
Miromar Lakes Community Development District

Financial Statements

April 30, 2019



Visit our web site: www.miromarlakescdd.org

Prepared by:

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Miromar Lakes Community Development District

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**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending April 30, 2019**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2012	Series 2015	General Long Term Debt	General Fixed Assets		
Assets							
Cash and Investments							
General Fund - Invested Cash	\$ 756,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 756,358
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	375,988	635,038	-	-	-	1,011,026
Revenue	-	885,411	1,474,837	-	-	-	2,360,248
Prepayment Account	-	681	1,382	-	-	-	2,064
Due from Other Funds							
General Fund	-	10,952	6,460	-	-	-	17,412
Debt Service Fund(s)	-	-	-	-	-	-	-
Market Valuation Adjustments							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	3,390,750	-	-	3,390,750
Amount to be Provided by Debt Service Funds	-	-	-	20,264,250	-	-	20,264,250
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 756,358	\$ 1,273,032	\$ 2,117,718	\$ 23,655,000	\$ 36,514,917	\$ -	\$ 64,317,024

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending April 30, 2019

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds						-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	17,412	-	-	-	-	17,412
Other Governments		-				-
Bonds Payable	-					-
Current Portion	-	-	-	\$1,070,000.00	-	1,070,000
Long Term	-	-	-	\$22,585,000.00	-	22,585,000
Total Liabilities	\$ 17,412	\$ -	\$ -	\$ 23,655,000	\$ -	\$ 23,672,412
Fund Equity and Other Credits						
Investment in General Fixed Assets	-			-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2018 (Audited)	-	1,034,253	2,523,552	-	-	3,557,805
Results from Current Operations	-	238,779	(405,835)	-	-	(167,055)
Unassigned						
Beginning: October 1, 2018 (Audited)	191,506			-	-	191,506
Results from Current Operations	547,439			-	-	547,439
Total Fund Equity and Other Credits	\$ 738,945	\$ 1,273,032	\$ 2,117,718	\$ -	\$ 36,514,917	\$ 40,644,612
Total Liabilities, Fund Equity and Other Credits	\$ 756,358	\$ 1,273,032	\$ 2,117,718	\$ 23,655,000	\$ 36,514,917	\$ 64,317,024

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2019

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest										
Interest - General Checking	8	8	34	23	20	22	23	138	300	46%
Special Assessment Revenue										
Special Assessments - On-Roll	(2,061)	132,927	463,242	16,850	19,376	8,527	8,011	646,872	660,386	98%
Special Assessments - Off-Roll	63,304	-	-	-	-	-	126,608	189,912	253,216	75%
Miscellaneous Revenue										
Miscellaneous Revenue	-	-	-	-	-	-	-	-	0	N/A
State Revenue Sharing-Emergency Mgmt Assis	-	-	-	-	9,123	-	-	9,123	0	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 61,251	\$ 132,935	\$ 463,275	\$ 16,874	\$ 28,519	\$ 8,549	\$ 134,642	846,045	\$ 913,902	93%
Expenditures and Other Uses										
Legislative										
Board of Supervisor's - Fees	1,000	-	2,000	-	800	1,200	1,000	6,000	12,000	50%
Board of Supervisor's - Taxes	77	-	153	-	61	92	77	459	918	50%
Executive										
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	23,333	40,000	58%
Financial and Administrative										
Audit Services	-	-	-	3,800	-	-	-	3,800	5,200	73%
Accounting Services	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	500	500	-	1,000	-	-	-	2,000	1,000	200%
Other Contractual Services										
Legal Advertising	-	-	-	-	-	-	-	-	1,200	0%
Trustee Services	-	-	3,400	-	-	5,859	-	9,258	7,900	117%
Property Appraiser/Tax Collector Fees	-	-	1,804	-	-	-	-	1,804	2,400	75%
Bank Services	32	52	34	36	35	33	35	256	550	47%
Travel and Per Diem										
Travel and Per Diem	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services										
Postage, Freight & Messenger	134	56	58	66	46	57	-	417	400	104%
Insurance										
Insurance	5,778	-	-	-	-	-	-	5,778	5,800	100%
Printing & Binding										
Printing & Binding	249	67	106	249	196	198	-	1,066	1,200	89%
Website Maintenance										
Website Maintenance	50	50	50	50	50	50	-	300	1,000	30%
Office Supplies										
Office Supplies	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships										
Subscription & Memberships	175	-	-	-	-	-	-	175	175	100%

Miomar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2019

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Legal Services										
Legal - General Counsel	-	2,276	4,078	-	5,866	1,186	-	13,406	30,000	45%
Legal - Litigation	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	-	-	-	30,000	0%
Legal - Center Place	-	-	-	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services										
Engineering Services - General Fund	-	1,776	-	1,064	418	-	-	3,257	15,000	22%
NPDES	-	-	-	-	-	-	-	-	250	0%
Asset Administration Services	-	-	-	-	-	-	-	-	10,000	0%
Center Place	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	11,328	8,110	33,016	9,599	10,805	12,009	4,445	89,310	182,993	49%
Hurricane Relief Services										
Engineering Services										
General Engineering	-	-	-	-	-	-	-	-	-	N/A
Water Mgt - Debris Removal										
Lake Bank Erosion	-	-	-	-	-	-	-	-	-	N/A
Landscaping - Debris Removal										
Landscaping Removal	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	-	-	-	-	-	-	-	-	-	-
Stormwater Management Services										
Professional Services										
Asset Management	-	-	-	-	8,983	4,492	-	13,475	34,800	39%
Mitigation Monitoring	-	-	-	-	-	-	-	-	500	0%
Utility Services										
Electric - Aeration Systems	-	38	388	1,030	566	381	457	2,860	4,400	65%
Lake System										
Aquatic Weed Control	-	-	-	-	-	4,162	-	4,162	56,500	7%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	-	-	-	8,620	-	8,620	13,840	62%
Water Control Structures	-	-	-	560	-	-	-	560	24,000	2%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	N/A
Aeration System	-	-	-	-	-	-	-	-	2,000	0%
Wetland System										
Routine Maintenance	-	7,546	7,546	7,546	7,546	3,384	-	33,568	42,100	80%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2019

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Other Current Charges	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Aeration Systems	-	-	-	-	-	-	-	-	10,800	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	6,000	0%
Lake Bank Restoration	-	-	-	-	-	-	-	-	-	N/A
Turbidity Screens	-	-	-	-	-	-	-	-	13,800	0%
Erosion Restoration	4,492	1,600	6,042	769	600	1,750	-	15,252	223,894	7%
Contingencies	-	-	-	-	-	-	-	-	3,000	0%
Sub-Total:	4,492	9,184	13,976	9,905	17,695	22,788	457	78,497	438,634	18%
Landscaping Services										
Professional Management										
Asset Management	-	-	-	-	-	-	-	-	9,300	0%
Utility Services										
Electric	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	2,703	-	-	2,703	-	-	-	5,405	1,250	432%
Repairs & Maintenance										
Public Area Landscaping	-	24,176	34,911	29,575	2,220	-	-	90,880	191,350	47%
Irrigation System	1,002	-	1,853	-	-	-	-	2,855	4,000	71%
Well System	-	-	-	-	-	-	-	-	1,000	0%
Plant Replacement	1,488	6,833	-	-	-	-	-	8,321	10,000	83%
Other Current Charges										
Lee County Assessments	-	-	-	-	-	-	-	-	51,000	0%
Charlotte County Assessments	-	-	-	-	-	-	-	-	375	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies										
Mulch	-	-	23,338	-	-	-	-	23,338	24,000	97%
Capital Outlay	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	5,192	31,009	60,102	32,277	2,220	-	-	130,800	292,275	45%
Total Expenditures and Other Uses:	\$ 21,012	\$ 48,302	\$ 107,093	\$ 51,781	\$ 30,720	\$ 34,797	\$ 4,902	\$ 298,607	\$ 913,902	33%
Net Increase/ (Decrease) in Fund Balance	40,239	84,633	356,182	(34,907)	(2,200)	(26,248)	129,740	547,439	-	
Fund Balance - Beginning	191,506	231,746	316,379	672,561	637,654	635,453	609,205	191,506	526,359	
Fund Balance - Ending	\$ 231,746	\$ 316,379	\$ 672,561	\$ 637,654	\$ 635,453	\$ 609,205	\$ 738,945	738,945	\$ 526,359	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2019

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 410,000	N/A
Interest Income										
Reserve Account	3,631	36	4	4	4	4	4	3,687	7,200	51%
Prepayment Account	287	575	1	1	1	-	-	865	4,500	N/A
Revenue Account	325	383	4	343	1,408	1,299	1,479	5,240	-	#DIV/0!
Interest Account	-	-	-	-	-	1	3,601	3,602	-	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	2,061	181,736	633,337	23,038	26,490	11,658	10,952	889,273	902,776	99%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	14,580	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 6,304	\$ 182,730	\$ 633,346	\$ 23,386	\$ 27,903	\$ 12,962	\$ 16,037	902,667	\$ 1,339,056	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2012 Bonds	-	-	-	-	-	-	-	-	\$ 460,000	0%
Principal Debt Service - Early Redemptions										
Series 2012 Bonds	-	410,000	-	-	-	-	-	410,000	410,000	N/A
Interest Expense										
Series 2012 Bonds	-	253,888	-	-	-	-	-	253,888	469,056	54%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 663,888	\$ -	\$ -	\$ -	\$ -	\$ -	663,888	\$ 1,339,056	N/A
Net Increase/ (Decrease) in Fund Balance	6,304	(481,157)	633,346	23,386	27,903	12,962	16,037	238,779	-	
Fund Balance - Beginning	1,034,253	1,040,556	559,399	1,192,745	1,216,131	1,244,034	1,256,995	1,034,253	870,552	
Fund Balance - Ending	\$ 1,040,556	\$ 559,399	\$ 1,192,745	\$ 1,216,131	\$ 1,244,034	\$ 1,256,995	\$ 1,273,032	1,273,032	\$ 870,552	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2019

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 1,310,000	N/A
Interest Income										
Reserve Account	6,097	113	19	20	22	19	22	6,312	12,000	53%
Interest Account	-	-	-	-	-	-	6,000	6,000	-	N/A
Prepayment Account	932	1,867	2	2	2	2	2	2,811	2,400	N/A
Revenue Account	744	873	306	532	1,183	1,084	1,226	5,948	4,000	N/A
Special Assessment Revenue										
Special Assessments - On-Roll	-	107,194	373,563	13,588	15,625	6,876	6,460	523,307	532,599	98%
Special Assessments - Off-Roll	-	-	-	-	-	-	742,351	742,351	742,351	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)										
	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds										
	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,774	\$ 110,047	\$ 373,890	\$ 14,142	\$ 16,832	\$ 7,982	\$ 756,061	\$ 1,286,728	\$ 2,603,350	N/A
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2015 Bonds	-	-	-	-	-	-	-	-	\$ 560,000	0%
Principal Debt Service - Early Redemptions										
Series 2015 Bonds	-	1,310,000	-	-	-	-	-	1,310,000	1,310,000	N/A
Interest Expense										
Series 2015 Bonds	-	382,563	-	-	-	-	-	382,563	733,350	52%
Operating Transfers Out (To Other Funds)										
	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 1,692,563	\$ -	\$ -	\$ -	\$ -	\$ -	1,692,563	\$ 2,603,350	N/A
Net Increase/ (Decrease) in Fund Balance	7,774	(1,582,516)	373,890	14,142	16,832	7,982	756,061	(405,835)	-	
Fund Balance - Beginning	2,523,552	2,531,326	948,811	1,322,701	1,336,843	1,353,675	1,361,656	2,523,552	-	
Fund Balance - Ending	\$ 2,531,326	\$ 948,811	\$ 1,322,701	\$ 1,336,843	\$ 1,353,675	\$ 1,361,656	\$ 2,117,718	2,117,718	\$ -	