

MIROMAR LAKES
SOUTH
COMMUNITY DEVELOPMENT
DISTRICT

PUBLIC HEARING AND
REGULAR MEETING
AGENDA

August 9, 2018

Miromar Lakes South Community Development District

OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Fax: (561) 571-0013 • Toll-free: (877) 276-0889

August 2, 2018

ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors
Miromar Lakes South Community Development District

Dear Board Members:

A Public Hearing and Regular Meeting of the Miromar Lakes South Community Development District's Board of Supervisors will be held on Thursday, August 9, 2018 at 11:30 a.m., at Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Presentation of Audited Financial Report for Fiscal Year Ended September 30, 2017, Prepared by McDirmit, Davis & Company, LLC
4. Consideration of Resolution 2018-05, Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2017
5. Public Hearing to Hear Comments and Objections on Adoption of Fiscal Year 2018/2019 Budget
 - A. Affidavit of Publication
 - B. Consideration of Resolution 2018-06, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2018, and Ending September 30, 2019
6. Consideration of Resolution 2018-07, Making a Determination of Benefit and Imposing Special Assessments; Providing for the Collection and Enforcement of Special Assessments; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
7. Consideration of Resolution 2018-08, Adopting the Annual Meeting Schedule for Fiscal Year 2018/2019
8. Acceptance of Unaudited Financials as of June 30, 2018

9. Approval of May 10, 2018 Regular Meeting Minutes
10. Other Business
11. Staff Reports
 - A. District Counsel: *Coleman, Yovanovich & Koester, P.A.*
 - B. District Engineer: *Hole Montes*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*
 - i. Consideration of ADA Site Compliance Proposal for Website Compliance Shield, Accessibility Policy and One (1) Annual Technological Audit
12. Supervisors' Requests
13. Public Comments
14. Adjournment

If you have any questions, please do not hesitate to contact me at 239-464-7114.

Sincerely,



Chesley "Chuck" E. Adams, Jr.
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

CALL IN NUMBER: 1-888-354-0094

CONFERENCE ID: 8593810

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

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**MIROMAR LAKES
SOUTH
COMMUNITY
DEVELOPMENT
DISTRICT**

**FINANCIAL REPORT
Year Ended September 30, 2017**

MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Miromar Lakes South Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of *Miromar Lakes South Community Development District*, (the "District") as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

MCDIRMIT DAVIS & COMPANY, LLC

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the District as of September 30, 2017, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 19, 2018, on our consideration of the District's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiernit Davis & Company, LLC

Orlando, Florida
June 19, 2018

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of *Miromar Lakes South Community Development District*, Lee County, Florida's (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2017. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes. This is the first year that the District has been audited.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The liabilities of the District exceeded its assets at September 30, 2017 by \$192,296, a decrease in net position of \$194,166 in comparison with the prior year.
- At September 30, 2017, the District's governmental funds reported fund balances of \$142,704, an increase of \$140,834 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to *Miromar Lakes South Community Development District's* financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, and maintenance and operations related functions.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: Governmental Funds.

Governmental Funds - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund and debt service fund, both of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position - The District's net position was \$(192,296) at September 30, 2017. The analysis that follows focuses on the net position of the District's governmental activities.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Government-Wide Financial Analysis (Continued):

Statement of Net Position

	September 30, 2017	Unaudited September 30, 2016
Assets, excluding capital assets	<u>\$ 162,754</u>	<u>6,794</u>
Total assets	<u>162,754</u>	<u>6,794</u>
Liabilities, excluding long-term liabilities	20,050	4,924
Long-term Liabilities	<u>335,000</u>	<u>-</u>
Total liabilities	<u>355,050</u>	<u>4,924</u>
Net Position:		
Restricted for debt service	153,250	-
Unrestricted	<u>(345,546)</u>	<u>1,870</u>
Total net position	<u><u>\$ (192,296)</u></u>	<u><u>\$ 1,870</u></u>

The following is a summary of the District's governmental activities for the fiscal years ended September 30, 2017 and 2016.

Changes in Net Position
Year ended September 30,

	2017	Unaudited 2016
Revenues:		
Program revenues	\$ 46,462	\$ 17,064
Interest income	51	3
Total revenues	<u>46,513</u>	<u>17,067</u>
Expenses:		
General government	<u>240,679</u>	<u>19,124</u>
Total expenses	<u>240,679</u>	<u>19,124</u>
Change in net position	(194,166)	(2,057)
Net position - beginning	<u>1,870</u>	<u>3,927</u>
Net position - ending	<u><u>\$ (192,296)</u></u>	<u><u>\$ 1,870</u></u>

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2017 was \$240,679. The majority of these costs are bond issue costs.

MANAGEMENT'S DISCUSSION AND ANALYSIS (CONTINUED)

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2017, the District's governmental funds reported combined ending fund balances of \$142,704. Of this total, \$4,400 is nonspendable, \$153,250 is restricted, and the remainder of (\$14,946) is unassigned.

The fund balance of the general fund decreased \$12,416 due to an increase in general expenditures. The debt service fund balance increased by \$153,250 due to bond proceeds.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets - At September 30, 2017, the District had no construction in process.

Capital Debt - At September 30, 2017, the District had \$335,000 in bonds outstanding. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact *Miromar Lakes South Community Development Districts* Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

FINANCIAL STATEMENTS

MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF NET POSITION

September 30, 2017

	Governmental Activities
Assets:	
Cash	\$ 58,242
Assessments receivables	112
Prepaid costs	4,400
Restricted assets:	
Temporarily restricted investments	100,000
Total assets	<u>162,754</u>
Liabilities:	
Accounts payable and accrued expenses	17,077
Due to developers	2,973
Noncurrent liabilities:	
Due within one year	225,000
Due in more than one year	110,000
Total liabilities	<u>355,050</u>
Net Position:	
Net investment in capital assets	-
Restricted for debt service	153,250
Unrestricted	<u>(345,546)</u>
Total net position	<u><u>\$ (192,296)</u></u>

The accompanying Notes to Financial Statements are an integral part of this statement.

MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES

Year Ended September 30, 2017

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenue</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	
Governmental activities:				
General government	\$ 240,679	\$ -	\$ 46,462	\$ -
Total governmental activities	\$ 240,679	\$ -	\$ 46,462	\$ -
		General Revenues:		
		Miscellaneous		51
		Change in net position		(194,166)
		Net Position - beginning		1,870
		Net Position - ending		\$ (192,296)

The accompanying Notes to Financial Statements are an integral part of this statement.

MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

BALANCE SHEET
GOVERNMENTAL FUNDS

September 30, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Assets:			
Cash	\$ 4,992	\$ 53,250	\$ 58,242
Investments	-	100,000	100,000
Assessments receivable	112	-	112
Prepaid costs	4,400	-	4,400
Total assets	<u>\$ 9,504</u>	<u>\$ 153,250</u>	<u>\$ 162,754</u>
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and accrued expenses	\$ 17,077	\$ -	\$ 17,077
Due to developers	2,973	-	2,973
Total liabilities	<u>20,050</u>	<u>-</u>	<u>20,050</u>
Fund balances:			
Nonspendable	4,400	-	4,400
Restricted for:			
Debt service	-	153,250	153,250
Unassigned	(14,946)	-	(14,946)
Total fund balances	<u>(10,546)</u>	<u>153,250</u>	<u>142,704</u>
Total liabilities and fund balances	<u>\$ 9,504</u>	<u>\$ 153,250</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.

Bonds payable	<u>(335,000)</u>	<u>(335,000)</u>
Net Position of Governmental Activities		<u>\$ (192,296)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS

Year Ended September 30, 2017

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Revenues:			
Developer contributions	\$ 46,462	\$ -	\$ 46,462
Investment and miscellaneous income	51	-	51
Total revenues	<u>46,513</u>	<u>-</u>	<u>46,513</u>
Expenditures:			
Current:			
General government	58,929	-	58,929
Debt Service:			
Bond issue costs	-	181,750	181,750
Total expenditures	<u>58,929</u>	<u>181,750</u>	<u>240,679</u>
Excess (Deficit) of Revenues Over Expenditures	<u>(12,416)</u>	<u>(181,750)</u>	<u>(194,166)</u>
Other Financing Sources:			
Bond proceeds	-	335,000	335,000
Total other financing sources	<u>-</u>	<u>335,000</u>	<u>335,000</u>
Net change in fund balances	(12,416)	153,250	140,834
Fund Balances - beginning of year	<u>1,870</u>	<u>-</u>	<u>1,870</u>
Fund Balances (Deficit) - end of year	<u>\$ (10,546)</u>	<u>\$ 153,250</u>	<u>\$ 142,704</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES**

Year Ended September 30, 2017

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net Change in Fund Balances - total governmental funds (page 10)	\$ 140,834
Bond proceeds provide current financial resources to governmental funds, while it increases long-term liabilities in the statement of net position.	<u>(335,000)</u>
Change in Net Position of Governmental Activities (page 8)	<u>\$ (194,166)</u>

The accompanying Notes to Financial Statements are an integral part of this statement.

MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND

Year Ended September 30, 2017

	<u>Budgeted Amounts</u>		<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
Revenues:				
Developer Contributions	\$ 22,441	\$ 22,441	\$ 46,462	\$ 24,021
Investment and Miscellaneous Income	-	-	51	51
Total revenues	<u>22,441</u>	<u>22,441</u>	<u>46,513</u>	<u>24,072</u>
Expenditures:				
Current:				
General government	22,441	22,441	58,929	(36,488)
Total expenditures	<u>22,441</u>	<u>22,441</u>	<u>58,929</u>	<u>(36,488)</u>
Net change in fund balance	-	-	(12,416)	(12,416)
Fund Balance - beginning (unaudited)	<u>1,870</u>	<u>1,870</u>	<u>1,870</u>	<u>-</u>
Fund Balance - ending	<u><u>\$ 1,870</u></u>	<u><u>\$ 1,870</u></u>	<u><u>\$ (10,546)</u></u>	<u><u>\$ (12,416)</u></u>

The accompanying Notes to Financial Statements are an integral part of this statement.

NOTES TO FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS

Year Ended September 30, 2017

Note 1 - Summary of Significant Accounting Policies:

Reporting Entity

Miromar Lakes South Community Development District, (the "District") was established on October 26, 2010 by Lee County, Florida, Ordinance 10-42 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. The Supervisors are elected on an at large basis by qualified electors that reside within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. All of the Board of Supervisors are affiliated to the Developer.

The Board has final responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39, and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 1 - Summary of Significant Accounting Policies (Continued):

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) grants, contributions and investment earnings that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period, except for Developer receivables for retainage, which are collected from the Developer when the amount is due to the contractor. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance special assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District. Certain debt service assessments are collected upon the closing of those lots subject to short term debt and are used to prepay a portion of the bonds outstanding.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 1 - Summary of Significant Accounting Policies (Continued):

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued):

The District reports the following major governmental funds:

General Fund - is the District's primary operating fund. It is used to account for and report all financial resources not accounted for and reported in another fund.

Debt Service Fund - accounts for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets - These assets represent cash and investments set aside pursuant to bond covenants.

Investments - The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Costs - Prepaid costs are recorded as expenditures when consumed rather than when purchased in both government-wide and fund financial statements.

Long Term Obligations - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bond issuance costs are reported as expenses. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):

Deferred Outflows/Inflows of Resources - In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2017.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2017.

Net Position Flow Assumption - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions - Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 1 - Summary of Significant Accounting Policies (Continued):

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance (Continued):

Fund Balance Policies - Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 2 - Stewardship, Compliance and Accountability:

A. Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors. There were no budget amendments for the fiscal year ended September 30, 2017.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. All budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

B. Excess Expenditures Over Appropriations

Expenditures exceeded appropriations in the General Fund for the year ended September 30, 2017. These over expenditures were funded by greater than anticipated revenues.

Note 3 - Deposits and Investments:

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 3 - Deposits and Investments (Continued):

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The Local Government Surplus Funds Trust Fund (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing time deposits or savings accounts in qualified public depositories;
4. Direct obligations of the U.S. Treasury.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 3 - Deposits and Investments (Continued):

Investments (Continued)

Investments made by the District at September 30, 2017 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
Florida Community Bank, N.A. Money Market	<u>\$ 100,000</u>	N/A	N/A

Credit Risk:

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2017, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2017, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 3 - Deposits and Investments (Continued):

Investments (Continued)

Concentration of Credit Risk:

The District places no limit on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

Note 4 - Long-Term Liabilities:

Series 2017 Special Assessment Note

In September 2017, the District issued \$10,000,000 of Special Assessment Revenue Note, Series 2017. The Note is due on May 1, 2032 with a fixed interest rate of 3.48%. The Note was issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. Interest is paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid annually commencing May 1, 2018 through May 1, 2032.

The Series 2017 Note is subject to redemption at the option of the District prior to maturity at a redemption price as set forth in the Note Indenture. The Note is subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Note Indenture.

The Note Indenture requires that the District maintain adequate funds in a reserve account to meet the debt service reserve requirements as defined in the Indenture. The requirement has been met at September 30, 2017.

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 4 - Long-Term Liabilities (Continued):

Series 2017 Special Revenue Note (Continued)

The Note has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service. Payment of principal and interest on the 2017 Note is secured by a pledge of and a first lien upon the pledged special assessment revenue. The District is in compliance with the requirements of the Note Indenture.

During the year, only \$335,000 was drawn on the Note. The remaining balance was drawn down subsequent to year end. As of September 30, 2017, total principal and interest remaining on the Series 2017 Special Assessment Revenue Note was \$886,870. No principal and interest was due or paid in the current year and no special assessment revenue was pledged.

Long-term liability activity for the year ended September 30, 2017 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Notes Payable:					
Series 2017	\$ -	\$ 335,000	\$ -	\$ 335,000	\$ 225,000
Governmental activity long-term liabilities	\$ -	\$ 335,000	\$ -	\$ 335,000	\$ 225,000

At September 30, 2017, the scheduled debt service requirements on the Note payable was as follows:

Year Ending September 30,	Governmental Activities	
	Principal	Interest
2018	\$ 225,000	\$ 211,700
2019	110,000	340,170
	<u>\$ 335,000</u>	<u>\$ 551,870</u>

NOTES TO FINANCIAL STATEMENTS (CONTINUED)

Year Ended September 30, 2017

Note 5 - Related Party Transactions:

Developer Transaction:

The Developer owns a portion of land within the District; therefore assessment revenue in the general and debt service funds include assessments levied on those lots owned by the Developer. The Developer contributed \$46,462 or 100% of the assessment revenue for the year ended September 30, 2017. The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

Note 6 - Management Company:

The District has contracted with a management company to perform management advisory services, which include financial advisory and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

Note 7 - Risk Management:

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District has not filed any claims under this commercial coverage during the last three years.

Note 8 - Subsequent Events:

Subsequent to year end, the District issued requisitions for the remaining balance of \$9,665,000 on the Series 2017 notes.

COMPLIANCE SECTION

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Miromar Lakes South Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of *Miromar Lakes South Community Development District* (the "District") as of and for the year ended September 30, 2017 and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated June 19, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDiernit Davis & Company, LLC

Orlando, Florida
June 19, 2018

MANAGEMENT COMMENTS

Board of Supervisors
Miromar Lakes South Community Development District

Report on the Financial Statements

We have audited the financial statements of *Miromar Lakes South Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2017, and have issued our report thereon dated June 19, 2018.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 19, 2018, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i).1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings since this is the first year the District was audited.

Official Title and Legal Authority

Section 10.554(1)(i).4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

MCDIRMIT DAVIS & COMPANY, LLC

934 NORTH MAGNOLIA AVENUE, SUITE 100 ORLANDO, FLORIDA 32803
TELEPHONE: 407-843-5406 FAX: 407-649-9339 EMAIL: INFO@MCDIRMITDAVIS.COM

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDiernit Davis & Company, LLC

Orlando, Florida
June 19, 2018

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Miromar Lakes South Community Development District

We have examined *Miromar Lakes South Community Development District* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2017. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the *Comptroller General of the United States*, and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2017.

MCDIRMIT DAVIS & COMPANY, LLC

Orlando, Florida
June 19, 2018

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

4

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2017

WHEREAS, the District's Auditor, McDirmit, Davis & Company, LLC, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2017;

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

1. The Audited Financial Report for Fiscal Year 2017, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2017, for the period ending September 30, 2017; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2017 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this ____ day of _____, 2018.

MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

5A

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:
**MIROMAR LAKES COMM DEV DIST
2300 GLADES RD STE 410W
BOCA RATON, FL 33431**

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Janet Cobb, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

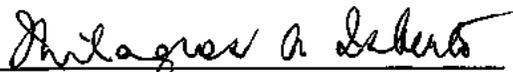
Notice Public Hearing

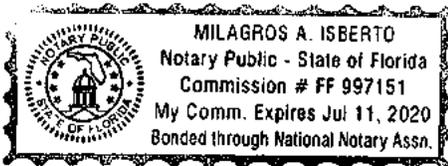
In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

07/18/18, 07/25/18

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 25th of July 2018, by Janet Cobb who is personally known to me.


Milagros A. Isberto
Notary Public for the State of Florida
My Commission expires July 11, 2020



MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING

The Board of Supervisors of the Miromar, Lakes South Community Development District will hold a public hearing on August 9, 2018 at 11:30 a.m., at the offices of Miromar Development Corporation, 10801 Coakscrew Road, Suite 305, Estero, Florida 33928 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2018/2019. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budget may be obtained at the office of the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida, 33431, (561) 571-0010, during regular business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff and/or supervisors may participate by speaker telephone.

Any person requiring special accommodations at this hearing or meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
Miromar Lakes South CDD
July 18, 25, 2018

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

5B

RESOLUTION 2018-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (the “Board”) a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Miromar Lakes South Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the “Proposed Budget”), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set August 9, 2018, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A,” as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2018 and/or revised projections for Fiscal Year 2019.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for the Miromar Lakes South Community Development District for the Fiscal Year Ending September 30, 2019,” as adopted by the Board of Supervisors on August 9, 2018.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Miromar Lakes South Community Development District, for the fiscal year beginning October 1, 2018, and ending September 30, 2019, the sum of \$867,091 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 177,091
TOTAL DEBT SERVICE FUND (SERIES 2017)	<u>\$ 690,000</u>
TOTAL ALL FUNDS	\$ 867,091

Section 3. Supplemental Appropriations

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budgets for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budgets under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

Introduced, considered favorably, and adopted this ____ day of _____, 2018.

ATTEST:

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Fiscal Year 2018/2019 Budget

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

6

RESOLUTION 2018-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MIROMAR LAKES SOUTH COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING FOR CONFLICTS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Miromar Lakes South Community Development District (the “**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Lee County, Florida (the “**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “**Board**”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budgets for Fiscal Year 2018/2019 (“**Operations and Maintenance Budget**”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Operations and Maintenance Budget for Fiscal Year 2018/2019; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Operations and Maintenance; and

WHEREAS, the District has previously levied special assessments for debt service relating to the Series 2017 Note issue by the District (the “**Bonds**”), which the District desires to collect for Fiscal Year 2018/2019 in the manner described herein (“**Debt Service Assessments**”); and

WHEREAS, the Board finds that the District's total operations and maintenance assessments pursuant to the Operations and Maintenance Budget, taking into consideration other revenue sources during Fiscal Year 2018/2019 (defined as October 1, 2018 through September 30, 2019), will amount to \$_____; and

WHEREAS, the Board finds that the non-ad valorem special assessments it levies and imposes by this Resolution for operation and maintenance on the parcels of property involved will reimburse the District for certain special and peculiar benefits received by the property flowing from the maintenance of the improvements, facilities and services apportioned in a manner that is fair and reasonable, in accordance with the applicable assessment methodology as adopted by the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of Miromar Lakes South Community Development District (the “**Assessment Roll**”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference.

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

SECTION 1. RECITALS. The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. BENEFIT. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the Operation and Maintenance Assessments (as defined below). The allocation of the costs to the specially benefitted lands is shown in Exhibits A and B, and is hereby found to be fair and reasonable.

SECTION 3. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B” (the “**Operation and Maintenance Assessments**”). The lien of the Operation and Maintenance Assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 4. COLLECTION AND ENFORCEMENT. The Operation and Maintenance Assessments imposed on the Property shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and “B.” Operations and Maintenance Assessments directly collected by the District are due and payable in full and without demand according to the following schedule: 25% due no later than October 1, 2018, 25% due no later than December 1, 2018, 25% due no later than March 1, 2019 and 25% due no later than June 1, 2019. The previously levied Debt Service Assessments imposed on the Property shall be collected directly by the District in accordance with Florida law and the applicable trust indenture, as set forth in Exhibits “A” and “B.” Debt Service Assessments directly collected by the District are due and payable in full and without demand according to the following schedule: 100% of the amount of the required debt service owed by the District on the Bonds on May 1, 2019 shall be due and payable without demand by the applicable property owner to the District no later than April 1, 2019 and 100% of the required debt service owed by the District on the Bonds on November 1, 2019 shall be due and payable without demand by the applicable property owner to the District no later than September 30, 2019. In the event that either assessment payment is not made in accordance with the schedule stated above, then the entire assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable. In the event any assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

SECTION 5. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Exhibit “B”, is hereby certified for collection. The proceeds therefrom shall be paid to Miromar Lakes South Community Development District.

SECTION 6. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District's Assessment Roll in accordance with any such updates. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 7. CONFLICT. All resolutions, sections or parts of sections of any resolutions or actions of the Board in conflict are hereby repealed to the extent of such conflict.

SECTION 8 SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 9. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 9th day of August, 2018.

ATTEST:

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Operations and Maintenance Budget

Exhibit B: Assessment Roll (Direct Collect)

Exhibit "A"

Exhibit "B"

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

7

RESOLUTION 2018-08

**A RESOLUTION OF THE MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT ADOPTING
THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR
2018/2019**

WHEREAS, the Miromar Lakes South Community Development District ("District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Lee County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2018/2019 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2018/2019 annual public meeting schedule attached hereto and incorporated by reference herein as **Exhibit "A"** is hereby approved and will be published and filed in accordance with the requirements of Florida law.
2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2018/2019 annual public meeting schedule to Lee County and the Department of Economic Opportunity.
3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 9th day of August, 2018.

ATTEST:

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit "A"

FISCAL YEAR 2018/2019 MEETING SCHEDULE			
	DATE	TIME	POTENTIAL DISCUSSION FOCUS
1	Thursday, May 9, 2019	11:30 AM	Accept Fiscal Year 2018 Audited Financial Report
			Approve Fiscal Year 2019/2020 Proposed Budget
2	Thursday, August 8, 2019	11:30 AM	Adopt Fiscal Year 2019/2020 Budget

Meeting Location: **Miromar Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 33928**

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

8

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JUNE 30, 2018**

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2018**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
ASSETS				
Cash	\$ 1,095	\$ -	\$ -	\$ 1,095
Accounts receivable	112	-	-	112
Investments				
Revenue 2017	-	12,569	-	12,569
Reserve 2017	-	100,212	-	100,212
Total assets	<u>\$ 1,207</u>	<u>\$ 112,781</u>	<u>\$ -</u>	<u>\$ 113,988</u>
LIABILITIES				
Liabilities				
Payroll tax payable	\$ 338	\$ -	\$ -	\$ 338
Developer advance	2,259	-	-	2,259
Total liabilities	<u>2,597</u>	<u>-</u>	<u>-</u>	<u>2,597</u>
FUND BALANCES				
Unassigned	(1,390)	112,781	-	111,391
Total fund balances	<u>(1,390)</u>	<u>112,781</u>	<u>-</u>	<u>111,391</u>
Total liabilities and fund balances	<u>\$ 1,207</u>	<u>\$ 112,781</u>	<u>\$ -</u>	<u>\$ 113,988</u>

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED JUNE 30, 2018**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Developer contribution	\$ -	\$ 55,715	\$ 95,141	59%
Interest and miscellaneous	-	82	-	N/A
Total revenues	<u>-</u>	<u>55,797</u>	<u>95,141</u>	59%
EXPENDITURES				
Professional				
Supervisor's fees	1,078	2,159	4,306	50%
Management	2,917	26,250	35,000	75%
Audit fees	-	-	5,000	0%
Arbitrage rebate calculation	-	-	500	0%
Assessment roll preparation*	-	-	2,500	0%
Legal	-	9,408	5,000	188%
Engineering	-	2,997	5,000	60%
Postage	-	79	100	79%
Insurance	-	4,400	5,500	80%
Legal advertising	-	234	1,000	23%
Contingencies	28	239	360	66%
Office supplies	-	65	-	N/A
Annual district filing fee	-	175	175	100%
Website	635	635	700	91%
Total professional	<u>4,658</u>	<u>46,641</u>	<u>65,141</u>	72%
Field operations				
Other contractual services	-	-	30,000	0%
Total field operations	<u>-</u>	<u>-</u>	<u>30,000</u>	0%
Excess/(deficiency) of revenues over/(under) expenditures	(4,658)	9,156	-	
Net change in fund balances	(4,658)	9,156	-	
Fund balances - beginning	3,268	(10,546)	2,732	
Fund balances - ending	<u>\$ (1,390)</u>	<u>\$ (1,390)</u>	<u>\$ 2,732</u>	

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2017
FOR THE PERIOD ENDED JUNE 30, 2018**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Special assessment: off-roll	\$ -	\$ 106,599	\$ 315,778	34%
Interest	44	331	-	N/A
Total revenues	<u>44</u>	<u>106,930</u>	<u>315,778</u>	34%
EXPENDITURES				
Debt service				
Interest	-	106,599	170,778	62%
Total debt service	<u>-</u>	<u>106,599</u>	<u>170,778</u>	62%
Other fees & charges				
Cost of issuance	-	40,800	-	N/A
Total other fees and charges	<u>-</u>	<u>40,800</u>	<u>-</u>	N/A
Total expenditures	<u>-</u>	<u>147,399</u>	<u>170,778</u>	86%
Excess/(deficiency) of revenues over/(under) expenditures	44	(40,469)	145,000	
Net change in fund balances	44	(40,469)	145,000	
Fund balances - beginning	112,737	153,250	100,000	
Fund balances - ending	<u>\$ 112,781</u>	<u>\$ 112,781</u>	<u>\$ 245,000</u>	

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2017
FOR THE PERIOD ENDED JUNE 30, 2018**

	Current Month	Year To Date
REVENUES	\$ -	\$ -
Total revenues	-	-
 EXPENDITURES		
Capital outlay	-	9,665,000
Total expenditures	-	9,665,000
Excess/(deficiency) of revenues over/(under) expenditures	-	(9,665,000)
 OTHER FINANCING SOURCES/(USES)		
Bond proceeds	-	9,665,000
Total other financing sources/(uses)	-	9,665,000
Net change in fund balances	-	-
Fund balances - beginning	-	-
Fund balances - ending	\$ -	\$ -

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

9

1 **MINUTES OF MEETING**
2 **MIROMAR LAKES SOUTH**
3 **COMMUNITY DEVELOPMENT DISTRICT**
4

5 A Regular Meeting of the Miromar Lakes South Community Development District's
6 Board of Supervisors was held on Thursday, May 10, 2018 at 11:30 a.m., at Miromar
7 Development Corporation, 10801 Corkscrew Road, Suite 305, Estero, Florida 34928.
8

9 **Present and constituting a quorum were:**

10
11 Tim Byal Chair
12 Michael Elgin Vice Chair
13 Jeffrey Staner Assistant Secretary
14 Rich Pomeroy Assistant Secretary
15 Mark Geschwendt Assistant Secretary
16

17 **Also present were:**

18
19 Chuck Adams District Manager
20 Greg Urbancic District Counsel
21 Charlie Krebs District Engineer
22
23

24 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

25
26 Mr. Adams called the meeting to order at 11:33 a.m. All Supervisors were present, in
27 person.
28

29 **SECOND ORDER OF BUSINESS**

Public Comments

30
31 There being no public comments, the next item followed.
32

33 **THIRD ORDER OF BUSINESS**

**Consideration of Resolution 2018-03,
Approving Proposed Budgets for Fiscal
Year 2018/2019 and Setting a Public
Hearing Thereon Pursuant to Florida
Law; Addressing Transmittal, Posting
and Publication Requirements; and
Providing an Effective Date**
34
35
36
37
38
39
40

41 Mr. Adams presented Resolution 2018-03. He reviewed the proposed Fiscal Year 2019
 42 budget, noting line item increases and decreases. Most notable were the budget increases related
 43 to “Other contractual services”, under “Field Operations”, increasing from \$30,000 in Fiscal
 44 Year 2018, which was a partial year budget amount, to \$100,000 in Fiscal Year 2019, which
 45 reflects a full year budget, and the addition of a \$10,000 “Utilities” line item. The proposed
 46 Fiscal Year 2019 budget would likely go through adjustments, prior to adoption. Revenue
 47 collections are currently Developer-funded on an as-needed basis but would likely transition to
 48 quarterly billing in Fiscal Year 2019. In response to the question about the “Insurance” increase,
 49 Mr. Adams stated it was because the District would have property that must be insured, such as
 50 the pump station being installed and tangible assets.

51
 52 **On MOTION by Mr. Byal and seconded by Mr. Geschwendt,**
 53 **with all in favor, Resolution 2018-03, Approving Proposed**
 54 **Budgets for Fiscal Year 2018/2019 and Setting a Public**
 55 **Hearing Thereon Pursuant to Florida Law for August 9, 2018**
 56 **at 11:30 a.m., at this location; Addressing Transmittal, Posting**
 57 **and Publication Requirements; and Providing an Effective**
 58 **Date, was adopted.**

61 **FOURTH ORDER OF BUSINESS**

62 **Consideration of Resolution 2018-04,**
 63 **Designating a Date, Time and Location**
 64 **for a Landowners’ Meeting; Providing**
 65 **for Publication; Providing for an**
 66 **Effective Date**

67 Mr. Adams presented Resolution 2018-04. Seats 1, 2 and 3, currently held by Mr. Staner,
 68 Mr. Byal and Mr. Geschwendt, respectively, will be up for election.

69
 70 **On MOTION by Mr. Elgin and seconded by Mr. Staner, with**
 71 **all in favor, Resolution 2018-04, Designating a Date, Time and**
 72 **Location of November 8, 2018 at 11:30 a.m., at this location,**
 73 **for a Landowners’ Meeting; Providing for Publication;**
 74 **Providing for an Effective Date, was adopted.**

75
 76
 77 **FIFTH ORDER OF BUSINESS**

78 **Acceptance of Unaudited Financial**
 79 **Statements as of March 31, 2018**

80 Mr. Adams presented the Unaudited Financial Statements as of March 31, 2018. A
81 question was raised regarding the “Developer advance” line item, on Page 1. Mr. Adams would
82 research the item and provide an update.

83
84 **SIXTH ORDER OF BUSINESS** **Approval of October 12, 2017 Public**
85 **Hearing and Regular Meeting Minutes**
86

87 Mr. Adams presented the October 12, 2017 Public Hearing and Regular Meeting Minutes
88 and asked for any additions, deletions or corrections.

89
90 **On MOTION by Mr. Geschwendt and seconded by Mr.**
91 **Pomeroy, with all in favor, the October 12, 2017 Public**
92 **Hearing and Regular Meeting Minutes, as presented, were**
93 **approved.**

94
95
96 **SEVENTH ORDER OF BUSINESS** **Other Business**

97
98 There being no other business, the next item followed.

99
100 **EIGHTH ORDER OF BUSINESS** **Staff Reports**

101
102 **A. District Counsel: *Coleman, Yovanovich & Koester, P.A.***

103 Mr. Urbancic stated that a petition for the constriction and name change was drafted and
104 the drawings were pending. The petition would be provided within the next week. Mr. Adams
105 indicated that Mr. Urbancic was already authorized to file and proceed. Mr. Urbancic stated that
106 the County would probably process this within 30 days and then set it for a normal ordinance
107 amendment on the next available meeting of the County Commissioners. The validation would
108 occur after the ordinance amendment. Discussion ensued regarding the bond validation deadline.

109 **B. District Engineer: *Hole Montes***

110 There being no report, the next item followed.

111 **C. District Manager: *Wrathell, Hunt and Associates, LLC***

112 **i. 0 Registered Voters in District as of April 15, 2018**

113 Mr. Adams indicated that there were no registered voters residing within the boundaries
114 of the District as of April 15, 2018.

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140
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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

**MIROMAR LAKES SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

11Ci

Our Firm

ADA Site Compliance is a leader in mitigating legal risks, auditing, and the remediation of issues associated with websites and PDFs that are not in compliance with the Americans with Disabilities Act (ADA). Our team includes technical experts in coding, auditing, WCAG standards, website compliance, accessibility, and usability.



Date: June 21, 2018
To:
From: Scott Trachtenberg
Re: Remediation of the CDD Name Website

This proposal is for the CDD Name website, which our development and audit team will perform the scope of services outlined below. ADA Site Compliance is a consultancy which provides specific services for the client. Any services outside of the scope below, or separate sites or templates, will require additional evaluations and proposals. A detailed Scope of Work will be provided, and agreed upon, prior to the start of the project.

Technological Auditing

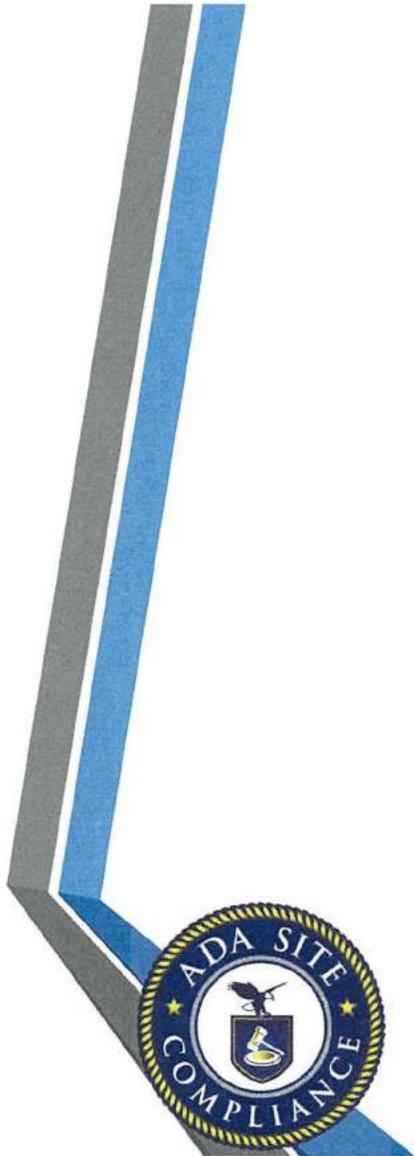
WCAG Standards
Detailed Reporting

Accessibility Policy and Compliance Shield

Indication to all website visitors that compliance, accessibility, and usability are a priority.
Provides contact information (phone and/or email) for users who find inaccessible areas of the website.

Scope of Services Performed by ADA Site Compliance:

- A. Annual Technological Auditing and Reporting – WCAG Standards
- B. Accessibility Policy and Compliance Shield



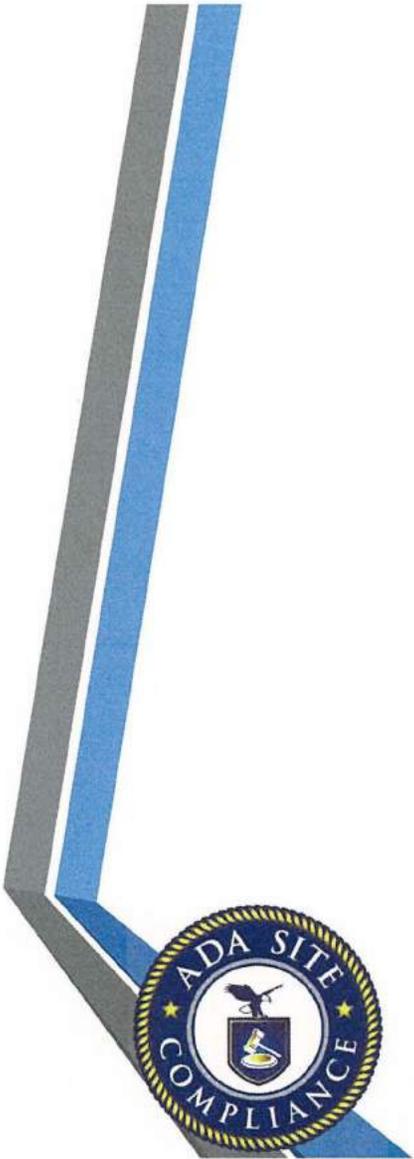
Compliance Shield + Accessibility Policy + 1 Annual Technological Audit

\$199 (normally \$249+ - reduced rate negotiated by Wrathell, Hunt and Associates) – Annual Pricing

The above litigation mitigation measures provide an excellent start toward your effort of improving your websites accessibility. To further this process, human auditing is needed. In addition, PDFs available via your website must be remediated for compliance and accessibility.

If you are interested in learning more about furthering your effort, we are happy to discuss this.

Congratulations on taking action by implementing ADA Site Compliance's litigation mitigation steps!



CDD Name Representative

By: 
Name: Craig Wrathell
Title: District manager
Date: 6-22-2018

ADA Site Compliance Representative

By: _____
Name: _____
Title: _____
Date: _____

ACCESSIBLE

Contact Information

ADA Site Compliance Incorporated

Scott Trachtenberg, Chief Executive Officer
(954) 600-5154 Direct
(202) 827-5010 Office

scott@AdaSiteCompliance.com
AdaSiteCompliance.com



**"If you think compliance is expensive,
try non-compliance."**

Former Deputy U.S. Attorney General Paul McNulty