
Miromar Lakes Community Development District

Financial Statements

October 31, 2017



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 October 31, 2017**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets		
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 495,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495,080
Debt Service Fund								
Interest Account	-	4	-	-	-	-	-	4
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	453,763	888,181	-	-	-	-	1,341,944
Revenue	-	396,015	646,219	-	-	-	-	1,042,234
Prepayment Account	-	0	1,579,535	-	-	-	-	1,579,535
Due from Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Market Valuation Adjustments	-	-	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	849,782	-	-	849,782
Amount to be Provided by Debt Service Funds	-	-	-	-	27,310,218	-	-	27,310,218
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	<u>\$ 495,080</u>	<u>\$ 849,782</u>	<u>\$ 3,113,934</u>	<u>\$ -</u>	<u>\$ 28,160,000</u>	<u>\$ 36,514,917</u>	<u>\$ -</u>	<u>\$ 69,133,714</u>

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2017

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Account Groups			
	General Fund	Series 2012	Series 2015	Capital Project Fund	General Long Term Debt	General Fixed Assets		
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds								
General Fund	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-
Bonds Payable								
Current Portion	-	-	-	-	1,115,000	-	1,115,000	-
Long Term	-	-	-	-	27,045,000	-	27,045,000	-
Total Liabilities	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 28,160,000</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 28,160,000</u></u>	<u><u>\$ -</u></u>
Fund Equity and Other Credits								
Investment in General Fixed Assets	-					36,514,917	36,514,917	-
Fund Balance								
Restricted								
Beginning: October 1, 2017 (Unaudited)	-	849,530	3,113,235	-	-	-	3,962,765	-
Results from Current Operations	-	252	699	-	-	-	951	-
Unassigned								
Beginning: October 1, 2017 (Unaudited)	423,111				-	-	423,111	-
Results from Current Operations	71,969				-	-	71,969	-
Total Fund Equity and Other Credits	<u><u>\$ 495,080</u></u>	<u><u>\$ 849,782</u></u>	<u><u>\$ 3,113,934</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 36,514,917</u></u>	<u><u>\$ 40,973,714</u></u>	<u><u>\$ -</u></u>
Total Liabilities, Fund Equity and Other Credits	<u><u>\$ 495,080</u></u>	<u><u>\$ 849,782</u></u>	<u><u>\$ 3,113,934</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 28,160,000</u></u>	<u><u>\$ 36,514,917</u></u>	<u><u>\$ 69,133,714</u></u>	<u><u>\$ -</u></u>

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2017

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest				
Interest - General Checking	21	21	300	7%
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	911,287	0%
Special Assessments - Off-Roll	113,648	113,648	454,590	25%
Miscellaneous Revenue				
	-	-	0	N/A
Intragovernmental Transfer In				
	-	-	0	N/A
Total Revenue and Other Sources:	\$ 113,668	113,668	\$ 1,366,177	8%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	-	-	12,000	0%
Board of Supervisor's - Taxes	-	-	918	0%
Executive				
Professional Management	3,333	3,333	40,000	8%
Financial and Administrative				
Audit Services	-	-	5,200	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	18,000	0%
Arbitrage Rebate Services	-	-	1,000	0%
Other Contractual Services				
Legal Advertising	50	50	1,200	4%
Trustee Services	-	-	7,900	0%
Property Appraiser/Tax Collector Fees	-	-	2,400	0%
Bank Services	32	32	550	6%
Travel and Per Diem				
	-	-	-	N/A
Communications & Freight Services				
Postage, Freight & Messenger	52	52	400	13%
Insurance				
	5,778	5,778	5,800	100%
Printing & Binding				
	-	-	1,200	0%
Website Development				
	-	-	1,000	0%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2017

Description	October	Year to Date	Total Annual Budget	% of Budget
Office Supplies	-	-	-	N/A
Subscription & Memberships	175	175	175	100%
Legal Services				
Legal - General Counsel	-	-	30,000	0%
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	-	-	15,000	0%
NPDES	-	-	250	0%
Asset Administration Services	833	833	10,000	8%
Center Place	-	-	-	N/A
Sub-Total:	10,254	10,254	182,993	6%
Stormwater Management Services				
Professional Services				
Asset Management	2,317	2,317	27,800	8%
Mitigation Monitoring	-	-	500	0%
Utility Services				
Electric - Aeration Systems	339	339	4,400	8%
Lake System				
Aquatic Weed Control	5,464	5,464	65,568	8%
Lake Bank Maintenance	-	-	3,000	0%
Water Quality Testing	-	-	13,840	0%
Water Control Structures	-	-	11,000	0%
Grass Carp Installation	-	-	-	N/A
Littortal Shelf Barrier/Replanting	-	-	-	N/A
Aeration System	-	-	2,000	0%
Wetland System				
Routine Maintenance	3,133	3,133	42,100	7%
Other Current Charges	-	-	-	N/A
Capital Outlay				
Aeration Systems	-	-	10,800	0%
Littortal Shelf Replanting/Barrier	-	-	6,000	0%

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Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2017

Description	October	Year to Date	Total Annual Budget	% of Budget
Lake Bank Restoration	-	-	-	N/A
Turbidity Screens	-	-	13,800	0%
Erosion Restoration	-	-	264,253	0%
Contingencies	-	-	3,000	0%
Sub-Total:	11,253	11,253	468,061	2%
Landscaping Services				
Professional Management				
Asset Management	3,117	3,117	37,400	8%
Utility Services				
Electric	-	-	-	N/A
Irrigation Water	-	-	5,000	0%
Repairs & Maintenance				
Public Area Landscaping	-	-	452,000	0%
Irrigation System	2,507	2,507	8,000	31%
Well System	-	-	1,000	0%
Plant Replacement	-	-	30,000	0%
Other Current Charges				
Lee County -Ben Hill Griffin Landscape	-	-	51,000	0%
Charlotte County Assessments	-	-	375	0%
Hendry County - Panther Habitat Taxes	-	-	-	N/A
Operating Supplies				
Mulch	14,567	14,567	19,000	77%
Capital Outlay	-	-	111,348	0%
Sub-Total:	20,191	20,191	715,123	3%
Total Expenditures and Other Uses:	\$ 41,699	41,699	\$ 1,366,177	3%
Net Increase/ (Decrease) in Fund Balance	71,969	71,969	-	
Fund Balance - Beginning	423,111	423,111	526,359	
Fund Balance - Ending	\$ 495,080	495,080	\$ 526,359	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2017

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Reserve Account	53	53	40,000	0%
Prepayment Account	-	-	-	N/A
Revenue Account	199	199	30	664%
Interest Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	801,872	0%
Special Assessments - Off-Roll	-	-	160,379	0%
Special Assessments - Prepayments	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	N/A
Total Revenue and Other Sources:	\$ 252	252	\$ 1,002,281	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2012 Bonds	-	-	\$ 465,000	0%
Principal Debt Service - Early Redemptions				
Series 2012 Bonds	-	-	-	N/A
Interest Expense				
Series 2012 Bonds	-	-	537,281	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 1,002,281	N/A
Net Increase/ (Decrease) in Fund Balance	252	252	(0)	
Fund Balance - Beginning	849,530	849,530	870,552	
Fund Balance - Ending	\$ 849,782	849,782	\$ 870,551	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2017

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Reserve Account	31	31	90,000	0%
Prepayment Account	346	346	-	N/A
Revenue Account	322	322	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	-	-	246,240	0%
Special Assessments - Off-Roll	-	-	1,179,635	0%
Special Assessments - Prepayments	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	N/A
Bond Proceeds	-	-	-	N/A
Total Revenue and Other Sources:	\$ 699	\$ 699	\$ 1,515,875	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	-	-	\$ 650,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	-	-	-	N/A
Interest Expense				
Series 2015 Bonds	-	-	865,875	0%
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 1,515,875	N/A
Net Increase/ (Decrease) in Fund Balance	699	699	-	
Fund Balance - Beginning	3,113,235	3,113,235	-	
Fund Balance - Ending	\$ 3,113,934	3,113,934	\$ -	