

---

*Miromar Lakes Community Development District*

---

*Financial Statements*

*August 31, 2016*



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

*Prepared by:*

***JPWARD AND ASSOCIATES LLC***

***2041 NE 6TH TERRACE  
FORT LAUDERDALE, FLORIDA 33305  
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*  
*2041 NE 6th Terrace*  
*Fort Lauderdale, Florida 33305*

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending August 31, 2016**

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	Debt Service Funds			Capital Project Fund	General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015				
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 614,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 614,978
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	443,511	863,852	-	-	-	1,307,363
Revenue	-	427,038	722,003	-	-	-	1,149,041
Prepayment Account	-	0	-	-	-	-	0
<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	-	-	-	-	870,549	-	870,549
Amount to be Provided by Debt Service Funds	-	-	-	-	28,784,451	-	28,784,451
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	40,376,020	40,376,020
<b>Total Assets</b>	<b>\$ 614,978</b>	<b>\$ 870,549</b>	<b>\$ 1,585,855</b>	<b>\$ -</b>	<b>\$ 29,655,000</b>	<b>\$ 40,376,020</b>	<b>\$ 73,102,402</b>

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending August 31, 2016**

	Governmental Funds				Account Groups		Totals (Memorandum Only)
	General Fund	Series 2012	Series 2015	Capital Project Fund	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)	-	-	-	-	-	-	-
<b>Bonds Payable</b>							-
Current Portion	-	-	-	-	-	-	-
Long Term	-	-	-	-	29,655,000	-	29,655,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 29,655,000</u>	<u>\$ -</u>	<u>\$ 29,655,000</u>
<b>Fund Equity and Other Credits</b>							
<b>Investment in General Fixed Assets</b>						40,376,020	40,376,020
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2015 (Audited)	-	836,409	1,670,657	-	-	-	2,507,065
Results from Current Operations	-	34,140	(84,802)	-	-	-	(50,662)
<b>Unassigned</b>							
Beginning: October 1, 2015 (Audited)	166,119				-	-	166,119
Results from Current Operations	448,859				-	-	448,859
<b>Total Fund Equity and Other Credits</b>	<u>\$ 614,978</u>	<u>\$ 870,549</u>	<u>\$ 1,585,855</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 40,376,020</u>	<u>\$ 43,447,402</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 614,978</u>	<u>\$ 870,549</u>	<u>\$ 1,585,855</u>	<u>\$ -</u>	<u>\$ 29,655,000</u>	<u>\$ 40,376,020</u>	<u>\$ 73,102,402</u>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31., 2016**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest</b>														
Interest - General Checking	14	12	33	29	19	21	24	22	20	21	18	233	300	78%
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	419	136,497	544,403	32,356	24,765	8,198	16,873	11,892	15,104	-	-	790,506	788,521	100%
Special Assessments - Off-Roll	129,967	-	-	-	-	129,967	129,967	-	129,967	-	-	519,869	519,869	100%
<b>Miscellaneous Revenue</b>														
	-	-	-	-	-	-	-	-	1,333	24,539	-	25,872	0	N/A
<b>Intragovernmental Transfer In</b>														
	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenue and Other Sources:</b>	<b>\$ 130,400</b>	<b>\$ 136,508</b>	<b>\$ 544,436</b>	<b>\$ 32,384</b>	<b>\$ 24,785</b>	<b>\$ 138,187</b>	<b>\$ 146,864</b>	<b>\$ 11,914</b>	<b>\$ 146,424</b>	<b>\$ 24,560</b>	<b>\$ 18</b>	<b>1,336,481</b>	<b>\$ 1,308,690</b>	<b>102%</b>
<b>Expenditures and Other Uses</b>														
<b>Legislative</b>														
Board of Supervisor's - Fees	-	2,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,000	12,000	92%
Board of Supervisor's - Taxes	-	153	77	77	77	77	77	77	77	77	-	765	918	83%
<b>Executive</b>														
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,667	40,000	92%
<b>Financial and Administrative</b>														
Audit Services	-	-	5,000	-	-	-	-	-	-	-	-	5,000	5,000	100%
Accounting Services	-	-	-	-	335	-	-	-	-	-	-	335	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	-	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	500	-	-	500	-	-	-	-	-	-	-	1,000	1,000	100%
<b>Other Contractual Services</b>														
Legal Advertising	-	-	-	-	-	-	-	-	42	-	-	42	1,200	4%
Trustee Services	-	3,091	-	-	-	-	5,859	-	-	-	-	8,949	7,900	113%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	1,033	-	-	-	-	1,033	2,400	43%
Bank Services	31	43	30	31	36	34	46	47	34	47	36	415	550	76%
<b>Travel and Per Diem</b>														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>														
Postage, Freight & Messenger	118	-	142	29	105	-	45	212	46	82	46	825	400	206%
<b>Insurance</b>														
	-	-	5,665	-	-	-	-	-	-	-	-	5,665	5,800	98%
<b>Printing &amp; Binding</b>														
	413	80	36	123	40	32	103	146	191	128	124	1,416	1,200	118%
<b>Website Development</b>														
	-	-	-	-	-	-	-	-	-	-	100	100	1,000	10%
<b>Office Supplies</b>														
	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>														
	175	-	-	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>														
Legal - General Counsel	-	13,130	3,965	-	-	3,705	-	-	-	3,676	6,688	31,164	20,000	156%

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31., 2016**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Legal - Litigation	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place	-	-	-	-	-	-	-	-	-	-	-	-	40,000	0%
Legal - Center Place - Litigation Counsel	-	94,471	99,560	(155,729)	6,646	1,706	3,489	225	2,632	1,658	15,502	70,160	250,000	28%
<b>Other General Government Services</b>														
Engineering Services - General Fund	-	-	5,531	1,583	-	1,579	546	1,424	3,349	-	1,871	15,883	20,000	79%
NPDES	-	-	-	-	-	560	554	1,200	-	-	600	2,914	2,500	117%
Asset Administration Services	583	583	583	583	-	583	583	583	1,167	583	583	6,417	7,000	92%
Center Place	-	-	5,274	(3,453)	-	-	-	-	-	-	-	1,821	100,000	2%
<b>Sub-Total:</b>	<b>5,153</b>	<b>116,884</b>	<b>148,197</b>	<b>(151,923)</b>	<b>11,572</b>	<b>12,609</b>	<b>16,668</b>	<b>8,247</b>	<b>11,870</b>	<b>10,584</b>	<b>29,883</b>	<b>219,745</b>	<b>537,043</b>	<b>41%</b>
<b>Stormwater Management Services</b>														
Professional Management														
Asset Management	1,983	1,983	1,983	1,983	-	1,983	1,983	1,983	3,967	1,983	1,983	21,817	23,800	92%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
Utility Services														
Electric - Aeration Systems	-	424	440	454	492	406	408	446	859	-	432	4,360	500	872%
Lake System														
Aquatic Weed Control	5,464	5,464	5,464	5,464	5,464	-	10,928	6,914	5,464	5,464	5,464	61,554	65,568	94%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	5,000	0%
Water Quality Testing	-	-	-	-	-	-	-	-	-	2,950	-	2,950	3,800	78%
Water Control Structures	-	770	7,000	-	-	-	-	-	-	-	-	7,770	9,500	82%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	30,000	0%
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	18,000	0%
Aeration System	-	-	-	-	-	-	-	9,479	-	-	-	9,479	3,500	271%
Wetland System														
Routine Maintenance	3,133	3,133	3,133	3,133	3,133	-	6,267	3,133	3,133	3,133	3,133	34,467	49,600	69%
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%
Capital Outlay														
Aerator's	-	-	-	-	-	-	-	-	-	-	-	-	9,750	0%
<b>Sub-Total:</b>	<b>10,581</b>	<b>11,775</b>	<b>18,021</b>	<b>11,035</b>	<b>9,089</b>	<b>2,389</b>	<b>19,586</b>	<b>21,955</b>	<b>13,423</b>	<b>13,531</b>	<b>11,012</b>	<b>142,396</b>	<b>222,518</b>	<b>64%</b>
<b>Landscaping Services</b>														
Professional Management														
Asset Management	2,867	2,867	2,867	2,867	-	2,867	2,867	2,867	5,733	2,867	2,867	31,533	34,400	92%
Utility Services														
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	1,777	-	-	1,000	1,777	-	1,777	-	6,332	5,000	127%
Repairs & Maintenance														

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31., 2016**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Public Area Landscaping	-	34,570	-	61,162	-	29,846	51,810	59,479	61,227	70,819	23,585	392,498	434,029	90%
Landscape Lighting	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation System	-	-	-	-	-	-	-	23,539	-	-	-	23,539	7,500	314%
Well System	-	-	-	-	-	198	-	-	-	59	549	806	2,500	32%
Plant Replacement	-	-	-	-	-	-	-	-	-	-	4,248	4,248	20,000	21%
Other Current Charges												-		
Lee County -Ben Hill Griffin Landscape	-	34,599	-	-	-	-	-	-	-	-	-	34,599	30,000	115%
Charlotte County - Panther Habitat, Fire	-	372	-	-	-	-	-	-	-	-	-	372	700	53%
Operating Supplies														
Mulch	-	-	-	-	-	-	-	26,055	-	5,498	-	31,553	15,000	210%
<b>Sub-Total:</b>	<b>2,867</b>	<b>72,408</b>	<b>2,867</b>	<b>65,806</b>	<b>-</b>	<b>32,911</b>	<b>55,677</b>	<b>113,718</b>	<b>66,960</b>	<b>81,020</b>	<b>31,248</b>	<b>525,481</b>	<b>549,129</b>	<b>96%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 18,601</b>	<b>\$ 201,067</b>	<b>\$ 169,084</b>	<b>\$ (75,081)</b>	<b>\$ 20,661</b>	<b>\$ 47,909</b>	<b>\$ 91,931</b>	<b>\$ 143,920</b>	<b>\$ 92,253</b>	<b>\$ 105,135</b>	<b>\$ 72,143</b>	<b>887,622</b>	<b>\$ 1,308,690</b>	<b>68%</b>
Net Increase/ (Decrease) in Fund Balance	111,800	(64,559)	375,353	107,465	4,124	90,278	54,933	(132,006)	54,172	(80,575)	(72,126)	448,859	-	
Fund Balance - Beginning	166,119	277,919	213,360	588,712	696,178	700,301	790,579	845,512	713,507	767,678	687,104	166,119	146,131	
<b>Fund Balance - Ending</b>	<b>\$ 277,919</b>	<b>\$ 213,360</b>	<b>\$ 588,712</b>	<b>\$ 696,178</b>	<b>\$ 700,301</b>	<b>\$ 790,579</b>	<b>\$ 845,512</b>	<b>\$ 713,507</b>	<b>\$ 767,678</b>	<b>\$ 687,104</b>	<b>\$ 614,978</b>	<b>614,978</b>	<b>\$ 146,131</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2012 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2016**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>														
Reserve Account	35,497	1,840	0	0	0	0	0	7,355	0	0	0	44,696	15,000	298%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	2	1	1	4	4	5	5	2	2	2	30	30	100%
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	437	142,417	568,016	33,759	25,839	8,554	17,605	12,408	15,759	-	-	824,794	820,346	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	164,074	-	-	-	-	164,074	164,074	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 35,937</b>	<b>\$ 144,259</b>	<b>\$ 568,017</b>	<b>\$ 33,761</b>	<b>\$ 25,844</b>	<b>\$ 8,558</b>	<b>\$ 181,684</b>	<b>\$ 19,767</b>	<b>\$ 15,761</b>	<b>\$ 3</b>	<b>\$ 3</b>	<b>1,033,594.05</b>	<b>\$ 999,450</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2012 Bonds	-	-	-	-	-	-	-	420,000	-	-	-	420,000	\$ 420,000	100%
<b>Principal Debt Service - Early Redemptions</b>														
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>														
Series 2012 Bonds	-	289,725	-	-	-	-	-	289,729	-	-	-	579,454	579,450	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 289,725</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 709,729</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>999,454</b>	<b>\$ 999,450</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	35,937	(145,466)	568,017	33,761	25,844	8,558	181,684	(689,962)	15,761	3	3	34,140	-	
Fund Balance - Beginning	836,409	872,346	726,880	1,294,897	1,328,658	1,354,502	1,363,060	1,544,744	854,782	870,544	870,546	836,409	866,391	
<b>Fund Balance - Ending</b>	<b>\$ 872,346</b>	<b>\$ 726,880</b>	<b>\$ 1,294,897</b>	<b>\$ 1,328,658</b>	<b>\$ 1,354,502</b>	<b>\$ 1,363,060</b>	<b>\$ 1,544,744</b>	<b>\$ 854,782</b>	<b>\$ 870,544</b>	<b>\$ 870,546</b>	<b>\$ 870,549</b>	<b>\$ 870,549</b>	<b>\$ 866,391</b>	



**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through August 31, 2016**

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ 177,380	0%
<b>Interest Income</b>														
Reserve Account	84,850	4,363	0	0	0	0	0	17,579	0	0	0	106,793	15,000	712%
Prepayment Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2	133	1	2	2	2	2	3	4	4	4	157	-	N/A
<b>Special Assessment Revenue</b>														
Special Assessments - On-Roll	53	17,110	68,242	4,056	3,104	1,028	2,115	1,491	1,893	-	-	99,092	98,463	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	1,410,287	-	-	-	-	1,410,287	1,410,287	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>														
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 84,904</b>	<b>\$ 21,606</b>	<b>\$ 68,244</b>	<b>\$ 4,058</b>	<b>\$ 3,107</b>	<b>\$ 1,029</b>	<b>\$ 1,412,404</b>	<b>\$ 19,072</b>	<b>\$ 1,897</b>	<b>\$ 4</b>	<b>\$ 4</b>	<b>\$ 1,616,328</b>	<b>\$ 1,701,130</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>														
<b>Debt Service</b>														
<b>Principal Debt Service - Mandatory</b>														
Series 2012 Bonds	-	-	-	-	-	-	-	610,000	-	-	-	610,000	\$ 610,000	100%
<b>Principal Debt Service - Early Redemptions</b>														
Series 2012 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>														
Series 2012 Bonds	-	636,493	-	-	-	-	-	454,638	-	-	-	1,091,130	1,091,130	100%
<b>Operating Transfers Out (To Other Funds)</b>														
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 636,493</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,064,638</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,701,130</b>	<b>\$ 1,701,130</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	84,904	(614,887)	68,244	4,058	3,107	1,029	1,412,404	(1,045,565)	1,897	4	4	(84,802)	-	
Fund Balance - Beginning	1,670,657	1,755,561	1,140,674	1,208,918	1,212,975	1,216,082	1,217,112	2,629,515	1,583,950	1,585,847	1,585,851	-	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,755,561</b>	<b>\$ 1,140,674</b>	<b>\$ 1,208,918</b>	<b>\$ 1,212,975</b>	<b>\$ 1,216,082</b>	<b>\$ 1,217,112</b>	<b>\$ 2,629,515</b>	<b>\$ 1,583,950</b>	<b>\$ 1,585,847</b>	<b>\$ 1,585,851</b>	<b>\$ 1,585,855</b>	<b>(84,802)</b>	<b>\$ -</b>	