, the contingency amounts in line items, and the components of the rate change are three new columns that we added to this spreadsheet that's on pages one and two of the budget.

If you recall, with respect to the contingency line items, what we were doing for a couple of year is if we had contingency line item in the budget, that we would use cash to fund the contingency. What that did was reduce your cash balances over the past few years until such time as we need it to be used for those contingency line items, and that has occurred. If you look at this budget, you'll see there's only one line item in FY 2016, that we have a contingency line for, but you will notice that we are not carrying forward for next year any monies from existing cash balances to fund any of the contingency line items. That is a change from what we've had in the years past. The primary reason I did that is that your cash balances are anticipated to be \$360,000 at the end of the current fiscal year and, in my opinion, is about the minimum amount of monies that you will need in order to fund the budget for the first three or four months of the follow fiscal year as we move forward from year to year.

The next change that is the most important that I want to highlight to you is the change in the budget from prior year budget, and we'll just do those in aggregate. The first is the administrative side of the budget. The total budget from last year is \$125,943. We anticipate expending more than that in the current year, and I'll go through that in a minute. The proposed budget for next year is \$537,000, so that is a change of \$411,000 in the administrative budget. If you look at the changes, that is solely due to the Center Place litigation. There's \$250,000 budgeted here for litigation counsel, and \$100,000 budgeted for Center Place experts.

Mr. Refkin asked isn't that new, the \$100,000, as the Board talked about the \$250,000, but I think we just informally talked about the experts, and now there's not only \$100,000 for the experts and general counsel \$40,000, so we're basically up to \$400,000, not \$250,000, base. I don't know if people are clear about that, so the \$250,000 is a dream.

Mr. Ward stated correct, and the experts were a result of discussions by District staff in order to go through the litigation and what it's going to take to hire the experts in order to do that.

Mr. Refkin stated I'm not questioning that we don't need them; in my personal opinion, I just want to make sure it doesn't get away from us, because this could become extraordinarily expensive.

Mr. Ward stated yes. That is the major change that you see in the administration budget. If that was not in here, we would be roughly back down to the \$125,000, \$126,000 range in terms of the entire administration of the District for next year. That change relates, roughly, to a little more than \$200 per unit per year increase in the assessment level for FY 2016.

Next is the Storm Water Management Program. That budget for FY 2015 is roughly \$193,000 per year. The change in that is really going up to \$222,000 for FY 2016; that's a \$30,000 change. If you look at the components of that, that \$29,000 is solely related to removing the grass carp that we put in a few years ago, and we put in \$48,000 in next year's budget to start to deal with that. From what I'm hearing from Bruce, Charlie and everyone, I don't think they're going to sign their name to that's going to the final number,

but that's the number we can at least be reasonably be confident within FY 2016 to start with with respect to that budget.

What I felt was interesting when I was looking at the storm water management budget is that I want to say thank you to CGA, because I think they did a great job this year in giving me a budget for the Storm Water Management Program. It would have literally reduced your overall operating costs for that portion of the budget if we did not have this grass carp problem to deal with. Thank you for doing that, and I thought that was an interesting analysis.

Mr. Hendershot stated under the lake system part of that, under the 2016 Budget, we've got \$18,000 for littoral shelf barrier replanting.

Mr. Ward stated correct.

Mr. Hendershot stated but then over here in the General Fund Budget on page seven, there's nothing under 2016 for the replantings; we have to reconcile that.

Mr. Ward stated for purposes of your budget, the \$30,000 for the grass carp and the \$18,000 is all one program, because the loss of the littoral shelves is as a result of the grass carp. The barrier installation and the removal of the grass carp are one program, but I broke them out for you so we could keep track of the individual cost of those two line items, but I will correct that on page seven that you noticed.

Dr. Herring asked if it was appropriate to now ask questions about how staff came up with the \$40,000 to remove the grass carp, or should we ask later.

Mr. Ward stated you may ask now. That would be a good idea.

Dr. Herring asked where did we come up with \$40,000 to remove these grass carp? How did we come up with that?

Mr. Bernard replied we had discussions internally, if you read the minutes of the meetings with concerned parties, that's primarily where that came from.

Dr. Herring stated I did.

Mr. Bernard stated we had discussions on the removal process, how much we think it would cost, as no one has ever done this. We were just looking at a number, so that's why if you look in the Capital program, there's more money the following year too just in case we need it. We put it there just to let you know, but we're looking at, basically, 2,500 to 3,000 carp to remove. We've had an estimate from Bill Kurth from Lake Masters saying we could

put people out there fishing for a week. There were about six different options. We had to come up with a number to put in the budget. We still haven't found anybody stepping up and want to do anything, so we had Lake Masters, who we have no Board now, saying if you put a couple guys out there fishing for a couple times a week at a little over \$2,500 a week. For three months that might cost about \$30,000.

Dr. Herring stated wouldn't you think they would pay us to fish for carp.

Mr. Bernard stated you can't do anything with them, they have to be destroyed as soon as you catch them.

Mr. Cusmano stated they have to be licensed and destroyed, it's right on the permit.

Dr. Herring stated the option of selling them for gefilte fish is off the table. I guess the bottom line is we haven't decided on a plan, and the fishing plan sounds like the worst to me.

Mr. Donoho asked have you gotten any estimates from the netting guys.

Mr. Bernard stated we haven't found anybody. We've called everybody and nobody wants to do it.

Mr. Cusmano stated there are specifications on the take permit that talks about netting, so we have to find the specific person that does it that's licensed based on the requirements line item one and line item two. We've not been able to fine someone.

Dr. Herring asked the people from FGCU that are involved in this as well, they have no ideas about netting either?

Mr. Hendershot stated if you channel them into a channel shock them, do you still need the netting?

Mr. Cusmano stated no, you would need to get them in to temporarily float up until it wears off. Eventually, they get to know the sound of the boat and disappear, and you go from catching ten to catching three. It's been a challenge.

Mr. Bernard stated I'm hoping to find a fishing club that we could offer prize money.

Mr. Donoho stated it seems like it's easier to put them in than take them out.

Mr. Cusmano stated and FWC did not have an exit plan. They don't have an exit plan to remove, so that's where we're at at this point, we're trying to do it based on their requirements.

Dr. Herring stated I know it's frustrating. The netting is what appeals to me most.

Mr. Bernard stated it makes the most sense. We were looking at some hoop nets, just to set like ten or 12 of them out there, put some bate in them, they swim in, and they can't swim out, pull them up and rebate every day.

Dr. Herring asked have we contacted like Moat Marina and The Conservatory, Southwest Florida, those marine services? I've been on boats with the Moat Marina where they've put cages over the side, and just scrape the bottom of Tampa Bay, and they've come up with any number of fish.

Mr. Hendershot stated there are some clubs that have done it, like in Texas. Have you contacted them to see who they used?

Mr. Cusmano stated I called Tennessee, Nebraska, because the Asian carp, the ones you see jumping, they have tournaments for the Asian carp. I called FWC, got hold of the guy that did the program out there, that set three and the \$5,000, and talked to him about it. He says, "Well, I've never heard of them removing them in Florida." So I said, "Give me somebody." Then he gives me the names of people they helped out there, and he said we don't do it in Florida, you would have to pay for everyone to fly down here. I got a boat fishing guy that got it from the fishing club that supplied everything, and he said, "We come on vacation there, so you can pay for us to come down. It will take us a month to catch them, but we can only guarantee 500, and here's the cost." It was higher than the \$40,000. We're basically putting them up in the Marriott, and they were sitting out there. We called the Florida clubs, we've called the State clubs.

Dr. Herring asked have you contacted Moat Marina?

Mr. Cusmano stated no, I have not.

Dr. Herring stated that I would put that one on the list.

Mr. Bernard stated our initial contract should have been release and catch. In other words, it's a whole cycle, as opposed to catch and release.

Dr. Herring asked the estimate of the number of fish that are out there now, since they're sterile, is about 1,000 or 1,500 less than we put in?

Mr. Bernard stated about 1,000 less, yes.

Dr. Herring stated so every three years it goes down by 1,000, and we have to take out 3,000, so in six years they're gone.

Mr. Bernard stated you couldn't grow any plants for six years either.

Mr. Hendershot stated you would have a bunch of residents upset because of the turbidity of the water, the lack of fishing places.

Mr. Cusmano stated part of the planting along the edge of the canal is to lessen that, so as the fish go down, the plants come up. You may find that happy medium. Until then, we're still trying to find a way to get some of them out.

Dr. Herring asked what's the worst case scenario if we don't find a way to get them out that meets the government specifications, and we do wait six years?

Mr. Bernard stated the only thing I'd say we'd probably have to do to get some plants growing back is barrier everything, so we keep them in the lake, put barriers around the edge all around.

Dr. Herring stated that helps the turbidity issue.

Mr. Bernard stated so we'll still get filtration through there.

Mr. Hendershot stated it was an article in the newspaper on Lake Trafford, it took them almost seven years to get it back.

Dr. Herring asked if they had a similar problem with grass carp.

Mr. Hendershot stated no, they did a chemical spray, it wasn't carp that gave them the problem.

Mr. Cusmano stated you can't compare; the lakes are totally different. If you look at the reports, and everyone compares them, but you can't. There was a different issue there than we have here; ours is not failing, we just had a change in the color.

Mr. Bernard stated it would be better to put more barriers out there and plant the sides and live with it for the next four or five years till we get to where we can get.

Dr. Herring stated in that way, the lake stays habitable, which it is now.

Mr. Bernard stated the plants will start growing back.

Mr. Hendershot asked if we chum them into a channel and put a barrier up where they can't get out, that would speed it up too, wouldn't it?

Mr. Bernard stated we could use the same place where we released them, use the same channel, and going in is not too deep where you could put a barrier across. Then you would have to find somebody to take that time to net them out or fish them out.

Dr. Herring stated well I think what he's saying is just keep them in there, just keep them in that confined area.



Mr. Bernard stated but you can only keep the little bit you found. You're not going to get 7,000 in there.

Mr. Hendershot asked how many do you get if you chum the channel?

Mr. Bernard stated you might get 100, 200 in there, and you can hold them out.

Dr. Herring stated but you're going to get every species of fish that's in that lake, it's not going to be selective just for the grass carp.

Mr. Donoho asked any estimates on the construction of those barriers, because that might be the best solution?

Mr. Bernard stated they're probably not going to be that expensive, because it's only going to use vinyl chicken wire and stakes, so you can put that up fairly cheap, just the initial installation costs, then we can start planting. The college would like to do that anyway, to start looking at what plants will come back that are there right now, and we can replant species that the grass carp don't like to eat. If we do start getting some back, we can let it go for a couple years and see what we have.

Mr. Hendershot stated but if they get hungry, they'll eat just about anything. I know that they say there are some plants they don't like, but they're eating the lawns now when the water is at its high mark.

Mr. Bernard stated, as they get older, they eat less.

Mr. Cusmano stated but they like lawns. If we were to throw in the clippings, they'd come up and eat the clippings, they love that, that's one of their favorite foods. As the foods are going down, they stop eating, they stop growing, and they fade out.

Dr. Herring stated I'd have to think there's somebody at FGCU that has grant money. This is something that nobody you've contacted around the Country knows how to deal with. That sounds like a college grant to me, to come up with a program.

Mr. Hendershot stated yes, we should be able to get some federal money.

Mr. Bernard stated yes, but then you have to worry about liability for the students.

Mr. Ward asked any other questions on that portion of the Budget?

Dr. Herring state this is just a budgetary number.

Mr. Hendershot asked we haven't made an attempt to close the loop with any of the residents that have voiced an interest and came to the meetings, have we?

Mr. Ward stated no, not at this point. I think it's a good starting number for us to see where we go, and it will come to fruition over the next few months. We can make a decision as to what we want to do, but we have \$48,000 in this budget to deal with the issue; that's a good number. Next, the landscaping portion of your budget for FY 2015 is \$518,000, that will go to \$549,000 next year, roughly a \$30,000 increase. The component changes of the line items are related to the fact that when we rebid this project this year, we put a lot of costs back into the Estate contract, so you'll see some shifting around, in terms of where the numbers are located in this budget because of that issue. It's remained relatively stable from year to year. As I said, this is the only piece that we have any contingency line items in here for this coming year. That's testament to focusing over the last couple of years on what the actual cost of the operations of this system really are.

With that, I'm going to just close with one final comment. I want to go through with you the changes as it relates to the rate that was up roughly \$295 per unit for the year. That is composed of the following: \$15 of that is related to not using your cash balances, the contingency line items for last year; \$250,000 is related to operations, of that, \$250.00 is related to the Center Place litigation; the balance of it, \$37 is related to the reduction in the number of units that we have across the board. With those component parts, that's how you get to the change in rates, obviously the biggest component change is the Center Place litigation.

Mr. Hendershot asked the denominator we're working with currently is 2,026?

Mr. Ward stated yes, it's a net loss of 200 units. Those are the component changes in the rates, and the summary of your budget from year to year. The budget is, I think, in good shape, as it relates to the operational side and the debt service side going forward. You've done a ton of work in refinancing your bonds, saving substantive amounts of monies from the two series of bonds that you have out here, and it's a good operating budget. The one major issue that we need to deal with is the Center Place litigation, but that will unfold over time as we move forward.

Mr. Hendershot stated good job.

Mr. Refkin stated thank you Jim.

Mr. Ward stated that is your proposed operating budget for next year. If you are ready for a motion, then it's a motion to adopt Resolution 2015-7, which approves your proposed budget, sets your public hearing for Thursday, September 10<sup>th</sup>, 2015, at 2:00 p.m.

**On MOTION by Mr. Refkin and seconded by Dr. Herring, with all in favor of approving Resolution 2015-7.**

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2015-8 of the Board of Supervisors of the Miromar Lakes Community Development District, amending Resolution 2014-8 adopted September 11, 2014, to modify section 3 relating to the collection of special assessments; providing for severability, conflicts and an effective date.**

Mr. Ward stated all this is really doing is changing the date of collection of the off roll assessments from April of this year until September of this year; that is due solely to the refinancing of the Series 2003bonds. There was no debt service due on May 1, and what we will do is bill, in this instance, Miromar Development for the Series 2015 debt service in September of this coming year. That is all this resolution does. If you have any questions, I'd be glad to answer them for you. Otherwise, that resolution is recommended.

Mr. Hendershot asked then we revert to the quarterly billing?

Mr. Ward stated yes, in the resolution that you will see in September, the schedule that you see in here now will be the schedule for next year with new dates, but it will be quarterly billing for it or semi-annual for debt service.

**On MOTION by Mr. Donoho and seconded by Mr. Hendershot, with all in favor of approving Resolution 2015-7.**

**SEVENTH ORDER OF BUSINESS**

**Staff Reports**

**a. Attorney**

Mr. Urbancic stated I will give you just a brief update on Center Place, and if you have any questions, just let me know. The District's challenge to the South Florida Water

Management District (SFWMD) permit is still ongoing, and it's just in the discovery phase at this point. The hearing date has been set, I think I sent everybody those dates, so they could be aware. Otherwise, there's been nothing to report. There have been, as you all know, some communications between the District and the Center Place people for purposes of seeing if there is any common ground to reach a settlement, and we'll update you as those discussions continue. Anybody have any questions on that portion?

Mr. Hendershot asked what areas are we generally looking at when it comes to the settlement: water quality, anything else?

Mr. Urbancic stated yes. I don't know that I can say too much on the record, but yes, I mean their system, how it's designed, and how it's going to function, and what would be the ultimate impacts.

Mr. Hendershot stated yes, you're right.

Mr. Urbancic stated everything is aimed toward our goal, which is ultimately protecting what we own, and making sure that we don't become responsible for somebody else's problem. Our commentary is always focused on those particular items.

Mr. Refkin asked in your opinion, did they seem relatively serious about their approach to a settlement or inquisitive?

Mr. Urbancic stated I wasn't at the initial meeting; I can let Charlie, Jim and Glenn who went to the initial meeting with them, but I think there was a favorable opinion of that. We'll see how that goes. I think there needs to be a follow up, and I think we're working on trying to arrange that follow up, and then I could probably give you a better answer.

Mr. Ballinger asked are we open for discussion about the subpoenas and that kind of thing? If we are, I'm a resident, and I was called, I think, as a resident, versus a member of the CDD. There's some other people in here, in other words, like the later set of subpoenas, and not the earlier set, which did involve Mike and you and Jim and maybe Charlie, that set of subpoenas. David Massey has been dealing with the subpoenas, and Melissa, I think, is the Center Place representative as far as those subpoenas are concerned. Is that correct?

Mr. Urbancic stated I think Melissa Levitt is the name, she's representing Miromar Development in that case that you're referring to, which is a separate civil claim that I think most or all of you know about. It's a separate civil claim by Center Place against Miromar for a breach of contract.

Dr. Herring asked it has nothing to do with the water management suit that we're dealing with.

Mr. Urbancic stated no. I think it's because of their claim of opposition of development, so it's related to the extent that they're the same parties, and there's multiple fronts that this is being fought on. I think what we have though, Doug, is we have subpoenas being issued to several of you on various cases. There's the challenge to the Miromar permit, where some subpoenas have been issued. Then our challenge to Center Place's permit where other subpoenas have been issued, and also that case that you just mentioned that Melissa was dealing with that there have been some other subpoenas have been issued.

There are three different potential cases at this point where there have been subpoenas, so it could be any of those, and I think Mr. Hendershot has been subpoenaed for two of them, I believe.

Mr. Ballinger stated Dave and I have been subpoenaed just on the latter subpoenas, but that's been postponed until a court proceeding about quashing or something?

Mr. Urbancic stated correct. There's a motion to quash the subpoena.

Mr. Ballinger asked if it is quashed or it's not quashed, then it will be after June the 1<sup>st</sup>, then we'll have to rearrange times at that time.

Mr. Urbancic stated correct.

Mr. Ballinger asked Burnie, have you been subpoenaed?

Mr. Donoho answered no.

Mr. Ballinger stated just CDD people, when you think, because of Dave's situation, you're a voter rep or an alternate or something?

Dr. Herring stated I just live on Via Caprini, and I don't know how they chose me. I'm not a voter rep, I didn't go to the meetings either.

Mr. Ballinger stated there's no consistency.

Mr. Urbancic stated they may have whatever reason they want, and there could be another round.

Dr. Herring stated oh, I know, I'm on the Caprini Homeowners' Association (HOA) Board, because they've got Dave Rans (sp), Ricky Udaley, and myself. That's how I got involved in it, so, yes, I am on a semi-official HOA board.

Mr. Hendershot stated I don't know anything about Miromar's water permit, and I really don't want to know about it. Miromar has obtained the water permit, have they not?

Mr. Urbancic stated yes, they have.

Mr. Hendershot stated so this is a post challenge.

Mr. Urbancic stated well it's the same as our challenge. What happens is the permit is issue; anyone can challenge the issue of the permit, and once you've challenged, it goes to administrative hearing. So the same thing happened; Miromar got their permit and it was challenged, administrative hearing, and now we're just in that discovery phase.

Mr. Hendershot asked the Alico West or Center Place, they haven't got a water permit yet, have they?

Mr. Urbancic stated they did, that's what we filed for our administrative hearing, so similar processes. The only other thing I'd say is that the Legislature was mostly finished with what they were trying to do; they sort of cut and ran on part of it. There were a few modifications, and one of the big ones that's going to affect what this District does is third party contracts, we have to have certain language in there once a certain bill becomes effective. For CGA or Charlie or even Jim or any other contractor that we have going forward, there's going to be some language that we have to have statutorily in there, because the public records response provision is going to be a little bit different.

I mentioned to you about the all the abuses that have been going on, sort of the way getting around the abuses, and make them go through certain procedural hurdles has been passed, so that's going to become law, so that whole process will be changed a little. They won't be able to file a lawsuit without giving another notice prior to filing the lawsuit. The lobby from the engineers and others was so good that, they're not going to be directly responsible for responding to public records request; it has to run through the agency, so the requests will come to you, you have to request it from them. To the extent that they don't comply, then they could be subject to fines and attorney's fees. That will be a staff issue as we go forward. That's it for me..

**b. District Engineer**

Mr. Krebs stated I think at the last meeting someone brought up what was going on over by the golf clubhouse with surveyors and the lake. I've got an exhibit here. We're working with Miromar to develop those lots right by the golf clubhouse, so what you see on

the first line isn't the lake that it is as it stands right now. This hashed area is the existing lake maintenance easement that's out there. What they're looking to do is develop those lots, and get about 140-foot depth. When the lake was transferred, it was transferred based on the lake effect condition of where the control line was at elevation 18. If you look out there right now, that lakeshore has eroded in spots.

Some of those areas along those lots don't have 140 feet of depth, so if you look at the second page, the grey area is what's going to be needed to get back to 140 feet. At some point we will be bringing before the Board some sketch and legal descriptions to, if you go back to the first one, vacate that portion of the lake maintenance easement. Another one will be granted with the recording of the plat to get back a portion of that lake, to get back the 140-foot depth of what should have been there but wasn't verified in the transfer of the lake originally. Then there will have to be some mechanism where there's some lake area that they're working on over in the peninsula area that will be transferred to make up for this area of CDD owned property that's being given back.

Mr. Hendershot stated it's not a lot of land. I don't know what the situation is in Florida, but in some other states, once erosion occurs, that becomes the new title line for the property.

Mr. Krebs stated I think that works on beachfront property but not on lakefront property.

Mr. Refkin asked Charlie, give me some idea of how wide this is over here? You haven't got a number on there.

Mr. Krebs stated you're probably looking at maybe ten feet, plus or minus, and if the aerial on this would have come in, you see right now there's already an existing area that's just underneath the water's edge, so they're supposed to be filling that area back to where it probably was one time.

Mr. Refkin asked when it was transferred, basically, that's CDD land, right?

Mr. Krebs stated correct, the bottom area of the lake is the CDD.

Mr. Refkin stated so what's going to happen is over here they're going to fill in ten feet, and over there, what's that, five feet?

Mr. Krebs stated that might be five feet in the middle, you see, like one or two feet.

Mr. Refkin asked in this process of when Miromar is going through, you're the engineer for both; you're ours and for Miromar, so you're on both sides of the coin.

Mr. Krebs stated right, that's why I wanted to bring this before you as early as possible.

Mr. Refkin stated I actually brought this up last meeting. In this, of more concern to me is the process. I mean this isn't new, I mean they've been talking about these changes forever, as long as I've been here. When the architects are drawing it up, as most architects do, they just say, "Here's what I need." There has to be, as we've said before in these meetings, some kind of process, and we said this with the air conditioners, where this Board knows about these things early. I mean I realize this is it, but realize how this came about. This came about because somebody talked to us at the golf club at one time during the "Taste of Miromar". We brought it up in a Board meeting, which generated all this. This wasn't like an epiphany that we just have over here.

What I'm trying to say is, what's most important for me, personally, is the process, and this is a failed process, because, continually, as long as I've been on this Board, which has been nine, ten years, there's no process, coming over here where this Board gets ahead of it. Before something happens over here by accident - I'll call this by accident - where Miromar comes out and says, "We're planning to do this over here.", and the architects are will say so many feet in the water over here. Somehow, as Miromar continues development and change the process, and as we go forward over here, I'd like to have something set in place, maybe with your company where this Board is notified way ahead of time of what happens. That's just me personally.

Dr. Herring asked can I interrupt for a second.

Mr. Refkin stated yes.

Dr. Herring asked we're not being asked to vote upon this, right?

Mr. Krebs stated no.

Dr. Herring stated now we do know they have this proposal, and we don't have to act on it.

Mr. Hendershot stated we shouldn't have to hear about it from residents.

Dr. Herring stated I understand that, but the resident I heard from told me that they were going to fill in whole lake.



Mr. Refkin stated me too, and they were wrong.

Dr. Herring stated and he didn't want his name brought up.

Mr. Refkin stated let me ask you a question. How did they know they were even filling in any part of that lake?

Mr. Krebs stated when they were talking about this, and Mike Elgin discussed what they were looking at, we wanted to go get lake sections out there, and that's what, I think, instigated they were filling in the whole lake, because we needed to have topo out there.

Mr. Refkin stated right, and the same person talked to me.

Mr. Krebs stated then, as we're developing this, and discussions with Mike Elgin and with Tim Elgin saying we need to have 140 feet, we start laying out, because we've got an existing road and where that 140 feet is. You guys were a little bit ahead of the game, because of the discussions and people seeing them out there on the lake. As we've done in other developments, once we got a land plan, and we knew we were going to be filling in a portion of the lake over here, but we were going to give a little bit of the lake back to CDD here, we brought that before them. We said, "Listen, here's where we're coming with the development order. We need to fill in the lake portion here. When everything is said and done and according to the plat, we're going to dedicate this portion of the lake here." I think Greg helped create the transfer mechanisms.

I understand what you're saying, in the past when other things have come in that I haven't been involved in, it may not have been, but once this got finalized, and I had discussions with Mike Elgin and everybody, this was what I wanted to bring before you so you knew.

Mr. Byal stated Charlie, when you say finalized, I mean I haven't seen it. Al, you're point is well taken, and we're trying to do a better job.

Mr. Refkin stated you and I talked about it.

Mr. Byal stated in the past there have been times when we've wanted you to just rubberstamp things, and that's not the way it should be. This is like hot off the press, where Charlie has taken all the date that they've received, taken our design frame; our best guess from an engineering standpoint is that picture, which I have not yet seen. We're trying to make sure that you guys have the most current information, we're trying to come up with the

best answer for the community, and we're going to make sure that you guys, as soon as we get that data, and there's some implications that you're in the loop with those.

Mr. Refkin stated it's not a question of fault for me, it's a question of just getting the procedures down, so that we're just ahead of the game over here rather than behind, that's all.

Mr. Byal stated we're trying to do that and, Charlie, because he's on both sides of the coin on both of these issues: he's the engineering doing the work, and he's your engineer of record, hopefully we can do a good job.

Dr. Herring asked this is such a small amount of land, what's the necessity of doing this, I mean adding ten feet here, five there, and two feet there? Why do those properties have to be exactly the size that they were before?

Mr. Byal stated if there was not a requirement to refill the portion that has eroded over the years, we probably wouldn't engage in that discussion.

Dr. Herring asked so you're required to refill it?

Mr. Hendershot stated they want a minimum setback.

Mr. Byal stated you want that depth to sell property, that you would want to see along that golf club, and in order to have the highest use of that property, we have to go back and reestablish it. As long as we're reestablishing it, if there's some smoothing and some things that we can do to make it so that they're more uniform, it seems like that would be the appropriate time to do that. Again, this is all in the planning process, evaluating. There's been no conclusions. The only thing we did know is that some land eroded, and we don't have enough depth for the back of curb to the lake bank to deliver the type of product the market is asking for and that I think you guys would want to see.

Dr. Herring asked so a foot here and there would make a difference?

Mr. Byal stated it's does.

Dr. Herring stated I mean one foot. Some of these areas are closer to two feet.

Mr. Refkin stated one other thing I'd like to ask you. Is your drainage in Verona Largo going to the front, or is it like in Sienna, going to the back?

Mr. Byal stated it's going out the back. I mean we always intended to develop it like that, but until we knew, there was just a swale there, so part of this process that Charlie had

to go through was we have to underground and permanently pipe that swale. There's land improvements that have to be done.

Mr. Refkin asked so it's not going to be like a Sienna out there? Basically, it's going to be rippapped around there. You won't have the same bank erosion.

Mr. Hendershot asked don't the lots drain back to front, except for the sloping down to the water?

Mr. Krebs stated no, that's on the recreational lake. For the recreational lake, we have to drain everything towards the road.

Dr. Herring asked are there any fish in that lake? We could put grass carp in there.

Mr. Elgin stated that actually has a decent amount of vegetation, I don't think we need any. There are some tarpon in there.

Mr. Ward asked what's the timing on this, do you know?

Mr. Krebs stated no. Once we get it finalized, I'll come in with a sketch and legal descriptions that talk about the areas that will be transferred, as far as the lake. This is just a sketch of where it is now, same thing with the lake maintenance easement as we get closer to having to record the plat. We'll bring something in to vacate the easement, and then it will be rerecorded again with the plat. It's also a way, when we plat everything, we can clean up all the little parcels that are out there and were forgotten about. It just makes a cleaner transfer.

Dr. Herring asked is this going to affect the amount of riprap we're allowed to put in the entire community?

Mr. Krebs stated no, not in the entire community, but as part of what's going in here, we'll do a separate administrative amendment as part of the DO just to affect this lake.

Mr. Hendershot asked where are we on the permit?

Mr. Krebs stated on the riprap permit, it's been into staff, and they're starting to receive comments from environmental and on the legal side, so I have to get back with staff and find out and work out the changes, so that we can get back into them.

**c. Asset Manager**

Mr. Bernard stated you have the monthly report in front of you for the assets management. The lake system water quality, we already talked about the carp and all those issues. We've got pictures in here of Porto Romano and the subdivision of the homeowner

that asked for the extension of the concrete deck, and we have some pictures showing that they completed it and swaled it down nice. Their's is the property to the left, and the property to the right is existing there right now for the neighbor's property that's got a drop off that needs to be fixed.

Stormwater; our underwater specialist is proceeding with cleaning the structures that we okayed for this year to be cleaned, getting the outfalls cleaned out that were full of sand and debris. We have one over there down the street that Mike Elgin is looking at, probably have to extend the pipe out to get at it, because our outfall is right in the beach area, with the extent of the Beachouse, so they'll probably extend that pipe out, so it keeps draining and doesn't keep clogging up, and we havening to keep cleaning that pipe out. They're going to do that, hopefully, within the next month or two, and we shouldn't have any more problems with that silting up as bad as it does now, because we have extended the pipe into the lake.

Mr. Hendershot asked is there anything that we can ask the homeowners to do to mitigate issues like that, or these drains building up.

Mr. Bernard stated this drain we're talking about is an outfall drain for the whole community into the lake. Inside the communities, it's just best practices methods. Again, make sure the landscape people don't blow the clippings into the basins.

Mr. Hendershot asked is there a set of specs or instructions with the HOA's?

Mr. Cusmano stated I've talked to Estate Landscaping, and they know not to blow landscaping debris in a storm drain, and they talk to the other landscapers that are out there; they have their own relationship out there. After we cleaned up Verona Lago, they found some construction debris, and they found the poop bags in there. The understanding is you don't take do a driveway and blow the clippings into the drain.

Mr. Hendershot stated in Verona Lago, each homeowner has his own landscape.

Mr. Cusmano stated yes, we can have Mike Fabian send out a notice to residents.

Mr. Ballinger stated I think that, legally, that would be a very good thing to do, because if we're not careful, we could be getting lawsuits from HOA's. A good preventive measure is to send out e-mails to all of the residents that they are held accountable for the prevention of these different items, because if you don't and we don't do anything, we're going to be sitting here in trouble.

Dr. Herring asked why don't we put it on our webpage, and refer everybody to our webpage: this is how you need to manage the storm water drain behind your house. Then you only have to do it once and refer them to it.

Mr. Cusmano stated not everyone gets on the webpage, but if you send it out and refer it back.

Dr. Herring stated we're talking about legally speaking. Legally speaking, we have made an effort, here it is.

Mr. Cusmano stated we can write that up and have it ready for you guys to send it out and get it out to them. The outfalls themselves, it's the water pushing back in, the waves until we clean them out. They are draining into them, but we don't have any issues or reports from the last rains we've had.

Mr. Ballinger stated we had kind of mentioned this, I think, whenever we were talking about the maintenance of those drains when we had the flooding. But I'm wondering, has anything been done?

Mr. Cusmano stated no.

Mr. Ballinger stated we need to do that.

Mr. Hendershot stated we suggested to them that we do it as well, but it hadn't been done.

Mr. Ballinger stated it needs to be done.

Dr. Herring asked any comments about what you guys think about the quality of the medians on Ben Hill Griffin? I'm not talking about car tracks, I'm talking about the quality of the grass itself.

Mr. Bernard stated they're not good.

Dr. Herring stated it's horrible.

Mr. Bernard stated I know. Out there right now, I've been meeting with them monthly with Estate; I've actually sent a letter to them, telling them we want the same standard as the entrance it should be in the median. I've already sent them that memo. I come out and meet with them at least once a month and drive it, and walk it, and show them. If you go out there now, you'll see they finally smoked some of it to get the weeds out of it to get it recaptured, and they put some sod down, so we're staying on them to get it back up to look like the entrance.

Dr. Herring stated it's look like one things when you pull into the community, and it's another thing when you drive by the community.

Mr. Bernard stated it has to be the same, that's the approach to the community. You want it to look just like it is coming in the entrance. On landscaping and the maintenance, again, Ben Hill Griffin, plus we did along the I-75 berm. We had some developer in there, due to traffic, just some open spots on that berm, so we put in new 220 plants.

Mr. Cusmano stated the frost had taken care of it and the ficuses getting thinned out, so to keep up the look that's required there, we put arbutus in there, which will grow through.

Mr. Bernard stated there will be a screening from the inside community, so you don't see across. You've all seen the memorandum we put together on the water quality meeting. This has been sent out to everybody that attended; the college has it, everybody that came to the meeting has this, so everybody is on the same page. We're going to meet quarterly to go over what everybody wants to keep seeing done, so everybody is on the same page. Hoping we can get Jim to put this on the webpage, so any residents, we're going to keep them abreast of what's happening

Mr. Hendershot asked this quarterly, in terms of the implementation of what your plans are, is that too infrequent?

Mr. Bernard stated no, I think it's frequent enough. Our main thing is going to be, to start with, is once we decide to put the barriers up, then it's going to be a wait and see of what's happen in the first few months with their testing, and with what happens on the back side of those barriers, what's coming back, what we need to fill in. Once we get that going, then I think we'll be able to put a longer range plan together; things that are going to happen with this, this and this time schedule.

Mr. Ballinger stated this is very important to me, and I've asked much about it. But there's one thing I mean to ask you about in front of everybody here. Because we have the authority, then Miromar Lakes Development, and Charlie. I've heard this ever since I've been here, 700 acre lake. In the hearings it came out that there's 638 acres, and you say within the CDD. I understand we're responsible for water quality, but I thought that the boundary lines for that were not to include, they were just a shoreline thing or out so far with what the CDD is responsible for.

Mr. Hendershot stated no, that's the easement only that you're talking about. The water quality, we're brought into it because of the weirs, as I understand it, because that's our weir, and any outflow that goes into the state or system or whatever is, they're going to come and look to us for that, and that's why we reported under that NMPDES.

Mr. Ballinger asked so it's water quality only?

Mr. Krebs stated yes, not the land we own.

Mr. Hendershot stated it's even for the big lake, even though we don't own the big lake, since that water dumps and goes through our weir. That might change as more development occurs.

Mr. Ballinger asked is everybody still saying it's 700 acres?

Mr. Krebs stated yes, an approximation, it's rounded. It's easier than saying 680 plus acres. If you want to know, I can actually figure it out.

Mr. Ward asked is that it, Bruce?

Mr. Bernard stated that's it.

**d. District Manager**

**I. Report on the number of registered voters residing in the District**

Mr. Ward stated the only thing I have for you is your standard report on the number of registered voters within the District. As of April 15, 2015, there are 1,023. It makes actually a no difference for you whatsoever at this point in time, since you all elected by qualified electors in the District, but the statute doesn't provide a mechanism to stop the reporting. It just continues forever, so you'll see this every year in your agenda package.

Dr. Herring stated so this is the number of votes that we can take away from our representative who turned ill at the meeting, at the vote, is that true?

Mr. Ward asked what representative.

Dr. Herring stated our guy at the zoning.

Mr. Refkin stated Cecil Pendergrass.

Mr. Ward stated oh. Yes, that's the number.

Dr. Herring stated they need to know exactly how many people are unhappy with this, and there's a number right there.

**II. Financial statements for the period ending March 31, 2015**

None

**EIGHTH ORDER OF BUSINESS**

**Supervisor's  
Comments**

**Requests/Audience**

Mr. Refkin asked can we bring up the thing about July?

Mr. Ward stated yes. The July Board meeting , I am out of town, I know David is out of town, and I think we wanted to try to see if we could move that meeting to another date. I just want to try to get a sense of what everyone's calendar is like for July, so we can try to move that. We don't have to set it today.

Mr. Hendershot stated I'm better earlier than later.

Mr. Ward stated I am better earlier than later too.

Dr. Herring stated correct, me too. July 2<sup>nd</sup>?

Mr. Ballinger stated I don't get back until July the 6<sup>th</sup>.

Mr. Ward stated that's after both of us are gone.

Mr. Refkin asked we should have a quorum anyway, right?

Mr. Ward stated you would have a quorum. Do you mind missing a meeting?

Mr. Ballinger stated no.

Mr. Ward asked when are you leaving? Oh, you're leaving in May, aren't you?

Mr. Ballinger stated no, I'm leaving June the 12<sup>th</sup>, remember we talked about it?

Mr. Ward stated yes, I remember. July 7<sup>th</sup>. Burnie, you're okay for any of them?

Mr. Donoho stated I'm okay for July 9<sup>th</sup> and July 2<sup>nd</sup>.

Mr. Hendershot asked so the 2<sup>nd</sup>?

Mr. Ward stated is still tentative. You'll be gone, but we'll set it tentatively for the second. Maybe we'll dial you in, figure out how to do that.

Dr. Herring stated I'm actually gone in August for our meeting as well, the 13<sup>th</sup>.

Mr. Ward asked what's everybody's schedule in August. David's gone, I know, on the 13<sup>th</sup>.

Mr. Hendershot stated I'm going to be gone probably the first couple of weeks, I think so.

Mr. Ballinger stated on the 13<sup>th</sup> I'm okay.

Mr. Ward stated I think what I'll do is I'll just call you individually and try to see in August maybe we'll move that one too, so we can get all of you here, because that will be



the meeting just before your public hearing, and I would like all of you here. Anything else from the Board? Audience comments? Anything from the audience, if you're going to speak. If you could please put your name on the record.

Mr. Elgin stated there are some people here, so there is public. Let me do a brief introduction for this. Who is here today, and I'm going to ask Charlie to step in too, because he's been involved over the last week with some of these discussions. Jessica Munoz from Lee County Utilities is here, along with representatives from Andrew Sitework. They are the contractor who was recently awarded, within the last 30 days by Lee County, for the utility crossing that goes underneath the golf course. As we all know, from that it's a directional drill that goes down and under that.

Since they've been released by the Board to proceed very recently, they had a pre-construction meeting, as required under their contracts. That pre-construction meeting happened on Monday onsite. What that revealed to them as the contractor took possession of the project, started to understand the moving parts of the project, there has to be, as we all know, some deep drilling, some dewatering for utility work. That's very typical for most utility work. Because we're not impacting the golf course, and we're going way down, and we're going under and through to the other side of I-75, there's going to be a quantity of water there. That contractor has prepared a dewatering plan, which they would like to present to you today. Clearly the CDD is involved, because you were a part of granting portions of the easement that they will be constructing in.

Charlie has seen some of the dewatering plans as soon as they were written and ready, so they're here today to present that to you. What this means though, I'm going to be straight up with you, the dewatering plan, because the lakes within Miromar Lakes are a part of CDD assets, how that water ultimately gets discharged from inlets on Ben Hill Griffin Parkway, ultimately gets to one of the internal lakes to the golf course. It's 2A, which happens to be the one that's on Two and Eight. It's the center one where nobody resides, and any of that discharge, I'll let them go through how clean that water will be when it will be there. What that means for you guys is, because you're directly impacted by that, the dewatering applications that have been prepared and reviewed by your engineer, you will be looking at taking some action on that, if appropriate. Jessica, you guys go ahead.

Ms. Munoz stated yes, thank you very much for letting us speak. The contractor will go into the Ben Hill Griffin right of way, but ultimately will go into the Miromar CDD lakes, which will then be discharged into the Estero River eventually. Andrew Sitework is our contractor, and their dewatering plan was done by (unintelligible 1:20:47) Gary. They have conditions on there, and I'll let Gary speak into the information, because I know that you're looking at levels, quality, and what happens

**Audio recording failed at this point. New audio file started and transcribed below.**

Branfest stated at the end of it, we'd like a report from you guys for the Board, saying it was this when you got it, this is what it is now, but right now, you have clear flow.

Mr. Hendershot asked there's not a chance of it overflowing; or only in the rainy season.

Mr. Krebs stated if it overfills, it's flooding the golf course.

Mr. Elgin that would require I-75 to be backed up, and water is going to discharge out of the system. Your golf course is not going to flood, regardless of the joke your engineer just made.

Dr. Herring asked is the golf course is going to be closed?

Mr. Elgin stated let me speak to that for one second. That's a great question. The goals of this project with Lee County Utility is Miromar Development and your CDD Engineer has been involved from the beginning of some of this. It did go before the Lee County Board of County Commissioner's a couple months later than it was anticipated, so the contractor did get the job a month or so later than we expected. They're looking at the dewatering permit a little bit later than what we had anticipated, but the agreement with Lee County Utilities is that the project would be completed within 120 days. That's important to you, as residents, and many of you as golf members, to be done during the closure periods of the golf course, and not affect the reopening in the fall when any significant play happens.

That's more related to the construction staging on the parking lot, less related to the dewatering, but you're 100 percent right. The goals of this project are to get in and get out, and during your closure periods, so if by any chance the golf course floods, as Charlie suggested, your course is closed anyway. The other thing to keep in mind, this is not too dissimilar to the agreements you've agreed to with FGCU when they were dewatering the pool about a year ago. We had no water quality issues. That water coming out of that pipe

was cleaner than it could ever be, because of the NPDES, the SWP3, the BMPs, I can give you all the acronyms in the world, all those wonderful things that the county and the agency are going to make them do.

I know you can talk to your engineer about this, but they are correct is saying, when that water enters that system, it's probably the cleanest that water could be, so I don't think that's it's at any risk. Paul, I agree with you. If there's backside of some inspections, I think the county would be more than willing to accommodate those types of request through their contractor.

Ms. Munoz stated yes.

Mr. Elgin stated so there's some verification that would be great, if we could accommodate that.

Mr. Hendershot asked this is all part of the new water main?

Mr. Elgin stated it's part of the water main.

Mr. Hendershot asked does this mean that the water pressure is going to go up in our community?

Mr. Branfest (sp) stated there's potential for future tie ins.

Mr. Ward asked put your name on the record, please?

Mr. Branfest stated that's not on the plans as of now, but we are doubling the size of the

Mr. Refkin stated you have to give your name over here, so everybody knows who we're talking to.

Mr. Branfest stated my name is Brian Branfest. I'm senior estimator and project matter, and NPDES certified inspector, so I will be spending quite a bit of time the project.

Mr. Elgin stated this is part of a number of Lee County utility projects; this is the one that affects you, but there are other projects outside. Again, we'll continue to loop projects together, mains together, hopefully, ultimately giving you a better, more stable system, and a better source of all of those utilities

Mr. Branfest stated gentlemen, rest assure, our goal is to get in and get out. We don't want to prolong the project. If we're unable to discharge this water the way that we want to, this could drag out to the middle of the season, extend this contract, and it would be terrible for everybody.

Mr. Bernard asked who's doing the drilling?

Mr. Branfest stated we are the prime contractor on the project, and we've hired subcontractors to do the drilling that are far more qualified than we are.

Ms. Munoz asked who's the subcontractor for the drilling?

Mr. Branfest stated one of the contractors who's doing the directional bore crossing I-75 is ABT & Centerline Directional Drilling, they're out of Labelle, Florida. They've accomplished some of the most difficult bores in the country; they actually just completed a directional bore that was 5,000 linear feet, all subaqueous crossing the Belvedere Feeder in West Palm Beach. They took drill rigs and drilled them 2,500 feet at each other and touched the two tips together, and pulled a 24-inch pipe through with no problems whatsoever. They're some of the most talented guys in the business.

The jack-and-bore crossing, Ben Hill Griffin is by Blevins Rig Boring, and they've got more than 18 years' experience, and they've done some of the most difficult bores in the state. With that being said, the project is in very good hands, and we don't anticipate there being any unforeseen problems.

Mr. Bernard stated the benzonite gets out of control too. We've had benzonite disappear from the bit and gone somewhere, so I want to make sure that someone is watching where the benzonite is going, and being left, and where it's being hauled to, and where it's taken at when they're done with it.

Mr. Branfest stated we are mandated by the State to provide logs of all of that information.

Dr. Herring asked what is benzonite?

Mr. Bernard stated when you drill, benzonite is put into the hole, and it makes its own cavity, basically, holds the sand out. You pull the drill through, you put this benzonite, you pull it out, and then you pull your pipe, and that stays in place, holds all the water and the sand out, so you can pull your pipe through.

Unknown speaker stated it's a volcanic clay that they use to form a seal on the inside of the boring.

Mr. Bernard asked and the berm, the restoration and everything, when you go through the berm?

Ms. Munoz stated that will all be restored.

Mr. Bernard stated we need to know who's going to pick out the materials for this, what's going back? We've got some tree issues right now.

Mr. Elgin stated we've already signed those agreements and those licenses in prior meetings. That's not what any of this that's being discussed today. That was all handled in a Board meeting months ago.

Mr. Hendershot asked what you want from us is a consent to go ahead pending permit?

Ms. Munoz stated it's your consent our discharging into your lake, basically, for your run off to eventually discharge into your lake.

Mr. Refkin stated Mike, I have one question. You said it was discussed in a Board meeting. I think that was the CDD Board meeting, right?

Mr. Elgin stated yes.

Mr. Refkin stated then it was discussed, because it was a good question he asked. I think I was the one that brought it up. Not only is it like grass, but it's the same type of grass, the same type of everything in there.

Ms. Munoz stated yes.

Mr. Ward stated I think what Bruce was asking for, and rightly so, whether it was brought up in another Board meeting or not is really particularly immaterial, is that the District be provided with whatever the restoration plan is going to be ahead of the destruction of the materials onsite. That's not a particularly difficult request and not unreasonable.

Ms. Munoz stated that's not going to be a problem. Andrew Sitework, they have a preconstruction video, so they videoed everything that's out there, and they'll put it back in place in the agreements with the easement, and the CDD has let us with that right of way. Yes, we have a preconstruction video that will video everything that's out there, and if you want a plan on what's being restored, I don't think that will be a problem, because they need to order the materials anyway, so you'll just be informed of the materials that are going to be installed in those locations.

Mr. Ward stated thank you.

Mr. Elgin stated I know Charlie was just reviewing the plan; he's had some opportunity, but maybe some questions. What you're requesting is either to have the Board

to direct staff to execute that on your behalf. Once they've finally resolved that, is there a permit application that also needs to be signed or just the letter of authorization? Just so we're clear on the record as to what they need to either direct staff or authorize you for today?

Ms. Munoz stated I believe it's just the letter of authorization.

Mr. Elgin stated just checking. I just want to make sure you get the requests proper when we're here. If not, let's clarify.

Dr. Herring asked Charlie, what do you have to say about this?

Mr. Krebs stated when it was originally proposed, I thought they were going to discharge into lakes that we had residents on, so I had concern about that, but since it's going to be on the golf course, they're not discharging into any structure that we own, as far as I know. It's just the outfall of the lake, and the plan that I looked at, I didn't get all the details, but it looks like they have turbidity measures in place. I don't have any objection to it. I mean they're right, generally, the ground water is fairly clean and shouldn't create a problem. Since they're not going to be using our system, and it's just the outfall, I don't have any objections to it.

Mr. Elgin asked is it typical for this type of project?

Mr. Krebs stated yes, what they're proposing is typical. It just happens that we're the owner of the water management system.

Ms. Munoz stated typically, the right of way, the county owns their own drainage and their own ponds, so you would get authorization from the county. The county has given us authorization, the state has given us authorization, we're just missing the middle piece, which is Miromar or the CDD lake.

An unknown speaker stated we have the application submitted to the SFWMD; that's currently under review for (unintelligible 10:26) submitted.

Mr. Hendershot stated we can give them consent, providing they get all permits and approvals necessary, hold us harmless for anything that might flow during or after.

Mr. Ward stated I think that's reasonable, subject to staff's review and approval. Staff can be all of us.

An unknown speaker stated there may be an issue with the SFWMD's approval of the permit without the authorization. I don't know that that could happen, but it may be a matter of timing. I know timing is an issue.

Mr. Elgin stated I believe SFWMD would require the letters of authorization prior to, so you can't structure it pending release of that, because part of their review is the consent for that party, so that's part of the process.

Dr. Herring asked so we have no objections from our engineer?

Mr. Krebs stated no.

Dr. Herring asked do we need a motion.

Mr. Ward stated not particularly. We'll take it from here. I don't know about giving them the letter part, but we'll take care of it.

Ms. Munoz asked who can send the authorization? Because I know that Gary had a draft of an authorization letter.

Mr. Hendershot asked do you?

An unknown speaker stated yes, I prepared it, but I wasn't sure who the authority was going to be at the time, whether it was a CDD or an HOA.

Mr. Krebs asked is that the one that got forwarded to Clark?

Ms. Munoz stated yes.

Mr. Krebs stated I have a copy of it. Clark forwarded it to me, and that's how I got involved on Monday or Tuesday.

An unknown speaker stated it needs to be on your letterhead and signed by the appropriate person.

Mr. Urbancic asked are you going to sign it?

Mr. Ward stated yes, I'll sign it. Any other questions? Any other audience comments.

**NINTH ORDER OF BUSINESS**

**Adjournment**

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

**On MOTION by Dr. Herring, seconded by Mr. Refkin, with all in favor of adjourning at 3:45 p.m.**

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James P. Ward, Secretary

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Mike Hendershot, Chairman



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*Miromar Lakes Community Development District*

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*Proposed Budget—Fiscal Year 2016*

*Exhibit A*



*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

*2041 NORTHEAST 6TH TERRACE*

*WILTON MANORS, FLORIDA 33305*

*E-MAIL: WARD9490@COMCAST.NET*

*PHONE: (954) 658-4900*



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*Miromar Lakes Community Development District*

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**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2016**

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**Revenues and Other Sources**

<b>Carryforward</b>	\$	-
<b>Interest Income - General Account</b>	\$	300
<p>With the levy of Special Assessments for Fiscal Year 2014 - the District's operating account will earn interest on it's funds. This amount reflect's the anticipated earnings.</p>		

**Appropriations**

**Legislative**

Board of Supervisor's Fees	\$	12,918
<p>The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year.</p>		

**Executive**

Professional Management	\$	40,000
<p>The District retains the services of a professional management company - <b>JPWard and Associates, LLC</b> - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to Miromar Lakes.</p>		

**Financial and Administrative**

Audit Services	\$	5,000
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>		

Accounting Services	\$	-
<p>This line item is now included in the Professional Management Fees.</p>		

Assessment Roll Preparation	\$	18,000
<p>For the preparation by the Financial Advisor of the Assessment Rolls including transmittal to the Lee County Property Appraiser.</p>		

Arbitrage Rebate Fees	\$	1,000
<p>For requied Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.</p>		

**Other Contractual Services**

Recording and Transcription	\$	-
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Legal Advertising	\$	1,200
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Trustee Services	\$	7,900
<p>With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirments of the trust.</p>		

Dissemination Agent Services	\$	-
<p>With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories. This fee is included in Professional Management Services.</p>		

Property Appraiser & Tax Collector Fees	\$	2,400
<p>The Tax Collector charges \$1.42 per parcel and the Property Appraiser charges \$1.00 per parcel.</p>		

Bank Service Fees	\$	550
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<b>Travel and Per Diem</b>	<b>\$</b>	<b>-</b>
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**Communications and Freight Services**

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2016**

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Telephone	\$	-
Postage, Freight & Messenger	\$	400
<b>Insurance</b>	\$	5,800
<b>Printing and Binding</b>	\$	1,200
<b>Other Current Charges</b>		
Website Development	\$	1,000
<b>Office Supplies</b>	\$	-
<b>Subscriptions and Memberships</b>	\$	175
<b>Legal Services</b>		
General Counsel	\$	20,000
The District's general counsel provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
Center Place		
General Counsel - Center Place	\$	40,000
Litigation Counsel - Center Place	\$	250,000
The District is currently in the administrative hearing process with the developer's of Center Place relative to the development's proposed discharge of the water from their development into a lake that abuts both Center Place and Miromar Lakes properties. Center Place has requested from the regulatory agency responsible for the issuance of a permit to discharge their water into fines material. This fine material is from an old and now not operating Rinker Mine. The District's believes that this fine material will eventually get through a weir structure that is owned and operated by the District, and will cause serious damage to the District's water management system, and as such, is seeking to insure that the regulatory agency does not permit Center Place to discharge their water into these fines.		
<b>Other General Government Services</b>		
<b>Engineering Services</b>		
General Fund	\$	20,000
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
NPDES	\$	2,500
The District's has retained a qualified engineering company to provide on-going requirements of both the Federal Government and Lee County relative to the National Pollution Discharge Elimination System (NPDES).		
Center Place Experts	\$	100,000
A preliminary estimate of the cost of experts during the administrative hearing proces		
Asset Administrative Services	\$	7,000
The District has retained a qualified asset management firm to manage the District's assets.		
Contingencies	\$	-
<b>Stormwater Management Services</b>		
Professional Services		
Asset Management	\$	23,800
Coordination of all necessary programs and services for the Stormwater Management System during the year, as well as contract administration of vendor contracts, assistance in compliance with operating permits.		

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2016**

Mitigation Monitoring	\$	500
Utility Services		
Electric - Aeration System	\$	500
Repairs & Maintenance		
Lake System		
Aquatic Weed Control		\$65,568
The District retains the services of a qualified contractor to maintain the District's lake system to control unwanted vegetation in the system which restrict the flow of water and become unsightly.		

Description	Amount
Current Contract	\$65,568
Contingency	\$0
<b>Total:</b>	<b>\$65,568</b>

Lake Bank Maintenance	\$	5,000
For the yearly removal of dead vegation around the perimeter of the Distric'ts water management system.		

Description	Amount
Maintenance - Lake Banks	\$5,000
Contingency	\$0
<b>Total:</b>	<b>\$5,000</b>

Water Quality Testing	\$	3,800
Periodic testing of the water management system		
Water Control Structures		\$9,500

Description	Amount
Inspection	\$9,500
Yearly Repairs	\$0
<b>Total:</b>	<b>\$9,500</b>

Grass Carp Removal	\$	30,000
For the removal of approximately 40% of the grass carp in the system. The cost is an estimate only.		
Litoral Shelf Barrier/Replanting	\$	18,000
Intallation of barriers within the litoral shelves to prevent grass carp from damaging required plantings		

Aeration System	\$	3,500
Wetland System		
Routine Maintenance		\$49,600
The District retains the services of a qualified contractor to maintain the District's wetland system to control unwanted vegetation in the system which restrict the flow of water and become unsightly.		

Description	Amount
Current Contract	\$37,600
Contract - Reporting	\$2,750
Retention Area 2	\$12,000
Contingency	\$0
<b>Total:</b>	<b>\$49,600</b>

Water Quality Testing	\$	-
Capital Outlay		

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2016**

Aeration System		\$ 9,750
The total estimated cost of repair of the entire system is approximately \$55,800 - and the repairs will be phased in from FY 2015 to FY 2020, to minimize the financial impact of these repairs		
Contingencies		\$ 3,000
<b>Landscaping Services</b>		
<hr/>		
Professional Management		
Asset Management		\$ 34,400
Coordination of all necessary programs and services for the Landscape System during the year, as well as contract administration of vendor contracts.		
Utility Services		
Electric - Landscape Lighting		\$ -
Irrigation Water		\$ 5,000
Repairs & Maintenance		
Public Area Landscaping		\$434,029
The District maintains the landscaped buffer berm along I-75, the Ben Hill Griffin Parkway berm and median at the main entrance, along with other outer community perimeter berms.		
	<u>Description</u>	<u>Amount</u>
	Current Contract	\$424,029
	Contingency	\$10,000
	<b>Total:</b>	<b>\$434,029</b>
Irrigation System		\$ 7,500
Well System		\$ 2,500
Plant Replacement		\$ 20,000
For the miscellaneous replacement throughout the year of plant material		
Other Current Charges		
Lee Cty - Ben Hill Griffin Landscaping		\$ 30,000
The District is responsible for it's proportionate share of the landscaping operation and maintenance costs along the Ben Hill Griffin Roadway corridor's, which is levied as a special assessment by Lee County through the University Overlay MSTBU.		
Charlotte County - Panther Habitat Taxes		\$ 700
Operating Supplies		
Mulch		\$ 15,000
The District will periodically add to the existing mulch that is in the landscaping contract during the year.		
<b>Other Fees and Charges</b>		
<hr/>		
Discount for Early Payment		\$ 32,855
4% Discount permitted by Law for early payment		
<b>Total Appropriations:</b>		<b>\$ 1,341,545</b>

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 03/31/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 - Budget	Change in Budget from Prior Year Budget	Contingency Amounts in Line Item	Components of Change in Rate
<b>Revenues and Other Sources</b>							
Carryforward	\$ 30,300	\$ -	\$ -	\$ -	\$ (30,300)	N/A	\$ 15
Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	N/A
Interest Income - General Account	\$ 500	\$ 164	\$ 300	\$ 300	\$ (200)	N/A	\$ 0
<b>Special Assessment Revenue</b>							
Special Assessment - On-Roll	\$ 460,590	\$ 418,138	\$ 460,590	\$ 821,376	\$ 360,786	N/A	N/A
Special Assessment - Off-Roll	\$ 363,945	\$ 181,973	\$ 363,945	\$ 519,869	\$ 155,924	N/A	N/A
Miscellaneous Revenue	\$ -	\$ 13,045	\$ 13,045	\$ -	\$ -	N/A	N/A
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 855,335</b>	<b>\$ 613,319</b>	<b>\$ 837,880</b>	<b>\$ 1,341,545</b>	<b>\$ 486,210</b>	<b>N/A</b>	<b>\$ 15</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's Fees	\$ 12,000	\$ 5,600	\$ 12,000	\$ 12,000	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ 918	\$ 428	\$ 918	\$ 918	\$ -	\$ -	\$ -
<b>Executive</b>							
Professional Management	\$ 40,000	\$ 20,000	\$ 40,000	\$ 40,000	\$ -	\$ -	\$ -
<b>Financial and Administrative</b>							
Audit Services	\$ 4,900	\$ 4,900	\$ 4,900	\$ 5,000	\$ 100	\$ -	\$ 0
Accounting Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll Preparation	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -
<b>Other Contractual Services</b>							
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 1,200	\$ 1,144	\$ 3,500	\$ 1,200	\$ -	\$ -	\$ -
Trustee Services	\$ 7,900	\$ 3,091	\$ 3,091	\$ 7,900	\$ -	\$ -	\$ -
Dissemination Agent Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Property Appraiser & Tax Collector Fees	\$ 2,400	\$ 1,021	\$ 1,021	\$ 2,400	\$ -	\$ -	\$ -
Bank Service Fees	\$ 550	\$ 276	\$ 600	\$ 550	\$ -	\$ -	\$ -
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Communications and Freight Services</b>							
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 400	\$ 370	\$ 800	\$ 400	\$ -	\$ -	\$ -
Insurance	\$ 5,800	\$ 5,665	\$ 5,665	\$ 5,800	\$ -	\$ -	\$ -
Printing and Binding	\$ 1,200	\$ 638	\$ 1,200	\$ 1,200	\$ -	\$ -	\$ -
<b>Other Current Charges</b>							
Website Development	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subscriptions and Memberships	\$ 175	\$ 175	\$ 175	\$ 175	\$ -	\$ -	\$ -
<b>Legal Services</b>							
General Counsel	\$ 9,000	\$ 9,434	\$ 20,000	\$ 20,000	\$ 11,000	\$ -	\$ 5
Center Place	\$ -	\$ 2,194	\$ 20,000	\$ 40,000	\$ 40,000	\$ -	\$ 20
General Counsel - Center Place	\$ -	\$ -	\$ 50,000	\$ 250,000	\$ 250,000	\$ -	\$ 123
Litigation Counsel - Center Place	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service - Miromar Lakes LLC Note	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Other General Government Services</b>							
Engineering Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Fund	\$ 5,000	\$ 9,670	\$ 20,000	\$ 20,000	\$ 15,000	\$ -	\$ 7
NPDES	\$ 7,500	\$ 525	\$ 1,000	\$ 2,500	\$ (5,000)	\$ -	\$ (2)
Asset Administrative Services	\$ 7,000	\$ 3,500	\$ 7,000	\$ 7,000	\$ -	\$ -	\$ -
Center Place Experts	\$ -	\$ 3,756	\$ 20,000	\$ 100,000	\$ 100,000	\$ -	\$ 49
Contingencies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Sub-Total:</b>	<b>\$ 125,943</b>	<b>\$ 91,386</b>	<b>\$ 231,670</b>	<b>\$ 537,043</b>	<b>\$ 411,100</b>	<b>\$ -</b>	<b>\$ 203</b>
<b>Stormwater Management Services</b>							
<b>Professional Services</b>							
Asset Management	\$ 23,800	\$ 11,900	\$ 23,800	\$ 23,800	\$ -	\$ -	\$ -
Mitigation Monitoring	\$ 500	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -
<b>Utility Services</b>							
Electric - Aeration System	\$ 500	\$ 3,617	\$ 250	\$ 500	\$ -	\$ -	\$ -
<b>Repairs &amp; Maintenance</b>							
<b>Lake System</b>							
Aquatic Weed Control	\$ 80,568	\$ 32,784	\$ 70,100	\$ 65,568	\$ (15,000)	\$ -	\$ (7)
Lake Bank Maintenance	\$ 5,850	\$ -	\$ -	\$ 5,000	\$ (850)	\$ -	\$ (0)
Water Quality Testing	\$ -	\$ 300	\$ 2,000	\$ 3,800	\$ 3,800	\$ -	\$ 2
Water Control Structures	\$ 11,550	\$ 4,200	\$ 4,200	\$ 9,500	\$ (2,050)	\$ -	\$ (1)
Grass Carp Removal	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	\$ 15
Litoral Shelf Barrier/Replanting	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000	\$ -	\$ -
Aeration System	\$ 3,500	\$ 8,663	\$ -	\$ 3,500	\$ -	\$ -	\$ -
<b>Wetland System</b>							
Routine Maintenance	\$ 54,600	\$ 18,800	\$ 48,500	\$ 49,600	\$ (5,000)	\$ -	\$ (2)
Water Quality Testing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Capital Outlay</b>							
Aeration System	\$ 9,600	\$ -	\$ -	\$ 9,750	\$ 150	\$ -	\$ 0

**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 03/31/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 - Budget	Change in Budget from Prior Year Budget	Contingency Amounts in Line Item	Components of Change in Rate
Contingencies	\$ 2,500	\$ -	\$ 2,500	\$ 3,000	\$ 500	\$ -	\$ 0
<b>Sub-Total:</b>	<b>\$ 192,968</b>	<b>\$ 80,264</b>	<b>\$ 151,350</b>	<b>\$ 222,518</b>	<b>\$ 29,550</b>	<b>\$ -</b>	<b>\$ 15</b>
<b>Landscaping Services</b>					\$ -		
Professional Management							
Asset Management	\$ 34,400	\$ 17,200	\$ 34,400	\$ 34,400	\$ -	\$ -	\$ -
Utility Services							
Electric - Landscape Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Water	\$ 5,000	\$ 1,939	\$ 4,000	\$ 5,000	\$ -	\$ -	\$ -
Repairs & Maintenance							
Public Area Landscaping	\$ 361,100	\$ 200,067	\$ 350,000	\$ 434,029	\$ 72,929	\$ 10,000	\$ 36
Irrigation System	\$ 3,000	\$ 494	\$ 1,000	\$ 7,500	\$ 4,500	\$ -	\$ 2
Well System	\$ 3,500	\$ -	\$ 10,800	\$ 2,500	\$ (1,000)	\$ -	\$ (0)
Plant Replacement	\$ 10,000	\$ 5,457	\$ 10,000	\$ 20,000	\$ 10,000	\$ -	\$ 5
Other Current Charges							
Lee Cty - Ben Hill Griffin Landscaping	\$ 41,000	\$ 28,780	\$ 28,780	\$ 30,000	\$ (11,000)	\$ -	\$ (5)
Charlotte County - Panther Habitat Taxes	\$ -	\$ 631	\$ 631	\$ 700	\$ 700	\$ -	\$ 0
Operating Supplies							
Mulch	\$ 60,000	\$ 33,561	\$ 60,000	\$ 15,000	\$ (45,000)	\$ -	\$ (22)
<b>Sub-Total:</b>	<b>\$ 518,000</b>	<b>\$ 288,129</b>	<b>\$ 499,611</b>	<b>\$ 549,129</b>	<b>\$ 31,129</b>	<b>\$ 10,000</b>	<b>\$ 15</b>
<b>Other Fees and Charges</b>							
Discount for Early Payment	\$ 18,424	\$ -	\$ 18,424	\$ 32,855	\$ 14,431	\$ -	\$ 12
<b>Sub-Total:</b>	<b>\$ 18,424</b>	<b>\$ -</b>	<b>\$ 18,424</b>	<b>\$ 32,855</b>	<b>\$ 14,431</b>	<b>\$ -</b>	<b>\$ 12</b>
<b>Total Expenditures and Other Uses</b>	<b>\$ 855,335</b>	<b>\$ 459,780</b>	<b>\$ 901,055</b>	<b>\$ 1,341,545</b>	<b>\$ 486,210</b>	<b>\$ 10,000</b>	<b>\$ 245</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ (30,300)</b>	<b>\$ 153,540</b>	<b>\$ (63,175)</b>	<b>\$ -</b>			
<b>Fund Balance - Beginning</b>	<b>\$ 426,152</b>	<b>\$ 426,152</b>	<b>\$ 426,152</b>	<b>\$ 362,977</b>			
<b>Fund Balance - Ending</b>	<b>\$ 395,852</b>	<b>\$ 579,692</b>	<b>\$ 362,977</b>	<b>\$ 362,977</b>			

Description	Assessment Comparison			Current Cap Rate		Total Change in Rate
	Number of Units	FY 2015 Rate/Unit	FY 2016 Rate/Unit	Adopted FY 2011	Over (Under)	
Sold property on roll	1221	\$ 377.22	\$ 672.71	\$ 377.27	\$ 295.44	\$ 295.49
Developer units off roll	805	\$ 362.13	\$ 645.80	N/A		
<b>Total:</b>	<b>2026</b>					

Revenue Loss due to Unit Count lower by 200 units: \$ 75,444.00  
 Cost per Unit Addition from Revenue loss \$ 37.24



**Miromar Lakes  
Community Development District  
General Fund - Budget  
Fiscal Year 2016**

**Capital Improvement Plan - Fiscal Year 2016 through FY 2019**

	Fiscal Year			
	2016	2017	2018	2019
<b>Stormwater Management Services</b>				
<b>Lake System</b>				
<b>Improvements for Water Quality</b>				
Grass Carp Removal	\$ 30,000	\$ 20,000	\$ -	\$ -
Littoral Shelf - Re-Plantings	\$ -	\$ 20,000	\$ -	\$ -
Littoral Shelf - Barrier Installation	\$ -	\$ 8,000	\$ 4,000	\$ -
<b>Lake Banks</b>	\$ -	\$ -	\$ -	\$ -
<b>Water Control Structures</b>	\$ -	\$ -	\$ -	\$ -
<b>Aeration System</b>				
Lake 6E and 6G - Tubing replacements/weights	\$ 9,700			
Lake 2A - Compressor and diffusers	\$ -	\$ 13,900	\$ -	\$ -
Lake 1A, 6B, and 6D - Tubing replacements/weights	\$ -	\$ -	\$ 10,800	\$ -
Lake 1B - Tubing replacements/weights	\$ -	\$ -	\$ -	\$ 11,750
<b>Wetland System</b>				
Retention Area 2 - Initial Cleaning	\$ 12,000	\$ -		\$ -
<b>Total: Stormwater Management System</b>	<b>\$ 51,700</b>	<b>\$ 61,900</b>	<b>\$ 14,800</b>	<b>\$ 11,750</b>
<b>Landscaping Services</b>				
<b>Irrigation System</b>				
Pump 6 - Replacement - Ben Hill Griffin Median	\$ -	\$ 11,000	\$ -	\$ -
Irrigation Controllers - Ben Hill Griffin (2)	\$ -	\$ -	\$ 4,500	\$ -
<b>Well System</b>	\$ 2,500	\$ -	\$ -	\$ -
<b>Plant Replacement</b>				
Tree Replacement - Ben Hill Griffin	\$ -	\$ 7,500	\$ 6,000	\$ 7,500
Hedge and Plant Replacement - Verona Lago Drive	\$ -	\$ 8,000	\$ 11,000	\$ 9,000
Sod Replacement - Verona Lago Drive	\$ -	\$ 10,000	\$ -	\$ -
<b>Total: Landscaping System</b>	<b>\$ 2,500</b>	<b>\$ 36,500</b>	<b>\$ 21,500</b>	<b>\$ 16,500</b>
<b>Total Capital Improvements:</b>	<b>\$ 54,200</b>	<b>\$ 98,400</b>	<b>\$ 36,300</b>	<b>\$ 28,250</b>
<b>Estimated Cost Per Residential Unit:</b>	<b>\$ 27.82</b>	<b>\$ 50.51</b>	<b>\$ 18.63</b>	<b>\$ 14.50</b>

**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2012 Bonds (Refinanced 2000A Bonds) - Budget  
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 03/31/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Revenue Account	\$ 30	\$ 15	\$ 30	\$ 30
Reserve Account	\$ 15,000	\$ 1,931	\$ 15,000	\$ 15,000
<b>Special Assessment Revenue</b>				-
Special Assessment - On-Roll	\$ 854,093	\$ 784,001	\$ 854,093	\$ 854,527
Special Assessment - Off-Roll	\$ 163,991	\$ -	\$ 163,991	\$ 164,074
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
<b>Operating Transfers In.</b>				
Transfer from Series 2000 (Excess)	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 1,033,114</b>	<b>\$ 785,947</b>	<b>\$ 1,033,114</b>	<b>\$ 1,033,631</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series A Bonds	\$ 400,000	\$ -	\$ 400,000	\$ 420,000
<b>Principal Debt Service - Early Redemptions</b>				
Series A Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series A Bonds	\$ 598,950	\$ 299,475	\$ 598,950	\$ 579,450
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 34,164	\$ -	\$ 34,164	\$ 34,181
<b>Total Expenditures and Other Uses</b>	<b>\$ 1,033,114</b>	<b>\$ 299,475</b>	<b>\$ 1,033,114</b>	<b>\$ 1,033,631</b>
<b>Net Increase/(Decrease) in Fund Balance</b>		\$ 486,472	\$ -	\$ -
<b>Fund Balance - Beginning</b>	\$ 877,560	\$ 877,560	\$ 877,560	\$ 877,560
<b>Fund Balance - Ending</b>	<b>\$ 877,560</b>	<b>\$ 1,364,033</b>	<b>\$ 877,560</b>	<b>\$ 877,560</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 395,318	
Restricted for November 1, 2016 Interest Payment			\$ 299,475	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 694,793</b>	

**Miromar Lakes  
Community Development District  
Debt Service Fund - Series 2012 A (Refinanced 2000 A Bonds) Amortization Schedule  
Fiscal Year 2016**

Description	Principal	Coupon Rate	Interest	Fiscal Year Annual Debt Service
Principal Balance - October 1, 2013	\$ 11,500,000	4.875%		
11/1/2014			\$ 299,475.00	
5/1/2015	\$ 400,000	4.875%	\$ 299,475.00	\$ 998,950.00
11/1/2015			\$ 289,725.00	
5/1/2016	\$ 420,000	4.875%	\$ 289,725.00	\$ 999,450.00
11/1/2016			\$ 279,487.50	
5/1/2017	\$ 445,000	4.875%	\$ 279,487.50	\$ 1,003,975.00
11/1/2017			\$ 268,640.63	
5/1/2018	\$ 465,000	4.875%	\$ 268,640.63	\$ 1,002,281.26
11/1/2018			\$ 257,306.25	
5/1/2019	\$ 490,000	4.875%	\$ 257,306.25	\$ 1,004,612.50
11/1/2019			\$ 245,362.50	
5/1/2020	\$ 510,000	4.875%	\$ 245,362.50	\$ 1,000,725.00
11/1/2020			\$ 232,931.25	
5/1/2021	\$ 540,000	4.875%	\$ 232,931.25	\$ 1,005,862.50
11/1/2021			\$ 219,768.75	
5/1/2022	\$ 565,000	4.875%	\$ 219,768.75	\$ 1,004,537.50
11/1/2022			\$ 205,996.88	
5/1/2023	\$ 595,000	5.375%	\$ 205,996.88	\$ 1,006,993.76
11/1/2023			\$ 190,006.25	
5/1/2024	\$ 630,000	5.375%	\$ 190,006.25	\$ 1,010,012.50
11/1/2024			\$ 173,075.00	
5/1/2025	\$ 660,000	5.375%	\$ 173,075.00	\$ 1,006,150.00
11/1/2025			\$ 155,337.50	
5/1/2026	\$ 700,000	5.375%	\$ 155,337.50	\$ 1,010,675.00
11/1/2026			\$ 136,525.00	
5/1/2027	\$ 735,000	5.375%	\$ 136,525.00	\$ 1,008,050.00
11/1/2027			\$ 116,771.88	
5/1/2028	\$ 780,000	5.375%	\$ 116,771.88	\$ 1,013,543.76
11/1/2028			\$ 95,809.38	
5/1/2029	\$ 820,000	5.375%	\$ 95,809.38	\$ 1,011,618.76
11/1/2029			\$ 73,771.88	
5/1/2030	\$ 865,000	5.375%	\$ 73,771.88	\$ 1,012,543.76
11/1/2030			\$ 50,252.00	
5/1/2031	\$ 915,000	5.375%	\$ 50,252.00	\$ 1,015,504.00
11/1/2031			\$ 25,934.38	
5/1/2032	\$ 965,000	5.375%	\$ 25,934.38	\$ 1,016,868.76
Principal Balance - September 30, 2015	\$ 11,500,000			

**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2003 Bonds - Budget  
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 03/31/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 - Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Reserve Account	\$ -	\$ -	\$ -	\$ -
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ 30,000	\$ 82,600	\$ 82,600	\$ -
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ 114,991	\$ 99,750	\$ 99,750	\$ -
Special Assessment - Off-Roll	\$ 1,955,734	\$ 127,188	\$ 127,188	\$ -
Special Assessment - Pepayment	\$ -	\$ 3,700,000	\$ 3,700,000	\$ -
<b>Operating Transfers</b>				
Series 2015 Reserve Account	\$ -	\$ 754,375	\$ 754,375	\$ -
<b>Receipt of Bond Proceeds</b>		\$ 18,145,876	\$ 18,145,876	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 2,100,725</b>	<b>\$ 22,909,788</b>	<b>\$ 22,909,788</b>	<b>\$ -</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2003 Bonds	\$ 530,000	\$ 22,890,000	\$ 22,890,000	\$ -
<b>Principal Debt Service - Early Redemptions</b>				
Series 2003 Bonds	\$ -	\$ 130,000	\$ 130,000	\$ -
<b>Interest Expense</b>				
Series 2003 Bonds	\$ 1,566,125	\$ 1,578,156	\$ 1,578,156	\$ -
<b>Operating Transfers Out - Revenue 2015</b>				
Series 2015 Revenue Account		\$ 1,112,222	\$ 1,112,222	
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ 4,600	\$ -	\$ -	\$ -
<b>Total Expenditures and Other Uses</b>	<b>\$ 2,100,725</b>	<b>\$ 25,710,378</b>	<b>\$ 25,710,378</b>	<b>\$ -</b>
<b>Net Increase/(Decrease) in Fund Balance</b>		<b>\$ (2,800,589)</b>	<b>\$ (2,800,589)</b>	<b>\$ -</b>
<b>Fund Balance - Beginning</b>	<b>\$ 2,800,590</b>	<b>\$ 2,800,590</b>	<b>\$ 2,800,590</b>	<b>\$ 0</b>
<b>Fund Balance - Ending</b>	<b>\$ 2,800,590</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 0</b>

**Miromar Lakes  
Community Development District**

**Debt Service Fund - Series 2015 Bonds (Refinanced Series 2003 Bonds) - Budget  
Fiscal Year 2016**

Description	Fiscal Year 2015 Budget	Actual at 03/31/2015	Anticipated Year End 09/30/15	Fiscal Year 2016 - Budget
<b>Revenues and Other Sources</b>				
<b>Carryforward</b>				
Reserve Account	\$ -	\$ -	\$ -	\$ 177,380
Deferred Cost Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
<b>Interest Income</b>				
Reserve Account	\$ -	\$ -	\$ -	\$ 15,000
<b>Special Assessment Revenue</b>				
Special Assessment - On-Roll	\$ -	\$ 5,965	\$ 16,607	\$ 102,566
Special Assessment - Off-Roll	\$ -	\$ -	\$ 636,493	\$ 1,410,287
Special Assessment - Ppayment	\$ -	\$ -	\$ -	\$ -
<b>Operating Transfers</b>				
Series 03 Reserve Account	\$ -	\$ 1,112,222	\$ 1,112,222	\$ -
<b>Bond Proceeds</b>				
		\$ 754,375	\$ 754,375	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ -</b>	<b>\$ 1,872,562</b>	<b>\$ 2,519,696</b>	<b>\$ 1,705,233</b>
<b>Expenditures and Other Uses</b>				
<b>Debt Service</b>				
<b>Principal Debt Service - Mandatory</b>				
Series 2003 Bonds	\$ -	\$ -	\$ -	\$ 610,000
<b>Principal Debt Service - Early Redemptions</b>				
Series 2003 Bonds	\$ -	\$ -	\$ -	\$ -
<b>Interest Expense</b>				
Series 2003 Bonds	\$ -	\$ -	\$ -	\$ 1,091,130
<b>Operating Transfers</b>				
Series 2003 Reserve		\$ 754,375	\$ 754,375	
<b>Other Fees and Charges</b>				
Discounts for Early Payment	\$ -	\$ -	\$ -	\$ 4,103
<b>Total Expenditures and Other Uses</b>	<b>\$ -</b>	<b>\$ 754,375</b>	<b>\$ 754,375</b>	<b>\$ 1,705,233</b>
<b>Net Increase/(Decrease) in Fund Balance</b>				
		\$ 1,118,187	\$ 1,765,321	\$ (177,380)
<b>Fund Balance - Beginning</b>				
	\$ -	\$ -	\$ -	\$ 1,765,321
<b>Fund Balance - Ending</b>				
		<b>\$ 1,118,187</b>	<b>\$ 1,765,321</b>	<b>\$ 1,587,941</b>
<b>Restricted Fund Balance:</b>				
Reserve Account Requirement			\$ 754,375	
Restricted for November 1, 2016 Interest Payment			\$ 443,963	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 1,198,338</b>	

**Miromar Lakes  
Community Development District  
Debt Service Fund - Series 2015 - Amortization Schedule  
Fiscal Year 2016**

Description	Principal	Coupon Rate	Interest	Annual Debt Service
Principal Balance - October 1, 2015	\$19,165,000			
5/1/2015	\$ -	3.500%		\$ -
11/1/2015			\$ 636,492.50	
5/1/2016	\$ 610,000	3.500%	\$ 454,637.50	\$ 1,701,130.00
11/1/2016			\$ 443,962.50	
5/1/2017	\$ 630,000	3.500%	\$ 443,962.50	\$ 1,517,925.00
11/1/2017			\$ 432,937.50	
5/1/2018	\$ 650,000	3.500%	\$ 432,937.50	\$ 1,515,875.00
11/1/2018			\$ 421,562.50	
5/1/2019	\$ 675,000	3.500%	\$ 421,562.50	\$ 1,518,125.00
11/1/2019			\$ 409,750.00	
5/1/2020	\$ 700,000	3.500%	\$ 409,750.00	\$ 1,519,500.00
11/1/2020			\$ 397,500.00	
5/1/2021	\$ 730,000	5.000%	\$ 397,500.00	\$ 1,525,000.00
11/1/2021			\$ 379,250.00	
5/1/2022	\$ 765,000	5.000%	\$ 379,250.00	\$ 1,523,500.00
11/1/2022			\$ 360,125.00	
5/1/2023	\$ 805,000	5.000%	\$ 360,125.00	\$ 1,525,250.00
11/1/2023			\$ 340,000.00	
5/1/2024	\$ 850,000	5.000%	\$ 340,000.00	\$ 1,530,000.00
11/1/2024			\$ 318,750.00	
5/1/2025	\$ 890,000	5.000%	\$ 318,750.00	\$ 1,527,500.00
11/1/2025			\$ 296,500.00	
5/1/2026	\$ 935,000	5.000%	\$ 296,500.00	\$ 1,528,000.00
11/1/2026			\$ 273,125.00	
5/1/2027	\$ 985,000	5.000%	\$ 273,125.00	\$ 1,531,250.00
11/1/2027			\$ 248,500.00	
5/1/2028	\$ 1,035,000	5.000%	\$ 248,500.00	\$ 1,532,000.00
11/1/2028			\$ 222,625.00	
5/1/2029	\$ 1,090,000	5.000%	\$ 222,625.00	\$ 1,535,250.00
11/1/2029			\$ 195,375.00	
5/1/2030	\$ 1,145,000	5.000%	\$ 195,375.00	\$ 1,535,750.00
11/1/2030			\$ 166,750.00	
5/1/2031	\$ 1,205,000	5.000%	\$ 166,750.00	\$ 1,538,500.00
11/1/2031			\$ 136,625.00	
5/1/2032	\$ 1,265,000	5.000%	\$ 136,625.00	\$ 1,538,250.00
11/1/2032			\$ 105,000.00	
5/1/2033	\$ 1,330,000	5.000%	\$ 105,000.00	\$ 1,540,000.00
11/1/2033			\$ 71,750.00	
5/1/2034	\$ 1,400,000	5.000%	\$ 71,750.00	\$ 1,543,500.00
11/1/2034			\$ 36,750.00	
5/1/2035	\$ 1,470,000	5.000%	\$ 36,750.00	\$ 1,543,500.00
Principal Balance - September 30, 2015	\$ 19,165,000			

Prepared by:  
JPWard and Associates, LLC

**Miromar Lakes  
Community Development District**

**Assessment Levy - Summary of All Funds  
Fiscal Year 2016**

**Series 2012 (Refinanced 2000 A Bonds - Phase I)  
Par Amount: \$41,925,000 - 16 Years Remaining**

Phase I Neighborhoods	Original Assessment	Bond Designation	Debt Service Assessment	O & M Assessment	Total Assessment	Outstanding Principal after 2015-2016 tax payment
Murano	\$ 24,687.00	SF 2	\$ 1,653.18	\$ 672.71	\$ 2,325.89	\$ 18,630.42
Verona Lago	\$ 14,789.00	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47
Isola Bella	\$ 14,789.00	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47
Bellamare	\$ 14,789.00	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47
Ana Capri	\$ 14,789.00	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47
Casteli	\$ 14,789.00	SF	\$ 991.91	\$ 672.71	\$ 1,664.62	\$ 11,127.47
Montelago	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Tivoli	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
St. Moritz	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Sienna	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Caprini	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Porto Romano	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Volterra	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Portofino	\$ 12,324.00	VILLA	\$ 826.59	\$ 672.71	\$ 1,499.30	\$ 9,271.76
Valencia	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Vivaldi	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Bella Vista	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Mirosol	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
San Marino	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Montebello	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Ravenna	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
Bellini	\$ 9,859.00	MF	\$ 661.27	\$ 672.71	\$ 1,333.98	\$ 7,418.25
University	\$ -	GOV	\$ -	\$ 4,036.25	\$ 4,036.25	\$ -
Golf Club/Course		GOLF	\$ 149,446.36	\$ 6,458.00	\$ 155,904.36	\$ 995,018.80
Beach Club		BEACH	\$ 14,628.04	\$ -	\$ 14,628.04	\$ 97,416.33

Fiscal Year 2015 Assessments						
	SF 2	\$ 1,652.34	\$ 377.22	\$ 2,029.56	\$ 19,307.53	
	SF	\$ 991.40	\$ 377.22	\$ 1,368.62	\$ 11,533.73	
	VILLA	\$ 826.17	\$ 377.22	\$ 1,203.39	\$ 9,610.32	
	MF	\$ 660.93	\$ 377.22	\$ 1,038.15	\$ 7,689.10	
	GOV	\$ -	\$ 2,263.32	\$ 2,263.32	\$ -	
	GOLF	\$ 149,370.46	\$ 3,621.30	\$ 152,991.76	\$ 1,058,779.67	
	BEACH	\$ 14,620.62		\$ 14,620.62	\$ 103,657.34	

**Series 2015 Bonds (Refinanced 2003 A Bonds - Phase II)**  
**Par Amount - \$27,560,000 - 20 Years Remaining**

<b>Phase I Neighborhoods</b>	<b>Original Assessment</b>	<b>Bond Designation</b>	<b>Debt Service Assessment</b>	<b>O &amp; M Assessment</b>	<b>Total Assessment</b>	<b>Outstanding Principal after 2015-2016 tax payment</b>
Sorrento	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 672.71	\$ 3,045.11	\$ 29,064.29
Salerno	\$ 34,794.86	SF 2	\$ 2,372.40	\$ 672.71	\$ 3,045.11	\$ 29,064.29
Navona	\$ 25,786.39	Villa 2	\$ 1,758.18	\$ 672.71	\$ 2,430.89	\$ 21,575.90
Costa Amalfi	\$ 19,339.79	Villa 1	\$ 1,318.64	\$ 672.71	\$ 1,991.35	\$ 16,184.84
Golf Club/Course		GOLF	\$ 175,834.23	\$ -	\$ 175,834.23	\$ 2,255,019.44

<b>Fiscal Year 2015 Assessments</b>						
		SF 2	\$ 2,659.52	\$ 377.22	\$ 3,036.74	\$ 29,533.67
		Villa 2	\$ 1,971.54	\$ 377.22	\$ 2,348.76	\$ 21,924.34
		Villa 1	\$ 1,478.36	\$ 377.22	\$ 1,855.58	\$ 16,456.04
		GOLF	\$ 196,828.72	\$ -	\$ 196,828.72	\$ 2,291,437.17



**Miromar Lakes  
Community Development District**

**Debt Service Assessment Revisions from Refinancing  
Fiscal Year 2016**

**Series 2012 (Refinanced 2000 A Bonds - Phase I)  
Par Amount: \$12,3452000 - 19 Years Remaining**

Phase I Neighborhoods	Bond Designation	Debt Service Assessment Before Refinance	Debt Service Assessment After Refinance	Change
Murano	SF 2	\$ 1,975.47	\$ 1,653.18	\$ (322.29)
Verona Lago	SF	\$ 1,185.17	\$ 991.91	\$ (193.26)
Isola Bella	SF	\$ 1,185.17	\$ 991.91	\$ (193.26)
Bellamare	SF	\$ 1,185.17	\$ 991.91	\$ (193.26)
Ana Capri	SF	\$ 1,185.17	\$ 991.91	\$ (193.26)
Casteli	SF	\$ 1,185.17	\$ 991.91	\$ (193.26)
Montelago	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Tivoli	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
St. Moritz	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Sienna	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Caprini	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Porto Romano	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Volterra	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Portofino	VILLA	\$ 987.65	\$ 826.59	\$ (161.06)
Valencia	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Vivaldi	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Bella Vista	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Mirosol	MF	\$ 790.11	\$ 661.27	\$ (128.84)
San Marino	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Montebello	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Ravenna	MF	\$ 790.11	\$ 661.27	\$ (128.84)
Bellini	MF	\$ 790.11	\$ 661.27	\$ (128.84)



## ***Memorandum***

**Date:** June 1, 2015

**To:** James P. Ward. District Manager

**From:** Bruce Bernard – Field Manager  
Paul Cusmano – Asset Manager

**Subject:** Miromar Lakes CDD  
Asset Management Report –May 2015  
CGA Project # 13-5692

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### **Stormwater**

M.R.I. UnderWater Specialists completed cleaning sand and debris from drainage pipe outfalls in box 1 in Lake 6, boxes 42 and 60 in Lake 1A, box 56 in Lake 3B, and box 61 in Lake 1C. CDD staff is coordinating with ML (developer) to resolve the situation within some lakes where beach areas are inhibiting drainage outfalls. See attached Inspection sheets from contractor.

District Staff attended a meeting on May 27, 2015, along with Johnson Engineering in regards to the NPDES Cycle 3 Notification and Annual Review at the Lee County Public Works office in Fort Myers. Miromar Lakes CDD Cycle 3 annual report was completed with additional discussions regarding further reporting requirements that will need to be implemented during the current reporting year. Staff and Johnson Engineering will assess reporting issues and present any necessary modifications to the board for approval.

Building Code Services  
Coastal Engineering  
Code Enforcement  
Construction Engineering & Inspection  
Construction Services  
Contract Government  
Data Technologies & Development  
Emergency Management Services  
Engineering  
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Indoor Air Quality  
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Resort Development  
Surveying & Mapping  
Transportation Planning & Traffic Engineering  
Utility & Community Maintenance Services  
Water Resources Management

1800 Eller Drive, Suite 600  
Fort Lauderdale, FL 33316  
Phone: 954.921.7781  
Fax: 954.921.8807



Erosion from drainage outfall after cleaning procedure on beach at Lake 6

## Landscaping

Estate Landscaping has completed the planting of Viburnum hedge material on the I-75 berm on the backside of the San Marino subdivision. Material was installed for screening of traffic from the Interstate and additional noise abatement. Plantings of Mexican Petunias and Pink Hibiscus on the Ben Hill Griffin berm adjacent to Porto Romano were also accomplished to fill in areas where plants were lacking.

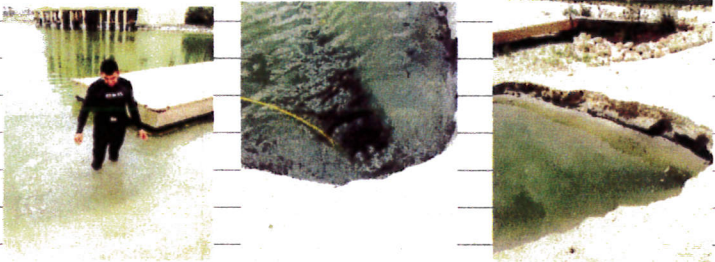
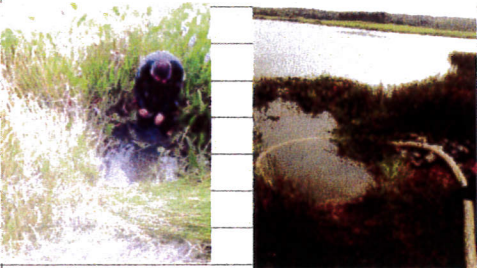
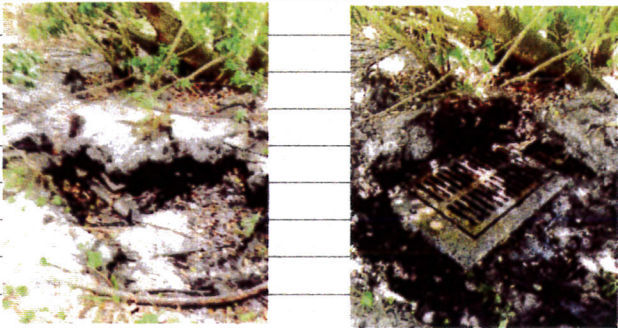
Estate Landscaping has provided a time table for the median work along the Ben Hill Griffin corridor to bring the appearance back to acceptable standards. The contractor will be instituting a couple of different weed control applications within the median within the next 30 days, and results should be evident by mid-August of this year. The contractor has been working with ML and our staff to get a window that the weed application could be applied and enable desired results to be achieved in between scheduled events.

Building Code Services  
Coastal Engineering  
Code Enforcement  
Construction Engineering & Inspection  
Construction Services  
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Data Technologies & Development  
Emergency Management Services  
Engineering  
Governmental Services  
Indoor Air Quality  
Landscape Architecture & Environmental Services  
Municipal Engineering Planning  
Public Administration  
Redevelopment & Urban Design  
Renewable Energy  
Resort Development  
Surveying & Mapping  
Transportation Planning & Traffic Engineering  
Utility & Community Maintenance Services  
Water Resources Management

1800 Eller Drive, Suite 600  
Fort Lauderdale, FL 33316  
Phone: 954.921.7781  
Fax: 954.921.8807






[www.cgasolutions.com](http://www.cgasolutions.com)

# Inspection Sheet

BOX	LAKE	CONDITION
Beach	6	<p>We dredged the beach area and found the mitered end of this pipe. As you can see on the photo the beach has been extended out past the pipe.</p> 
60	1A	<p>This pipe was not on the proposal to be cleaned, we found it buried with vegetation and sand and debris and full of rocks so we cleaned it</p> 
42	1A	<p>This was covered with roots, sand and debris</p> 

WE SEE THINGS YOU CAN'T

# Inspection Sheet

Box	Lake	Description
61	1C	<p>We found that the end of the pipe was broken off, we cleaned and removed sand and debri and rocks this pipe connects with box 60 1A</p> <div style="display: flex; justify-content: space-around;">   </div>
56	3B	<p>This pipe we found seperated and the pipe that drains the golf course was missing and the flow of water from golf course was pushing sand and debris into this pipe at the seperation</p> <div style="display: flex; justify-content: space-around;">    </div>
8	6	<p>This pipe is located on the beach in front of the condo's we could not locate The end of this pipe due to the excess sand to create a larger beach</p>

**WE SEE THINGS YOU CAN'T**

CALVIN, GIORDANO & ASSOCIATES, INC.

Description of Service	YEAR 2	Agreement Terms		Total Fee	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	YTD	Budget Variance	
		Hourly Rate	Hours																
<b>WATER MANAGEMENT SERVICES</b>																			
Procurement and Bidding Services		\$ 100.00	18	\$ 1,800.00	3	2	8		2	1								16	2.00
Prepare Scope of Service for Contract		\$ 100.00	25	\$ 2,500.00		1	2			6								9	16.00
Prepare Specifications and Exhibits		\$ 100.00	12	\$ 1,200.00			1	1			2							4	8.00
Negotiation and Contract Execution		\$ 100.00	6	\$ 600.00						3	2							5	1.00
Operations and Maintenance Services		\$ 80.00	125	\$ 10,000.00	2	2	2	1	2	12	15	18	22					76	49.00
<b>Sub-Total:</b>			<b>186</b>	<b>\$ 16,100.00</b>	<b>5</b>	<b>5</b>	<b>13</b>	<b>2</b>	<b>4</b>	<b>16</b>	<b>25</b>	<b>18</b>	<b>22</b>				<b>110</b>	<b>76</b>	
<b>LANDSCAPING SERVICES</b>																			
Procurement and Bidding Services		\$ 100.00	18	\$ 1,800.00	3	1	2	3	8				2					19	(1.00)
Prepare Scope of Service for Contract		\$ 100.00	25	\$ 2,500.00		3	10	4	7		1							25	0.00
Prepare Specifications and Exhibits		\$ 100.00	12	\$ 1,200.00			5	2	2									12	0.00
Negotiation and Contract Execution		\$ 100.00	12	\$ 1,200.00						3	2	2						8	4.00
Operations and Maintenance Services		\$ 80.00	250	\$ 20,000.00	2	4	2	4	16	16	30	22	24					120	130.00
<b>Sub-Total:</b>			<b>317</b>	<b>\$ 26,700.00</b>	<b>6</b>	<b>11</b>	<b>19</b>	<b>13</b>	<b>33</b>	<b>19</b>	<b>33</b>	<b>24</b>	<b>26</b>				<b>184</b>	<b>133</b>	
<b>ASSET MONITORING</b>																			
Procurement and Bidding Services		\$ 100.00	12	\$ 1,200.00							2	3	3					9	3.00
Prepare Scope of Service for Contract		\$ 100.00	12	\$ 1,200.00						4	6							10	2.00
Prepare Specifications and Exhibits		\$ 100.00	25	\$ 2,500.00						6		3						9	16.00
Negotiation and Contract Execution		\$ 100.00	25	\$ 2,500.00							2	4						6	19.00
Operations and Maintenance Services		\$ 80.00	100	\$ 8,000.00	10	12	14	10	14	6	3	8	19					96	4.00
<b>Sub-Total:</b>			<b>174</b>	<b>\$ 15,400.00</b>	<b>10</b>	<b>13</b>	<b>14</b>	<b>10</b>	<b>14</b>	<b>16</b>	<b>13</b>	<b>18</b>	<b>22</b>				<b>130</b>	<b>44</b>	
<b>ADMINISTRATIVE MATTERS</b>																			
Maintain electronic files, attendance at Board Meeting, general matters (all)		\$ 70.00	100	\$ 7,000.00	16	22	20	31	6	1	1	1	1					99	1.00
<b>Sub-Total:</b>			<b>100</b>	<b>\$ 65,200.00</b>	<b>16</b>	<b>22</b>	<b>20</b>	<b>31</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>				<b>99</b>	<b>1.00</b>	
<b>Total: All Hours</b>			<b>777</b>		<b>37</b>	<b>51</b>	<b>66</b>	<b>56</b>	<b>57</b>	<b>52</b>	<b>72</b>	<b>61</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>523</b>	<b>254</b>

# **MIROMAR LAKES**



## **Homeowner's Guide To Drainage**

**MIROMAR LAKES CDD**

Drainage and flooding problems in and around your home can be costly and a damaging nuisance. While you are developing your lot or landscaping your yard, you can inadvertently create flooding and drainage problems for you and your neighbors.

Fortunately following the guidelines listed below can often prevent most of these problems. These guidelines are based on actual problems encountered, and are intended to provide a brief overview of typical situations. The guidelines are general in nature and may not fit all situations.

The consequences of excessive stormwater runoff can be immediate and devastating, resulting in flooding and damages to lower or adjacent properties. Generally, stormwater runoff can be divided into two categories: surface water flow and natural / constructed watercourses. Surface water flow is defined as water that falls to the ground from the sky, diffuses as overland flow on the surface of the land, and follows no defined course or channel. Surface water can also include that which arises from springs. Some or all surface water flow may be lost by being dispersed over the ground through infiltration and evaporation.

A natural watercourse (including streams, drainage channels, canals and lakes) is a channel with defined bed and banks through which water normally passes as a body or stream during seasons and at times when streams in the region usually flow. Alterations to a natural / constructed watercourse, such as construction of conduits / pipes or other improvements in the stream bed, do not generally affect its status as a natural / constructed watercourse- when designed and installed properly per State Law and local ordinances.



Residential drainage structures for stormwater run-off



Many of the controversies over water issues have arisen when excessive water flowing from one owner's property is allowed to physically invade and damage another's property. Quite often these drainage issues arise in which no drainage structures or easements are involved. As subdivisions mature, it is important to keep in mind that drainage patterns change. Over time, fences, swimming pools, flowerbeds and sheds are built. Trees and bushes and other vegetation get larger and larger. Without proper homeowner planning and maintenance, all of the above mentioned items can adversely affect stormwater runoff. Property owners should be aware that they may have legal rights and responsibilities in regard to stormwater runoff entering and exiting their property. Such rights and responsibilities are almost entirely private in nature, meaning that the Miromar Lakes CDD may lack jurisdiction to intervene in certain matters that are more properly handled in a civil context by and between adjoining property owners. Property owners who are concerned about excessive water flow in or around their property are encouraged to ask their homeowner's insurance representative about the availability of flood insurance which may be available for homes regardless of the proximity to a flood zone.

**STORM MAGNITUDES / FREQUENCIES**

As an example, the term "25 year storm" is used in an attempt to simplify the definition of a rainfall event that statistically has a 4 percent chance of occurring in any given year (see below). In other words, any given storm event is expected to be less than the 25 year storm 96% of the time. However, storms of greater than a 25 year storm event can happen more than once in any given year. For instance:

**Recurrence Intervals and Probabilities of Occurrences**

Recurrence Interval	Probability of occurrence	Percent change of occurrence
<u>In years</u>	<u>In any given year</u>	<u>In any given year</u>
500	1 in 500	0.2
100	1 in 100	1
50	1 in 50	2
25	1 in 25	4
10	1 in 10	10
5	1 in 5	20
2	1 in 2	50

### **STORMWATER DOS:**

- Keep stormwater facilities (grates, pipes, culverts and swales) open and clear at all times.
- Sod, seed or mulch exposed soil as soon as possible to prevent soil from entering the stormwater system.
- Talk with your neighbors about drainage in your area.
- Have downspouts and sump pumps discharge on your property and direct the flow away from the home and property line.
- Try to minimize impervious area (sidewalks, patio, pavers, roof, etc.).
- Keep fences out of drainage easements and stormwater facilities.
- Install a small concrete flow channel below roof drain outlets and sump pump discharge locations to minimize erosion in these areas.

### **STORMWATER DON'TS:**

- Pour contaminants down the storm water drains.
- Don't EVER remove grates or manhole lids, not even to remove an obstruction to flow. Only authorized personnel are permitted to remove these types of structures for maintenance.
- Put grass clippings, leaves or other yard waste into storm water facilities (i.e. ditches, channels, swales, drains, etc.).
- Direct gutters and sump pumps onto neighboring properties or onto your property line.
- Construct fences perpendicular to the water flow.
- Place dirt, sand, rock, retaining walls or other construction material in a storm water facility (grates, pipe and culverts, swales)
- Expect storm water facilities to be completely dry immediately after a rain event.

**Please contact Lee County , Department of Natural Resources at 239-533-8109 to report any illicit discharge into Miromar Lakes stormwater system**



Dry retention areas for stormwater overflow

### Typical Terminology

**(BMP) Best Management Practices-** A measure used to control the adverse storm water related effects of development. BMPs may include structural devices (e.g. swales, filter strips, infiltration trenches and detention basins) designed to remove pollutants, reduce runoff rates and volumes, and protect aquatic habitats. BMPs may also include nonstructural approaches, such as public education efforts to prevent the dumping of household chemicals into storm drains.

**Channel-** Any river, stream, creek, brook, branch, natural or artificial depression, ponded area, flowage, slough, ditch, conduit, culvert, gully, ravine, wash, or natural or manmade drainage way (canal), which has a definite bed and bank or shoreline, in or into which surface, groundwater, effluent, or industrial discharges flow either perennially or intermittently..

**Easement-** A grant by property owner for the use of a parcel of land by the general public, a corporation, or a certain person or persons for a specific purpose or purposes.

**Erosion-** The process whereby soil is detached by the action of water or wind.

**Floodplain-** That land typically adjacent to a body of water with ground surface elevations at or below the base flood or the 100- year frequency flood elevation including detached special flood hazard areas, ponding areas, etc. The floodplain is also known as the special flood hazard areas (SFHA).

**Grassed Swales-** A shallow channel or depression planted with vegetation commonly used in highly developed areas. The storm runoff collects in the swale and natural sedimentation removes the pollutants.

**Groundwater-** Water that is located within soil or rock below the surface of the earth. The same as subsurface water.

**Impervious-** Surfaces that cause the majority of rainfall to be converted to direct runoff. Asphalt, concrete and roofing systems are considered impervious.

**Infiltration Basin-** Man made basins planted with hardy vegetation that collects storm water and uses natural sedimentation to remove pollutants. The water will normally drain with 24 to 48 hours.

**Infiltration Planters-** Man made raised areas planted with vegetation to act as strip filters for parking lots, sidewalks and other paved urban areas. They are commonly seen around large buildings. **Raised planters should not be placed in a drainage path.**

**Infiltration Trenches-** Man made excavations that are lined with filter material. The trench holds and filters the storm water until it eventually seeps into the surrounding soil. These are used in areas when the natural soil doesn't drain that quickly.

**Natural / Native Vegetation-** This is a method of planting natural grasses and other vegetation to reduce and slow runoff and trap sediment.

**Pervious Pavement-** Pervious or porous pavement, when poorly maintained can remove from 65% to 95% of pollutants and sediments. Maintenance involves making sure the holes don't get clogged.

**Runoff-** The waters derived from melting snow or rain falling within a tributary drainage basin that exceeds the infiltration capacity of the soils of that basin.

**Sedimentation-** The process that deposits hydraulically moved soils, debris and other materials either on other ground surfaces or in bodies of water or storm water drainage systems.

**Storm water Facility-** All ditches, channels, conduits, bridges, culverts, levees, ponds, natural and man-made impoundments, wetlands, riparian environment, tile, swales, sewers, or other natural or artificial structures or measures which serve as a means of draining surface and subsurface water from land.

**Water Table-** The upper limit of a free water surface in a saturated soil or underlying material.

**Wetland-** Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Under normal conditions, the area will have present hydrophytic vegetation, hydric soils, and hydrology to be classified as a wetland. Classification of areas shall follow the U.S. Army Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1.

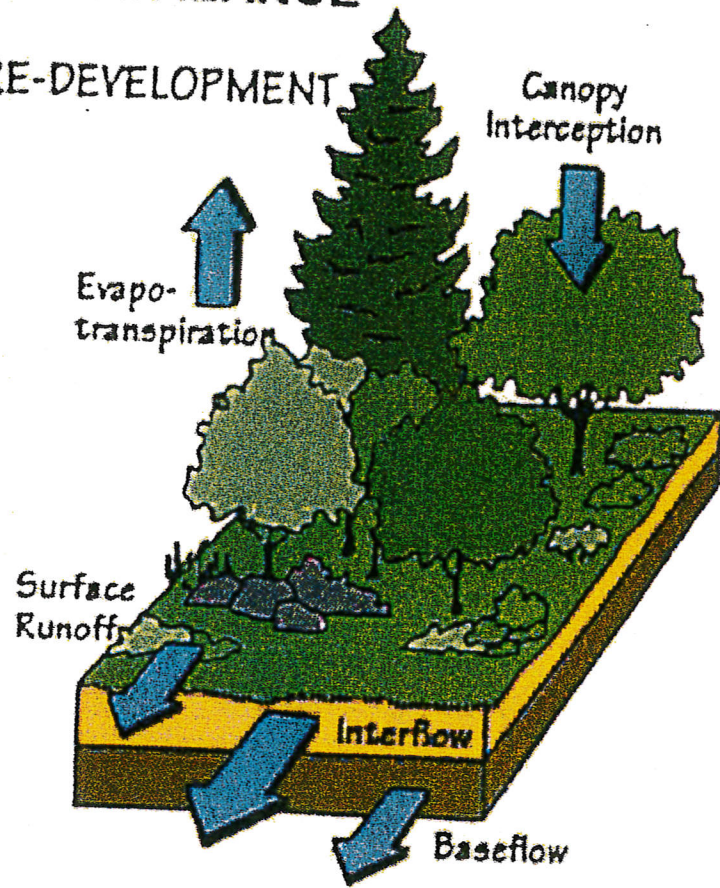


Wet retention area within stormwater system

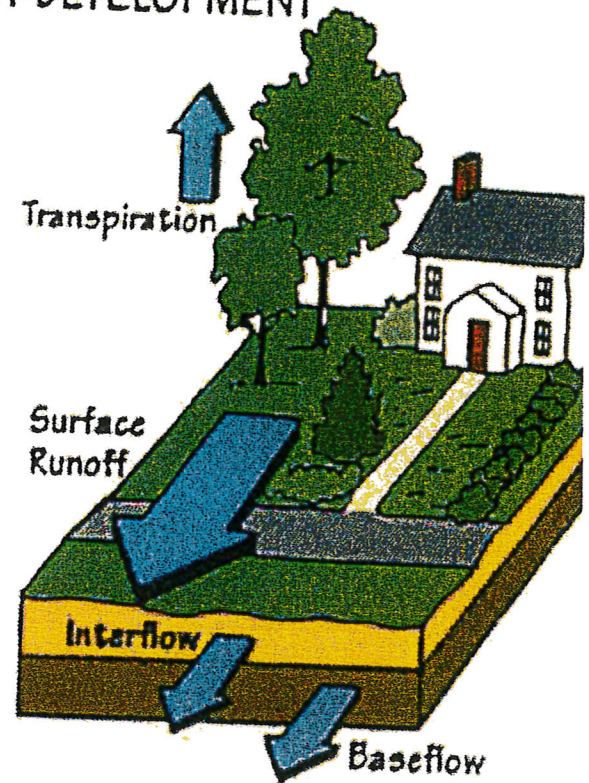
## Miromar Lakes CDD

# WATER BALANCE

## PRE-DEVELOPMENT



## POST-DEVELOPMENT



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*Miromar Lakes Community Development District*

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*Financial Statements*

*April 30, 2015*



*Prepared by:*

*JPWARD AND ASSOCIATES LLC*

*2041 NE 6TH TERRACE*

*FORT LAUDERDALE, FLORIDA 33305*

*E-MAIL: WARD9490@COMCAST.NET*

*PHONE: (954) 658-4900*

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*Miromar Lakes Community Development District*

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<i>Series 2015 Bonds</i>	<i>9</i>

*JPWard & Associates, LLC*

*2041 NE 6th Terrace*

*Fort Lauderdale, Florida 33305*

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending April 30, 2015**

	Governmental Funds					Account Groups		Totals (Memorandum Only)	
	Debt Service Funds					Capital Project Fund	General Long Term Debt		General Fixed Assets
	General Fund	Series 2003	Series 2012	Series 2015					
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 675,644	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 675,644	
<b>Debt Service Fund</b>									
Interest Account	-	-	-	-	-	-	-	-	
Sinking Account	-	-	-	-	-	-	-	-	
Reserve Account	-	-	428,131	827,360	-	-	-	1,255,491	
Revenue	-	-	1,109,655	293,567	-	-	-	1,403,222	
Prepayment Account	-	-	0	-	-	-	-	0	
Deferred Cost Account	-	-	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	4,976	-	-	4,976	
Escrow Deposit Fund	-	-	-	-	-	-	-	-	
<b>Due from Other Funds</b>									
General Fund	-	-	274	-	-	-	-	274	
Debt Service Fund(s)	-	-	-	-	-	-	-	-	
<b>Market Valuation Adjustments</b>									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	
Assessments Receivable	-	-	-	-	-	-	-	-	
Accounts Receivable	-	-	-	-	-	-	-	-	
Amount Available in Debt Service Funds	-	-	-	-	-	1,538,060	-	1,538,060	
Amount to be Provided by Debt Service Funds	-	-	-	-	-	29,266,940	-	29,266,940	
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	40,376,020	40,376,020	
<b>Total Assets</b>	<b>\$ 675,644</b>	<b>\$ -</b>	<b>\$ 1,538,060</b>	<b>\$ 1,120,927</b>	<b>\$ 4,976</b>	<b>\$ 30,805,000</b>	<b>\$ 40,376,020</b>	<b>\$ 74,520,627</b>	



**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending April 30, 2015**

	Governmental Funds					Account Groups		Totals (Memorandum Only)
	Debt Service Funds					General Long Term Debt	General Fixed Assets	
	General Fund	Series 2003	Series 2012	Series 2015	Capital Project Fund			
<b>Liabilities</b>								
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>	-							-
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	274	-	-	-	-	-	-	274
<b>Bonds Payable</b>	-							-
Current Portion	-	-	-	-	-	400,000	-	400,000
Long Term	-	-	-	-	-	30,405,000	-	30,405,000
<b>Total Liabilities</b>	<u>\$ 274</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 30,805,000</u>	<u>\$ -</u>	<u>\$ 30,805,274</u>
<b>Fund Equity and Other Credits</b>								
<b>Investment in General Fixed Assets</b>	-					-	40,376,020	40,376,020
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2014 (Audited)	-	2,800,590	840,524	-	-	-	-	3,641,114
Results from Current Operations	-	(2,800,589)	697,535	1,120,927	4,976	-	-	(977,151)
<b>Unassigned</b>								
Beginning: October 1, 2014 (Audited)	433,147					-	-	433,147
Results from Current Operations	242,222					-	-	242,222
<b>Total Fund Equity and Other Credits</b>	<u>\$ 675,370</u>	<u>\$ 0</u>	<u>\$ 1,538,059</u>	<u>\$ 1,120,927</u>	<u>\$ 4,976</u>	<u>\$ -</u>	<u>\$ 40,376,020</u>	<u>\$ 43,715,353</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 675,644</u>	<u>\$ 0</u>	<u>\$ 1,538,059</u>	<u>\$ 1,120,927</u>	<u>\$ 4,976</u>	<u>\$ 30,805,000</u>	<u>\$ 40,376,020</u>	<u>\$ 74,520,627</u>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2015**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 30,300	N/A
<b>Interest</b>										
Interest - General Checking	21	19	30	37	29	29	29	193	500	39%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	(2,710)	83,525	292,805	20,760	16,657	7,101	10,806	428,944	442,166	97%
Special Assessments - Off-Roll	90,986	-	-	90,986	-	-	90,986	272,959	363,945	75%
Miscellaneous Revenue	1,595	-	6,588	-	863	4,000	127	13,171	0	N/A
Intragovernmental Transfer In	-									
<b>Total Revenue and Other Sources:</b>	<b>\$ 89,891</b>	<b>\$ 83,544</b>	<b>\$ 292,835</b>	<b>\$ 111,783</b>	<b>\$ 17,548</b>	<b>\$ 11,130</b>	<b>\$ 101,947</b>	<b>715,267</b>	<b>\$ 836,911</b>	<b>85%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's - Fees	1,000	800	800	1,000	1,000	1,000	1,000	6,600	12,000	55%
Board of Supervisor's - Taxes	77	61	61	77	77	77	77	505	918	55%
<b>Executive</b>										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	40,000	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	-	4,900	-	-	-	4,900	4,900	100%
Accounting Services	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	-	-	1,000	-	-	-	-	1,000	1,000	100%
<b>Other Contractual Services</b>										
Legal Advertising	1,144	-	-	-	-	-	-	1,144	1,200	95%
Trustee Services	-	-	3,091	-	-	-	-	3,091	7,900	39%
Property Appraiser/Tax Collector Fees	-	1,021	-	-	-	-	-	1,021	2,400	43%
Bank Services	27	44	67	45	60	33	46	322	550	58%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>										
Postage, Freight & Messenger	-	40	190	39	40	61	7	377	400	94%
Insurance	5,665	-	-	-	-	-	-	5,665	5,800	98%
Printing & Binding	-	114	-	183	193	148	184	822	1,200	68%
Website Development	-	-	-	-	-	-	-	-	1,000	0%

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2015**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	175	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	-	4,290	-	-	5,144	-	9,434	9,000	105%
Legal - Center Place	-	-	743			1,451		2,194	-	N/A
<b>Other General Government Services</b>										
Engineering Services - General Fund	1,808	1,545	374	1,805	1,336	2,803	-	9,670	5,000	193%
NPDES	-	-	-	-	-	525	-	525	7,500	7%
Asset Administration Services	584	-	1,167	583	583	583	583	4,084	7,000	58%
Center Place	-	-	345	863	-	2,548	-	3,756	-	N/A
<b>Sub-Total:</b>	<b>13,812</b>	<b>6,957</b>	<b>33,460</b>	<b>12,828</b>	<b>6,622</b>	<b>17,707</b>	<b>5,230</b>	<b>96,616</b>	<b>125,943</b>	<b>77%</b>
<b>Stormwater Management Services</b>										
Professional Management										
Asset Management	1,984	-	3,967	1,983	1,983	1,983	1,983	13,884	23,800	58%
Mitigation Monitoring	-	-	-	-	-	-	-	-	500	N/A
Utility Services										
Electric - Aeration Systems	-	25	2,251	418	478	446	439	4,056	500	811%
Lake System										
Aquatic Weed Control	5,464	5,464	5,464	5,464	5,464	5,464	-	32,784	80,568	41%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	5,850	0%
Water Control Structures	-	-	-	4,200	-	300	-	4,500	11,550	39%

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2015**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Aeration System	-	8,663	-	-	-	-	-	8,663	3,500	248%
Wetland System										
Routine Maintenance	3,133	3,133	3,133	3,133	3,133	3,133	-	18,800	54,600	34%
Other Current Charges	-	-	-	-	-	-	-	-	2,500	0%
Capital Outlay										
Aerator's	-	-	-	-	-	-	-	-	9,600	N/A
<b>Sub-Total:</b>	<b>10,581</b>	<b>17,285</b>	<b>14,815</b>	<b>15,199</b>	<b>11,058</b>	<b>11,326</b>	<b>2,423</b>	<b>82,687</b>	<b>192,968</b>	<b>43%</b>
<b>Landscaping Services</b>										
Professional Management										
Asset Management	2,866	-	5,733	2,867	2,867	2,867	2,867	20,066	34,400	58%
Utility Services										
Electric	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	162	-	-	1,777	-	-	-	1,939	5,000	39%
Repairs & Maintenance										
Public Area Landscaping	21,790	93,211	9,953	32,811	19,453	22,850	2,745	202,813	361,100	56%
Landscape Lighting	-	-	-	-	-	-	-	-	-	N/A
Irrigation System	-	-	494	-	-	-	-	494	3,000	16%
Well System	-	-	-	-	-	-	-	-	3,500	0%
Plant Replacement	-	-	5,457	-	-	-	-	5,457	10,000	55%
Other Current Charges										
Lee County - Ben Hill Griffin Landscape	-	-	28,780	-	-	-	-	28,780	41,000	70%
Charlotte County - Panther Habitat, Fire	-	-	-	-	-	631	-	631	-	
Operating Supplies										
Mulch	-	-	26,005	-	2,255	5,301	-	33,561	60,000	56%
<b>Sub-Total:</b>	<b>24,818</b>	<b>93,211</b>	<b>76,423</b>	<b>37,455</b>	<b>24,574</b>	<b>31,648</b>	<b>5,612</b>	<b>293,741</b>	<b>518,000</b>	<b>57%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 49,211</b>	<b>\$ 117,453</b>	<b>\$ 124,699</b>	<b>\$ 65,482</b>	<b>\$ 42,255</b>	<b>\$ 60,681</b>	<b>\$ 13,264</b>	<b>473,044</b>	<b>\$ 836,911</b>	<b>57%</b>
Net Increase/ (Decrease) in Fund Balance	40,680	(33,909)	168,137	46,302	(24,707)	(49,551)	88,683	242,222	-	
Fund Balance - Beginning	433,147	473,828	439,919	608,056	654,357	629,651	580,099	433,147	433,870	
<b>Fund Balance - Ending</b>	<b>\$ 473,828</b>	<b>\$ 439,919</b>	<b>\$ 608,056</b>	<b>\$ 654,357</b>	<b>\$ 629,651</b>	<b>\$ 580,099</b>	<b>\$ 668,782</b>	<b>675,370</b>	<b>\$ 433,870</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2003 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2015**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>										
Reserve Account*	161,497	1,241	1	1	(80,156)	25	-	82,609	30,000	275%
Prepayment Account	0	0	-	-	-	-	-	0	-	N/A
Revenue Account	7	7	1	1	1	-	-	17	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	45	20,972	73,520	5,213	-	-	-	99,750	110,391	90%
Special Assessments - Off-Roll	-	-	-	-	127,188	-	-	127,188	1,955,734	7%
Special Assessments - Prepayments	-	-	-	-	3,700,000	-	-	3,700,000	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	754,375	-	-	754,375	-	N/A
<b>Refunding Bond Proceeds</b>	-	-	-	-	18,145,876	-	-	18,145,876	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 161,548</b>	<b>\$ 22,221</b>	<b>\$ 73,522</b>	<b>\$ 5,214</b>	<b>\$ 22,647,284</b>	<b>\$ 25</b>	<b>\$ -</b>	<b>\$ 22,909,813</b>	<b>\$ 2,096,125</b>	<b>1093%</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2003 Bonds	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 530,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2003 Bonds	-	130,000	-	-	22,890,000	-	-	23,020,000	-	N/A
<b>Interest Expense</b>										
Series 2003 Bonds	-	791,313	-	-	786,844	-	-	1,578,156	1,566,125	101%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	25	-	1,112,247	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 921,313</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,676,844</b>	<b>\$24.97</b>	<b>\$ -</b>	<b>25,710,403</b>	<b>\$ 2,096,125</b>	<b>1227%</b>
Net Increase/ (Decrease) in Fund Balance	161,548	(899,092)	73,522	5,214	(1,029,560)	-	-	(2,800,589)	-	
Fund Balance - Beginning	2,800,590	2,962,138	2,063,046	2,136,568	2,141,782	1,112,222	1,112,222	2,800,590	2,755,905	
<b>Fund Balance - Ending</b>	<b>\$ 2,962,138</b>	<b>\$ 2,063,046</b>	<b>\$ 2,136,568</b>	<b>\$ 2,141,782</b>	<b>\$ 1,112,222</b>	<b>\$ 1,112,222</b>	<b>\$ 1,112,222</b>	<b>0</b>	<b>\$ 2,755,905</b>	

\*October Interest Earnings related to market value adjustment made by auditors at FYE 09/30/14

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2012 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2015**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account*	27,820	1,840	0	0	-	0	0	29,662	15,000	198%
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	2	4	4	5	20	30	66%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	332	155,382	544,705	38,619	30,986	13,211	20,102	803,337	819,929	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	163,991	163,991	163,991	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 28,155</b>	<b>\$ 157,224</b>	<b>\$ 544,706</b>	<b>\$ 38,622</b>	<b>\$ 30,990</b>	<b>\$ 13,215</b>	<b>\$ 184,098</b>	<b>997,009.78</b>	<b>\$ 998,950</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2012 Bonds	-	-	-	-	-	-	-	-	\$ 400,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2012 Bonds	-	299,475	-	-	-	-	-	299,475	598,950	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 299,475</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>299,475</b>	<b>\$ 998,950</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	28,155	(142,251)	544,706	38,622	30,990	13,215	184,098	697,535	-	
Fund Balance - Beginning	840,524	868,679	726,428	1,271,135	1,309,756	1,340,746	1,353,961	840,524	862,540	
<b>Fund Balance - Ending</b>	<b>\$ 868,679</b>	<b>\$ 726,428</b>	<b>\$ 1,271,135</b>	<b>\$ 1,309,756</b>	<b>\$ 1,340,746</b>	<b>\$ 1,353,961</b>	<b>\$ 1,538,059</b>	<b>1,538,059</b>	<b>\$ 862,540</b>	

\*October Interest Earnings related to market value adjustment made by auditors at FYE 09/30/14

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

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>										
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Account	-	-	-	-	-	-	-	-	-	N/A
Reserve Account*	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	-	-	-	-	-	0	1	2	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	-	-	-	-	4,182	1,783	2,713	8,679	-	N/A
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	1,112,222	25	-	1,112,247	-	N/A
<b>Bond Proceeds</b>	-	-	-	-	754,375	-	-	754,375	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,870,779</b>	<b>\$ 1,808</b>	<b>\$ 2,715</b>	<b>\$ 1,875,302</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2012 Bonds	-	-	-	-	-	-	-	-	\$ -	N/A
<b>Principal Debt Service - Early Redemptions</b>										
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	754,375	-	-	754,375	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 754,375</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 754,375</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	1,116,404	1,808	2,715	1,120,927	-	
Fund Balance - Beginning	-	-	-	-	-	1,116,404	1,118,212	-	-	
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,116,404</b>	<b>\$ 1,118,212</b>	<b>\$ 1,120,927</b>	<b>\$ 1,120,927</b>	<b>\$ -</b>	

**Miromar Lakes Community Development District**  
**Capital Project Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2015**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income	-	-	-	-	-	0	0	0	-	-
Bond Proceeds	-	-	-	-	382,761	-	-	382,761	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 382,761</b>	<b>\$ 0</b>	<b>\$ 0</b>	<b>\$ 382,761</b>	<b>\$ -</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Capital Outlay</b>										
<b>Cost of Issuance</b>										
Cost of Issuance	-	-	-	-	14,250	-	8,578	22,828	\$ -	N/A
Legal Services	-	-	-	-	105,812	-	-	105,812	\$ -	N/A
Underwriter's Discount	-	-	-	-	249,145	-	-	249,145	\$ -	N/A
<b>Operating Transfers Out (To Other Funds)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>N/A</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 369,207</b>	<b>\$ -</b>	<b>\$ 8,578</b>	<b>\$ 377,785</b>	<b>\$ -</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	-	-	-	-	13,554	0	(8,577)	4,976	-	-
Fund Balance - Beginning	-	-	-	-	-	13,554	13,554	-	-	-
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,554</b>	<b>\$ 13,554</b>	<b>\$ 4,976</b>	<b>\$ 4,976</b>	<b>\$ -</b>	<b>-</b>