

---

*Miromar Lakes Community Development District*

---

*Financial Statements*

*October 31, 2018*



*Visit our web site: [www.miromarlakescdd.org](http://www.miromarlakescdd.org)*

*Prepared by:*

***JPWARD AND ASSOCIATES, LLC***

*2900 Northeast 12th Terrace  
Suite 1*

*OAKLAND PARK, FLORIDA 33334*

*E-MAIL: [JIMWARD@JPWARDASSOCIATES.COM](mailto:JIMWARD@JPWARDASSOCIATES.COM)*

*PHONE: (954) 658-4900*

---

*Miromar Lakes Community Development District*

---

*Table of Contents*

	<i>Page</i>
<i>Balance Sheet—All Funds</i>	<i>1-2</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>3-5</i>
<i>Debt Service Fund</i>	
<i>Series 2012 Bonds</i>	<i>6</i>
<i>Series 2015 Bonds</i>	<i>7</i>

*JPWard & Associates, LLC*  
*2900 Northeast 12th Terrace*  
*Suite 1*  
*Oakland Park, Florida 33334*  
*(954) 658-4900*

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending October 31, 2018**

	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	\$ 231,746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,746
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	397,373	697,943	-	-	-	1,095,316
Revenue	-	258,571	584,905	-	-	-	843,477
Prepayment Account	-	384,613	1,248,477	-	-	-	1,633,090
<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	-	-	-	3,571,883	-	-	3,571,883
Amount to be Provided by Debt Service Funds	-	-	-	20,083,117	-	-	20,083,117
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
<b>Total Assets</b>	<b>\$ 231,746</b>	<b>\$ 1,040,556</b>	<b>\$ 2,531,326</b>	<b>\$ 23,655,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 63,973,546</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending October 31, 2018**

	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>	\$ 2,276	\$ -	\$ -	\$ -	\$ -	\$ 2,276
<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>\$ 2,276</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 23,655,000</b>	<b>\$ -</b>	<b>\$ 23,657,276</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 (Unaudited)	-	1,034,253	2,523,552	-	-	3,557,805
Results from Current Operations	-	6,304	7,774	-	-	14,078
<b>Unassigned</b>						
Beginning: October 1, 2018 (Unaudited)	189,231			-	-	189,231
Results from Current Operations	40,239			-	-	40,239
<b>Total Fund Equity and Other Credits</b>	<b>\$ 229,470</b>	<b>\$ 1,040,556</b>	<b>\$ 2,531,326</b>	<b>\$ -</b>	<b>\$ 36,514,917</b>	<b>\$ 40,316,270</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 231,746</b>	<b>\$ 1,040,556</b>	<b>\$ 2,531,326</b>	<b>\$ 23,655,000</b>	<b>\$ 36,514,917</b>	<b>\$ 63,973,546</b>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2018**

Description	October	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	300	3%
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	(2,061)	(2,061)	660,386	0%
Special Assessments - Off-Roll	63,304	63,304	253,216	25%
<b>Miscellaneous Revenue</b>				
	-	-	0	N/A
<b>Intragovernmental Transfer In</b>				
	-	-	0	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 61,251</b>	<b>61,251</b>	<b>\$ 913,902</b>	<b>7%</b>
<b>Expenditures and Other Uses</b>				
<b>Legislative</b>				
Board of Supervisor's - Fees	1,000	1,000	12,000	8%
Board of Supervisor's - Taxes	77	77	918	8%
<b>Executive</b>				
Professional Management	3,333	3,333	40,000	8%
<b>Financial and Administrative</b>				
Audit Services	-	-	5,200	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	18,000	0%
Arbitrage Rebate Services	500	500	1,000	50%
<b>Other Contractual Services</b>				
Legal Advertising	-	-	1,200	0%
Trustee Services	-	-	7,900	0%
Property Appraiser/Tax Collector Fees	-	-	2,400	0%
Bank Services	32	32	550	6%
<b>Travel and Per Diem</b>				
	-	-	-	N/A
<b>Communications &amp; Freight Services</b>				
Postage, Freight & Messenger	134	134	400	34%
<b>Insurance</b>				
	5,778	5,778	5,800	100%
<b>Printing &amp; Binding</b>				
	249	249	1,200	21%
<b>Website Maintenance</b>				
	50	50	1,000	5%
<b>Office Supplies</b>				
	-	-	-	N/A
<b>Subscription &amp; Memberships</b>				
	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 October 31, 2018**

Description	October	Year to Date	Total Annual Budget	% of Budget
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
<b>Other General Government Services</b>				
Engineering Services - General Fund	-	-	15,000	0%
NPDES	-	-	250	0%
Asset Administration Services	-	-	10,000	0%
Center Place	-	-	-	N/A
<b>Sub-Total:</b>	<b>11,328</b>	<b>11,328</b>	<b>182,993</b>	<b>6%</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>Stormwater Management Services</b>				
Professional Services				
Asset Management	-	-	34,800	0%
Mitigation Monitoring	-	-	500	0%
Utility Services				
Electric - Aeration Systems	-	-	4,400	0%
Lake System				
Aquatic Weed Control	-	-	56,500	0%
Lake Bank Maintenance	-	-	3,000	0%
Water Quality Testing	-	-	13,840	0%
Water Control Structures	-	-	24,000	0%
Grass Carp Installation	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	N/A
Aeration System	-	-	2,000	0%
Wetland System				
Routine Maintenance	-	-	42,100	0%
Other Current Charges	-	-	-	N/A

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through October 31, 2018**

Description	October	Year to Date	Total Annual Budget	% of Budget
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	4,492	223,894	2%
Contingencies	-	-	3,000	0%
<b>Sub-Total:</b>	<b>4,492</b>	<b>4,492</b>	<b>438,634</b>	<b>1%</b>
<b>Landscaping Services</b>				
Professional Management				
Asset Management	-	-	9,300	0%
Utility Services				
Electric	-	-	-	N/A
Irrigation Water	2,703	2,703	1,250	216%
Repairs & Maintenance				
Public Area Landscaping	-	-	191,350	0%
Irrigation System	1,002	1,002	4,000	25%
Well System	-	-	1,000	0%
Plant Replacement	1,488	1,488	10,000	15%
Other Current Charges				
Lee County Assessments	-	-	51,000	0%
Charlotte County Assessments	-	-	375	0%
Hendry County - Panther Habitat Taxes	-	-	-	N/A
Operating Supplies				
Mulch	-	-	24,000	0%
Capital Outlay	-	-	-	N/A
<b>Sub-Total:</b>	<b>5,192</b>	<b>5,192</b>	<b>292,275</b>	<b>2%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 21,012</b>	<b>\$ 21,012</b>	<b>\$ 913,902</b>	<b>2%</b>
Net Increase/ (Decrease) in Fund Balance	40,239	40,239	-	
Fund Balance - Beginning	189,231	189,231	526,359	
<b>Fund Balance - Ending</b>	<b>\$ 229,470</b>	<b>229,470</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 October 31, 2018**

Description	October	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>				
<b>Carryforward</b>	\$ -	-	\$ 410,000	N/A
<b>Interest Income</b>				
Reserve Account	3,631	3,631	7,200	50%
Prepayment Account	287	287	4,500	N/A
Revenue Account	325	325	-	#DIV/0!
Interest Account	-	-	-	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	2,061	2,061	902,776	0%
Special Assessments - Off-Roll	-	-	14,580	0%
Special Assessments - Prepayments	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,304</b>	<b>6,304</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	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2012 Bonds	-	-	410,000	N/A
<b>Interest Expense</b>				
Series 2012 Bonds	-	-	469,056	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 1,339,056</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	6,304	6,304	-	
Fund Balance - Beginning	1,034,253	1,034,253	870,552	
<b>Fund Balance - Ending</b>	<b>\$ 1,040,556</b>	<b>1,040,556</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 October 31, 2018**

Description	October	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	6,097	12,000	51%
Interest Account	-	-	-	N/A
Prepayment Account	932	932	2,400	N/A
Revenue Account	744	744	4,000	N/A
<b>Special Assessment Revenue</b>				
Special Assessments - On-Roll	-	-	532,599	0%
Special Assessments - Off-Roll	-	-	742,351	0%
Special Assessments - Prepayments	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	N/A
<b>Bond Proceeds</b>	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 7,774</b>	<b>\$ 7,774</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	0%
<b>Principal Debt Service - Early Redemptions</b>				
Series 2015 Bonds	-	-	1,310,000	N/A
<b>Interest Expense</b>				
Series 2015 Bonds	-	-	733,350	0%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>-</b>	<b>\$ 2,603,350</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	7,774	7,774	-	
Fund Balance - Beginning	2,523,552	2,523,552	-	
<b>Fund Balance - Ending</b>	<b>\$ 2,531,326</b>	<b>2,531,326</b>	<b>\$ -</b>	