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*Miromar Lakes Community Development District*

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*Financial Statements*

*June 30, 2019*



*Visit our web site: [www.miromarlakescdd.org](http://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 June 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		
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 535,089	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 535,089
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	375,988	635,038	-	-	-	1,011,026
Revenue	-	219,017	587,448	-	-	-	806,464
Prepayment Account	-	681	1,382	-	-	-	2,064
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,819,554	-	-	1,819,554
Amount to be Provided by Debt Service Funds	-	-	-	21,835,446	-	-	21,835,446
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
<b>Total Assets</b>	<b>\$ 535,089</b>	<b>\$ 595,685</b>	<b>\$ 1,223,869</b>	<b>\$ 23,655,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 62,524,560</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending June 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			
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>						-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Other Governments	-	-	-	-	-	-
<b>Bonds Payable</b>	-	-	-	-	-	-
Current Portion	-	-	-	\$1,070,000.00	-	1,070,000
Long Term	-	-	-	\$22,585,000.00	-	22,585,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,655,000</b>	<b>\$ -</b>	<b>\$ 23,655,000</b>
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>	-	-	-	-	36,514,917	36,514,917
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2018 (Audited)	-	1,034,253	2,523,552	-	-	3,557,805
Results from Current Operations	-	(438,568)	(1,299,684)	-	-	(1,738,251)
<b>Unassigned</b>						
Beginning: October 1, 2018 (Audited)	191,506	-	-	-	-	191,506
Results from Current Operations	343,582	-	-	-	-	343,582
<b>Total Fund Equity and Other Credits</b>	<b>\$ 535,089</b>	<b>\$ 595,685</b>	<b>\$ 1,223,869</b>	<b>\$ -</b>	<b>\$ 36,514,917</b>	<b>\$ 38,869,560</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 535,089</b>	<b>\$ 595,685</b>	<b>\$ 1,223,869</b>	<b>\$ 23,655,000</b>	<b>\$ 36,514,917</b>	<b>\$ 62,524,560</b>

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>												
Interest - General Checking	8	8	34	23	20	22	23	23	19	180	300	60%
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	(2,061)	132,927	463,242	16,850	19,376	8,527	8,011	5,901	11,596	664,368	660,386	101%
Special Assessments - Off-Roll	63,304	-	-	-	-	-	126,608	-	-	189,912	253,216	75%
<b>Miscellaneous Revenue</b>												
State Revenue Sharing-Emergency Mgmt Assis	-	-	-	-	9,123	-	-	-	-	9,123	0	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 61,251</b>	<b>\$ 132,935</b>	<b>\$ 463,275</b>	<b>\$ 16,874</b>	<b>\$ 28,519</b>	<b>\$ 8,549</b>	<b>\$ 134,642</b>	<b>\$ 5,924</b>	<b>\$ 11,615</b>	<b>863,584</b>	<b>\$ 913,902</b>	<b>94%</b>
<b>Expenditures and Other Uses</b>												
<b>Legislative</b>												
Board of Supervisor's - Fees	1,000	-	2,000	-	800	1,200	1,000	1,000	1,000	8,000	12,000	67%
Board of Supervisor's - Taxes	77	-	153	-	61	92	77	77	77	612	918	67%
<b>Executive</b>												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,588	3,078	30,000	40,000	75%
<b>Financial and Administrative</b>												
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	-	-	-	500	-	2,500	1,000	250%
<b>Other Contractual Services</b>												
Legal Advertising	-	-	-	-	-	-	-	-	1,756	1,756	1,200	146%
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	46	36	338	550	62%
<b>Travel and Per Diem</b>												
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	134	56	58	66	46	57	-	129	58	604	400	151%
<b>Insurance</b>												
Insurance	5,778	-	-	-	-	-	-	-	-	5,778	5,800	100%
<b>Printing &amp; Binding</b>												
Printing & Binding	249	67	106	249	196	198	-	163	-	1,229	1,200	102%
<b>Website Maintenance</b>												
Website Maintenance	50	50	50	50	50	50	-	100	50	450	1,000	45%
<b>Office Supplies</b>												
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>												
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>												

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Legal - General Counsel	-	2,276	4,078	-	5,866	1,186	-	1,414	358	15,177	30,000	51%
Legal - Litigation	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	-	-	-	-	-	30,000	0%
Legal - Center Place	-	-	-	-	-	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>												
Engineering Services - General Fund	-	1,776	-	1,064	418	-	-	5,650	664	9,571	15,000	64%
NPDES	-	-	-	-	-	-	-	-	-	-	250	0%
Asset Administration Services	-	-	-	-	-	-	-	-	-	-	10,000	0%
Center Place	-	-	-	-	-	-	-	-	-	-	-	#DIV/0!
GIS Services	-	-	-	-	-	-	-	-	6,800	6,800	-	N/A
<b>Sub-Total:</b>	<b>11,328</b>	<b>8,110</b>	<b>33,016</b>	<b>9,599</b>	<b>10,805</b>	<b>12,009</b>	<b>4,445</b>	<b>12,667</b>	<b>13,876</b>	<b>115,853</b>	<b>182,993</b>	<b>63%</b>
<b>Hurricane Relief Services</b>												
Engineering Services												
General Engineering	-	-	-	-	-	-	-	-	-	-	-	N/A
Water Mgt - Debris Removal												
Lake Bank Erosion	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping - Debris Removal												
Landscaping Removal	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Stormwater Management Services</b>												
Professional Services												
Asset Management	-	-	-	-	8,983	4,492	-	4,492	11,852	29,819	34,800	86%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	500	0%
Utility Services												
Electric - Aeration Systems	-	38	388	1,030	566	381	457	1,050	37	3,946	4,400	90%
Lake System												
Aquatic Weed Control	-	-	-	-	-	4,162	-	8,324	4,162	16,648	56,500	29%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	-	-	-	8,620	-	3,500	4,310	16,430	13,840	119%
Water Control Structures	-	-	-	560	-	-	-	-	-	560	24,000	2%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	N/A
Aeration System	-	-	-	-	-	-	-	2,158	-	2,158	2,000	108%
Wetland System												
Routine Maintenance	-	7,546	7,546	7,546	7,546	3,384	-	6,768	3,384	43,720	42,100	104%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Capital Outlay												
Aeration Systems	-	-	-	-	-	-	-	10,800	-	10,800	10,800	100%
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	-	131,313	-	146,565	223,894	65%
Contingencies	-	-	-	-	-	-	-	-	-	-	3,000	0%
<b>Sub-Total:</b>	<b>4,492</b>	<b>9,184</b>	<b>13,976</b>	<b>9,905</b>	<b>17,695</b>	<b>22,788</b>	<b>457</b>	<b>168,404</b>	<b>23,745</b>	<b>270,646</b>	<b>438,634</b>	<b>62%</b>
<b>Landscaping Services</b>												
Professional Management												
Asset Management	-	-	-	-	-	-	-	-	-	-	9,300	0%
Utility Services												
Electric	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	2,703	-	-	2,703	-	-	-	2,703	-	8,108	1,250	649%
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												
<b>Sub-Total:</b>	<b>5,192</b>	<b>31,009</b>	<b>60,102</b>	<b>32,277</b>	<b>2,220</b>	<b>-</b>	<b>-</b>	<b>2,703</b>	<b>-</b>	<b>133,502</b>	<b>292,275</b>	<b>46%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 21,012</b>	<b>\$ 48,302</b>	<b>\$ 107,093</b>	<b>\$ 51,781</b>	<b>\$ 30,720</b>	<b>\$ 34,797</b>	<b>\$ 4,902</b>	<b>\$ 183,773</b>	<b>\$ 37,621</b>	<b>\$ 520,001</b>	<b>\$ 913,902</b>	<b>57%</b>
Net Increase/ (Decrease) in Fund Balance	40,239	84,633	356,182	(34,907)	(2,200)	(26,248)	129,740	(177,850)	(26,007)	343,582	-	
Fund Balance - Beginning	191,506	231,746	316,379	672,561	637,654	635,453	609,205	738,945	561,095	191,506	526,359	
<b>Fund Balance - Ending</b>	<b>\$ 231,746</b>	<b>\$ 316,379</b>	<b>\$ 672,561</b>	<b>\$ 637,654</b>	<b>\$ 635,453</b>	<b>\$ 609,205</b>	<b>\$ 738,945</b>	<b>\$ 561,095</b>	<b>\$ 535,089</b>	<b>535,089</b>	<b>\$ 526,359</b>	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 410,000	N/A
<b>Interest Income</b>												
Reserve Account	3,631	36	4	4	4	4	4	4	4	3,695	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	1,472	330	7,042	-	#DIV/0!
Interest Account	-	-	-	-	-	1	3,601	1	1	3,605	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	2,061	181,736	633,337	23,038	26,490	11,658	10,952	8,067	15,854	913,194	902,776	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	14,580	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,304</b>	<b>\$ 182,730</b>	<b>\$ 633,346</b>	<b>\$ 23,386</b>	<b>\$ 27,903</b>	<b>\$ 12,962</b>	<b>\$ 16,037</b>	<b>\$ 9,545</b>	<b>\$ 16,189</b>	<b>928,401</b>	<b>\$ 1,339,056</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2012 Bonds	-	-	-	-	-	-	-	460,000	-	460,000	\$ 460,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2012 Bonds	-	410,000	-	-	-	-	-	-	-	410,000	410,000	N/A
<b>Interest Expense</b>												
Series 2012 Bonds	-	253,888	-	-	-	-	-	243,081	-	496,969	469,056	106%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 663,888</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 703,081</b>	<b>\$ -</b>	<b>1,366,969</b>	<b>\$ 1,339,056</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	6,304	(481,157)	633,346	23,386	27,903	12,962	16,037	(693,536)	16,189	(438,568)	-	
Fund Balance - Beginning	1,034,253	1,040,556	559,399	1,192,745	1,216,131	1,244,034	1,256,995	1,273,032	579,496	1,034,253	870,552	
<b>Fund Balance - Ending</b>	<b>\$ 1,040,556</b>	<b>\$ 559,399</b>	<b>\$ 1,192,745</b>	<b>\$ 1,216,131</b>	<b>\$ 1,244,034</b>	<b>\$ 1,256,995</b>	<b>\$ 1,273,032</b>	<b>\$ 579,496</b>	<b>\$ 595,685</b>	<b>595,685</b>	<b>\$ 870,552</b>	



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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 1,310,000	N/A
<b>Interest Income</b>												
Reserve Account	6,097	113	19	20	22	19	22	21	22	6,355	12,000	53%
Interest Account	-	-	-	-	-	-	6,000	-	-	6,000	-	N/A
Prepayment Account	932	1,867	2	2	2	2	2	44	2	2,857	2,400	N/A
Revenue Account	744	873	306	532	1,183	1,084	1,226	1,802	976	8,726	4,000	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	-	107,194	373,563	13,588	15,625	6,876	6,460	4,758	9,351	537,416	532,599	101%
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
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,774</b>	<b>\$ 110,047</b>	<b>\$ 373,890</b>	<b>\$ 14,142</b>	<b>\$ 16,832</b>	<b>\$ 7,982</b>	<b>\$ 756,061</b>	<b>\$ 6,625</b>	<b>\$ 10,351</b>	<b>\$ 1,303,704</b>	<b>\$ 2,603,350</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2015 Bonds	-	-	-	-	-	-	-	560,000	-	560,000	\$ 560,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2015 Bonds	-	1,310,000	-	-	-	-	-	-	-	1,310,000	1,310,000	N/A
<b>Interest Expense</b>												
Series 2015 Bonds	-	382,563	-	-	-	-	-	350,825	-	733,388	733,350	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 1,692,563</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 910,825</b>	<b>\$ -</b>	<b>2,603,388</b>	<b>\$ 2,603,350</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	7,774	(1,582,516)	373,890	14,142	16,832	7,982	756,061	(904,200)	10,351	(1,299,684)	-	
Fund Balance - Beginning	2,523,552	2,531,326	948,811	1,322,701	1,336,843	1,353,675	1,361,656	2,117,718	1,213,517	2,523,552	-	
<b>Fund Balance - Ending</b>	<b>\$ 2,531,326</b>	<b>\$ 948,811</b>	<b>\$ 1,322,701</b>	<b>\$ 1,336,843</b>	<b>\$ 1,353,675</b>	<b>\$ 1,361,656</b>	<b>\$ 2,117,718</b>	<b>\$ 1,213,517</b>	<b>\$ 1,223,869</b>	<b>1,223,869</b>	<b>\$ -</b>	