

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JULY, 2020

FISCAL YEAR 2020

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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 July 31, 2020**

	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	\$ 385,516	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 385,516
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	369,893	467,198	-	-	-	837,091
Revenue	-	230,213	525,811	-	-	-	756,024
Prepayment Account	-	1,172	889	-	-	-	2,061
<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	-	-	-	1,595,175	-	-	1,595,175
Amount to be Provided by Debt Service Funds	-	-	-	419,825	-	-	419,825
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
<b>Total Assets</b>	<b>\$ 385,516</b>	<b>\$ 601,277</b>	<b>\$ 993,899</b>	<b>\$ 2,015,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 40,510,608</b>

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending July 31, 2020**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2012	Series 2015	General Long Term Debt	General Fixed Assets		
<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	-	-	-	1,005,000	-	-	1,005,000
Long Term	-	-	-	1,010,000	-	-	1,010,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,015,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,015,000</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, 2019 (Audited)	-	604,977	2,660,783	-	-	-	3,265,760
Results from Current Operations	-	(3,700)	(1,666,885)	-	-	-	(1,670,585)
<b>Unassigned</b>							
Beginning: October 1, 2019 (Audited)	317,847	-	-	-	-	-	317,847
Results from Current Operations	67,668	-	-	-	-	-	67,668
<b>Total Fund Equity and Other Credits</b>	<b>\$ 385,516</b>	<b>\$ 601,277</b>	<b>\$ 993,899</b>	<b>\$ -</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 38,495,608</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 385,516</b>	<b>\$ 601,277</b>	<b>\$ 993,899</b>	<b>\$ 2,015,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 40,510,608</b>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2020**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>													
Interest - General Checking	12	13	27	26	25	25	20	19	14	12	192	250	77%
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	(2,967)	111,061	344,043	13,318	16,784	6,867	4,316	3,527	12,188	-	509,137	510,541	100%
Special Assessments - Off-Roll	39,152	-	-	39,152	-	-	39,152	-	-	39,152	156,608	156,608	100%
<b>Miscellaneous Revenue</b>													
State Revenue Sharing-Emergency Mgmt Assis	-	-	1,825	-	-	-	-	-	-	-	1,825	0	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	0	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 36,197</b>	<b>\$ 111,074</b>	<b>\$ 345,895</b>	<b>\$ 52,495</b>	<b>\$ 16,809</b>	<b>\$ 6,892</b>	<b>\$ 43,488</b>	<b>\$ 3,546</b>	<b>\$ 12,201</b>	<b>\$ 39,164</b>	<b>667,762</b>	<b>\$ 667,399</b>	<b>100%</b>
<b>Expenditures and Other Uses</b>													
<b>Legislative</b>													
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	-	9,000	12,000	75%
Board of Supervisor's - Taxes	77	77	77	77	77	77	77	77	77	-	689	918	75%
<b>Executive</b>													
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,493	3,173	3,333	33,333	40,000	83%
<b>Financial and Administrative</b>													
Audit Services	-	-	3,900	-	-	-	-	-	-	-	3,900	3,900	100%
Accounting Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	-	1,000	-	-	-	-	600	-	-	-	1,600	2,000	80%
Bond Re-Amortizations	600	-	-	-	-	-	-	-	-	-	600	-	N/A
<b>Other Contractual Services</b>													
Legal Advertising	-	-	-	-	-	-	-	-	-	6,206	6,206	1,200	517%
Trustee Services	-	-	3,400	-	-	5,859	-	-	-	-	9,258	9,500	97%
Property Appraiser/Tax Collector Fees	-	1,193	-	-	-	-	-	-	-	-	1,193	2,000	60%
Bank Services	33	48	34	35	51	33	34	49	35	34	387	550	70%
<b>Travel and Per Diem</b>													
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>													
Postage, Freight & Messenger	56	69	60	60	69	60	60	-	126	50	610	800	76%
<b>Insurance</b>													
Insurance	-	6,568	-	-	-	-	-	-	-	-	6,568	5,900	111%
<b>Printing &amp; Binding</b>													
Printing & Binding	85	229	76	82	170	-	178	204	157	-	1,181	2,200	54%
<b>Website Maintenance</b>													
Website Maintenance	50	50	50	50	50	50	50	50	50	-	450	2,000	23%
<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 July 31, 2020**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
Legal - General Counsel	-	-	1,934	1,430	-	1,755	1,235	715	423	-	7,491	30,000	25%
Legal - Litigation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>													
Engineering Services - General Fund	-	288	-	-	781	2,978	224	144	-	58	4,471	7,000	64%
NPDES	-	-	-	-	560	-	-	-	-	-	560	2,000	28%
Asset Administration Services	-	-	-	-	-	-	-	-	-	2,500	2,500	10,000	25%
Center Place	-	-	-	-	-	-	-	-	-	-	-	-	N/A
GIS Services	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>5,409</b>	<b>13,855</b>	<b>31,863</b>	<b>6,067</b>	<b>6,090</b>	<b>15,145</b>	<b>6,790</b>	<b>5,732</b>	<b>5,040</b>	<b>12,181</b>	<b>108,173</b>	<b>150,143</b>	<b>72%</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>-</b>
<b>Stormwater Management Services</b>													
Professional Services													
Asset Management	-	9,746	-	3,817	3,817	-	3,817	-	3,817	8,950	33,963	35,800	95%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	500	0%
Utility Services													
Electric - Aeration Systems	-	1,079	-	537	564	989	-	540	384	512	4,605	4,800	96%
Lake System													
Aquatic Weed Control	-	4,162	4,162	4,772	4,000	9,544	4,772	4,772	4,772	4,772	45,728	61,000	75%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	251	-	4,310	-	4,310	-	-	-	8,871	13,840	64%
Water Control Structures	-	4,800	3,800	6,000	-	1,750	-	-	-	3,500	19,850	24,000	83%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Aeration System	-	4,864	-	-	-	-	353	-	7,362	-	12,579	2,000	629%
Cane Toad Removal	-	-	-	-	-	885	1,850	2,000	-	5,470	10,205	-	N/A
Wetland System													
Routine Maintenance	-	3,384	4,564	3,364	-	8,528	3,364	3,364	3,364	3,364	33,296	42,100	79%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	N/A

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2020**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Capital Outlay</b>													
Aeration Systems	-	-	-	-	-	-	-	-	2,260	-	2,260	11,750	19%
Littortal Shelf Replanting/Barrier	-	4,275	-	-	-	-	-	-	6,675	-	10,950	15,000	73%
Lake Bank Restoration	-	-	-	2,100	2,000	1,928	3,788	3,329	2,755	2,113	18,011	-	N/A
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	2,600	-	-	126,839	-	157,788	-	-	287,227	200,466	143%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
<b>Sub-Total:</b>	-	<b>32,309</b>	<b>15,377</b>	<b>20,590</b>	<b>14,690</b>	<b>150,463</b>	<b>22,253</b>	<b>171,793</b>	<b>31,389</b>	<b>28,680</b>	<b>487,545</b>	<b>417,256</b>	<b>117%</b>
<b>Landscaping Services</b>													
Professional Management													
Asset Management	-	-	3,817	-	-	-	-	-	-	-	3,817	-	N/A
Utility Services													
Electric	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Repairs & Maintenance													
Public Area Landscaping	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation System	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Well System	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges													
Lee County Assessments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Charlotte County Assessments	-	559	-	-	-	-	-	-	-	-	559	-	N/A
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Supplies													
Mulch	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Reserves for General Fund</b>													
Water Management System	-	-	-	-	-	-	-	-	-	-	-	50,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	-	-	-	-	50,000	0%
<b>Sub-Total:</b>	-	<b>559</b>	<b>3,817</b>	-	-	-	-	-	-	-	<b>4,375</b>	<b>100,000</b>	<b>4%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 5,409</b>	<b>\$ 46,723</b>	<b>\$ 51,057</b>	<b>\$ 26,657</b>	<b>\$ 20,781</b>	<b>\$ 165,607</b>	<b>\$ 29,044</b>	<b>\$ 177,525</b>	<b>\$ 36,429</b>	<b>\$ 40,862</b>	<b>\$ 600,093</b>	<b>\$ 667,399</b>	<b>90%</b>
Net Increase/ (Decrease) in Fund Balance	30,788	64,351	294,838	25,838	(3,972)	(158,716)	14,444	(173,979)	(24,228)	(1,697)	67,668	-	
Fund Balance - Beginning	317,847	348,636	412,987	707,825	733,663	729,691	570,975	585,420	411,441	387,213	317,847	317,847	
<b>Fund Balance - Ending</b>	<b>\$ 348,636</b>	<b>\$ 412,987</b>	<b>\$ 707,825</b>	<b>\$ 733,663</b>	<b>\$ 729,691</b>	<b>\$ 570,975</b>	<b>\$ 585,420</b>	<b>\$ 411,441</b>	<b>\$ 387,213</b>	<b>\$ 385,516</b>	<b>385,516</b>	<b>\$ 317,847</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2012 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through July 31, 2020**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>													
Reserve Account	3,675	1	0	0	0	0	3,583	0	-	-	7,259	7,200	101%
Prepayment Account	1	6	4	4	4	4	2	0	0	0	25	-	N/A
Revenue Account	309	292	2	325	839	812	440	7	1	1	3,027	4,500	67%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	4,651	203,823	631,397	24,441	30,803	12,602	7,922	6,473	22,367	-	944,478	937,038	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	113	-	-	-	113	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 8,636</b>	<b>\$ 204,121</b>	<b>\$ 631,403</b>	<b>\$ 24,771</b>	<b>\$ 31,647</b>	<b>\$ 13,418</b>	<b>\$ 12,059</b>	<b>\$ 6,480</b>	<b>\$ 22,368</b>	<b>\$ 1</b>	<b>954,903</b>	<b>\$ 948,738</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2012 Bonds	-	-	-	-	-	-	-	485,000	-	-	485,000	\$ 485,000	100%
<b>Principal Debt Service - Early Redemptions</b>													
Series 2012 Bonds	-	5,000	-	-	-	-	-	5,000	-	-	10,000	-	N/A
<b>Interest Expense</b>													
Series 2012 Bonds	-	231,869	-	-	-	-	-	231,734	-	-	463,603	463,738	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 236,869</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 721,734</b>	<b>\$ -</b>	<b>\$ -</b>	<b>958,603</b>	<b>\$ 948,738</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	8,636	(32,748)	631,403	24,771	31,647	13,418	12,059	(715,255)	22,368	1	(3,700)	-	
Fund Balance - Beginning	604,977	613,613	580,865	1,212,268	1,237,039	1,268,685	1,282,104	1,294,163	578,908	601,276	604,977	870,552	
<b>Fund Balance - Ending</b>	<b>\$ 613,613</b>	<b>\$ 580,865</b>	<b>\$ 1,212,268</b>	<b>\$ 1,237,039</b>	<b>\$ 1,268,685</b>	<b>\$ 1,282,104</b>	<b>\$ 1,294,163</b>	<b>\$ 578,908</b>	<b>\$ 601,276</b>	<b>\$ 601,277</b>	<b>601,277</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 July 31, 2020**

Description	October	November	December	January	February	March	April	May	June	July	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>													
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 1,498,639	N/A
<b>Interest Income</b>													
Reserve Account	8,212	8	2	2	2	2	5,486	0	-	-	13,715	12,000	114%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	1,408	1,902	2	2	2	2	314	15	-	-	3,646	5,600	N/A
Revenue Account	828	743	263	453	751	719	385	6	3	3	4,154	9,400	N/A
<b>Special Assessment Revenue</b>													
Special Assessments - On-Roll	646	120,821	374,276	14,488	18,259	7,470	4,696	3,837	13,259	-	557,752	555,367	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	582,633	-	-	-	582,633	582,633	100%
Special Assessments - Prepayments	-	-	-	-	-	1,855,264	-	-	-	-	1,855,264	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	5,576	-	-	-	5,576	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 11,094</b>	<b>\$ 123,474</b>	<b>\$ 374,544</b>	<b>\$ 14,945</b>	<b>\$ 19,015</b>	<b>\$ 1,863,456</b>	<b>\$ 599,091</b>	<b>\$ 3,858</b>	<b>\$ 13,261</b>	<b>\$ 3</b>	<b>\$ 3,022,740</b>	<b>\$ 2,663,639</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>													
<b>Debt Service</b>													
<b>Principal Debt Service - Mandatory</b>													
Series 2015 Bonds	-	-	-	-	-	-	-	520,000	-	-	520,000	\$ 520,000	100%
<b>Principal Debt Service - Early Redemptions</b>													
Series 2015 Bonds	-	1,515,000	-	-	-	-	-	2,010,000	-	-	3,525,000	1,500,000	N/A
<b>Interest Expense</b>													
Series 2015 Bonds	-	341,025	-	-	-	-	-	303,600	-	-	644,625	645,000	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 1,856,025</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,833,600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,689,625</b>	<b>\$ 2,665,000</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	11,094	(1,732,551)	374,544	14,945	19,015	1,863,456	599,091	(2,829,742)	13,261	3	(1,666,885)	(1,361)	
Fund Balance - Beginning	2,660,783	2,671,877	939,326	1,313,870	1,328,815	1,347,830	3,211,286	3,810,377	980,635	993,896	2,660,783	-	
<b>Fund Balance - Ending</b>	<b>\$ 2,671,877</b>	<b>\$ 939,326</b>	<b>\$ 1,313,870</b>	<b>\$ 1,328,815</b>	<b>\$ 1,347,830</b>	<b>\$ 3,211,286</b>	<b>\$ 3,810,377</b>	<b>\$ 980,635</b>	<b>\$ 993,896</b>	<b>\$ 993,899</b>	<b>\$ 993,899</b>	<b>\$ (1,361)</b>	