

**Midtown Miami  
Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2019**

**Midtown Miami Community Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2019**

**TABLE OF CONTENTS**

	<u>Page Number</u>
<b>FINANCIAL SECTION</b>	
REPORT OF INDEPENDENT AUDITORS	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-8
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	9
Statement of Activities	10
Fund Financial Statements:	
Balance Sheet – Governmental Funds	11
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	12
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	15
Proprietary Fund Financial Statements:	
Statement of Net Position – Parking Garage Fund	16
Statement of Revenues, Expenses and Changes in Fund Net Position – Parking Garage Fund	17
Statement of Cash Flows – Parking Garage Fund	18-19
Notes to Financial Statements	20-36
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	37-38
MANAGEMENT LETTER	39-41
INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	42



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Midtown Miami Community Development District  
Miami-Dade County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of Midtown Miami Community Development District as of and for the year ended September 30, 2019, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

To the Board of Supervisors  
Midtown Miami Community Development District

## Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, business-type activities, General Fund, Debt Service Fund, and Enterprise Fund of Midtown Miami Community Development District as of September 30, 2019, and the respective changes in financial position and cash flows and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 22, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Midtown Miami Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 22, 2020

**Midtown Miami Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2019**

Management's discussion and analysis of Midtown Miami Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and interest on long term debt.

*Fund financial statements* present financial information for governmental and enterprise funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources. The enterprise funds financial statements provide information on all asset and liabilities of these funds, changes in economic resources (revenues and expenses) and total economic resources.

**Midtown Miami Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. For enterprise funds a statement of net position, a statement of revenues and expenses, and changes in fund net position and a statement of cash flows are presented. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The government-wide financial statements provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets, are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. Transactions between the different functions of the District have been eliminated in the **statement of activities** in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as general obligation bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights:**

The following are the highlights of financial activity for the year ended September 30, 2019.

- The District's total liabilities exceeded total assets and deferred outflows of resources by \$(9,565,537) (net position). Total net position was \$(617,222) for governmental activities and \$(8,948,315) for business-type activities. Unrestricted net position for governmental activities was \$1,691,721 and business-type activities was \$2,937,441. Restricted net position for governmental activities was \$199,586 and \$5,345,162 for business-type activities. Net investment in capital assets for governmental activities was \$(2,508,529) and for business-type activities was \$(17,230,918).
- Governmental activities revenues and transfers totaled \$4,802,748 while governmental activities expenses totaled \$4,358,782. Business-type activities revenues totaled \$10,847,515 while business-type activities expenses and transfers totaled \$8,700,960.

**Midtown Miami Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District. It is not intended to be a complete presentation of government-wide financial activity.

	Net Position					
	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Current assets	\$ 2,159,784	\$ 2,153,031	\$ 3,257,540	\$ 3,125,887	\$ 5,417,324	\$ 5,278,918
Restricted assets	1,419,427	1,316,947	7,468,360	5,277,066	8,887,787	6,594,013
Capital assets	<u>19,115,135</u>	<u>19,639,609</u>	<u>36,273,308</u>	<u>38,296,885</u>	<u>55,388,443</u>	<u>57,936,494</u>
Total Assets	<u>22,694,346</u>	<u>23,109,587</u>	<u>46,999,208</u>	<u>46,699,838</u>	<u>69,693,554</u>	<u>69,809,425</u>
Deferred outflows	<u>-</u>	<u>-</u>	<u>119,193</u>	<u>125,972</u>	<u>119,193</u>	<u>125,972</u>
Current liabilities	1,522,904	1,534,367	3,463,297	3,420,811	4,986,201	4,955,178
Non-current liabilities	<u>21,788,664</u>	<u>22,636,408</u>	<u>52,603,419</u>	<u>54,599,869</u>	<u>74,392,083</u>	<u>77,236,277</u>
Total Liabilities	<u>23,311,568</u>	<u>24,170,775</u>	<u>56,066,716</u>	<u>58,020,680</u>	<u>79,378,284</u>	<u>82,191,455</u>
Net investment in capital assets	(2,508,529)	(2,831,561)	(17,230,918)	(17,022,330)	(19,739,447)	(19,853,891)
Net position - restricted	199,586	180,667	5,345,162	3,129,327	5,544,748	3,309,994
Net position - unrestricted	<u>1,691,721</u>	<u>1,589,706</u>	<u>2,937,441</u>	<u>2,798,133</u>	<u>4,629,162</u>	<u>4,387,839</u>
Total Net Position	<u>\$ (617,222)</u>	<u>\$ (1,061,188)</u>	<u>\$ (8,948,315)</u>	<u>\$ (11,094,870)</u>	<u>\$ (9,565,537)</u>	<u>\$ (12,156,058)</u>

The decrease in capital assets for governmental activities and business-type activities was primarily due to current year depreciation.

The decrease in governmental and business-type activities total liabilities is primarily the result of principal payments made in the current year.

**Midtown Miami Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented at the government-wide level for comparison purposes. It is not intended to be a complete presentation of District-wide financial activity.

	Change in Net Position					
	Governmental Activities		Business-type Activities		Totals	
	2019	2018	2019	2018	2019	2018
Program Revenues						
Charges for services	\$ 4,245,048	\$ 4,222,290	\$ 3,906,052	\$ 3,876,001	\$ 8,151,100	\$ 8,098,291
Operating grants and contributions	-	-	6,750,273	6,561,920	6,750,273	6,561,920
General Revenues						
Intergovernmental revenues	55,659	-	-	-	55,659	-
Investments earnings	96,776	(10,271)	188,325	17,617	285,101	7,346
Insurance proceeds	-	-	-	19,214	-	19,214
Miscellaneous revenues	265	530	2,865	6,244	3,130	6,774
Total Revenues	<u>4,397,748</u>	<u>4,212,549</u>	<u>10,847,515</u>	<u>10,480,996</u>	<u>15,245,263</u>	<u>14,693,545</u>
Expenses						
General government	198,485	155,332	-	-	198,485	155,332
Physical environment	3,001,071	3,231,908	-	-	3,001,071	3,231,908
Interest and other charges	1,159,226	1,194,093	-	-	1,159,226	1,194,093
Parking garage	-	-	8,295,960	8,295,963	8,295,960	8,295,963
Total Expenses	<u>4,358,782</u>	<u>4,581,333</u>	<u>8,295,960</u>	<u>8,295,963</u>	<u>12,654,742</u>	<u>12,877,296</u>
Transfers	<u>405,000</u>	<u>205,000</u>	<u>(405,000)</u>	<u>(205,000)</u>	<u>-</u>	<u>-</u>
Change in Net Position	443,966	(163,784)	2,146,555	1,980,033	2,590,521	1,816,249
Net Position - Beginning of Year	<u>(1,061,188)</u>	<u>(897,404)</u>	<u>(11,094,870)</u>	<u>(13,074,903)</u>	<u>(12,156,058)</u>	<u>(13,972,307)</u>
Net Position - End of year	<u>\$ (617,222)</u>	<u>\$ (1,061,188)</u>	<u>\$ (8,948,315)</u>	<u>\$ (11,094,870)</u>	<u>\$ (9,565,537)</u>	<u>\$ (12,156,058)</u>

The increase in business-type activities operating contributions was the result of additional tax increment revenue received.

The increase in investment income is related to additional monies invested in the current year.

The increase in transfers is related to the increased budget deficit in the debt service fund.

The decrease in governmental activities physical environment is related to the hurricane clean up expenses incurred in the prior year.



**Midtown Miami Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets as of September 30, 2019.

<u>Description</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
Construction in progress	\$ 506,966	\$ -	\$ 506,966
Machinery and equipment	130,094	219,520	349,614
Building and improvements	30,743,784	63,555,028	94,298,812
Less: accumulated depreciation	<u>(12,265,709)</u>	<u>(27,501,240)</u>	<u>(39,766,949)</u>
Total Capital Assets (Net)	<u>\$ 19,115,135</u>	<u>\$ 36,273,308</u>	<u>\$ 55,388,443</u>

The current year activity for governmental activities was construction in progress additions of \$506,966 and depreciation of \$1,031,440. In business-type activities, depreciation was \$2,138,368 and additions to machinery and equipment was \$14,791.

**General Fund Budgetary Highlights**

Actual expenditures were less than the budget primarily due to lower repair and maintenance and park expenditures than anticipated.

The September 30, 2019 budget was amended for insurance and park expenditures that were more than originally anticipated.

**Debt Management**

Governmental Activities debt includes the following:

- In May 2014, the District issued \$26,970,000 Special Assessment Refunding Bonds Series 2014B. These bonds were issued to refund the Series 2004B Bonds. The balance outstanding at September 30, 2019 was \$23,015,000.

**Midtown Miami Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2019**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Debt Management (Continued)**

Business-type Activities debt includes the following:

- In May 2014, the District issued \$64,875,000 Series 2014A Special Assessment and Revenue Refunding Bonds to refund the Series 2004 Bonds. The balance outstanding at September 30, 2019 was \$55,565,000.

**Economic Factors and Next Year's Budget**

Midtown Miami Community Development District does not expect any economic factors to have a significant effect on the financial position or results of operations of the District in fiscal year 2020.

**Request for Information**

The financial report is designed to provide a general overview of Midtown Miami Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Midtown Miami Community Development District, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**Midtown Miami Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2019**

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash	\$ 1,709,425	\$ 3,359,507	\$ 5,068,932
Accounts receivable	3,571	22,590	26,161
Assessments receivable	283,564	-	283,564
Prepaid expenses	34,367	-	34,367
Deposits	4,300	-	4,300
Internal balances	124,557	(124,557)	-
<b>Total Current Assets</b>	<u>2,159,784</u>	<u>3,257,540</u>	<u>5,417,324</u>
<b>Non-Current Assets</b>			
<b>Restricted assets</b>			
Investments	1,419,427	7,468,360	8,887,787
<b>Capital assets, not being depreciated</b>			
Construction in progress	506,966	-	506,966
<b>Capital assets, being depreciated</b>			
Buildings and improvements	30,743,784	63,555,028	94,298,812
Machinery and equipment	130,094	219,520	349,614
Less: Accumulated depreciation	(12,265,709)	(27,501,240)	(39,766,949)
<b>Total Non-Current Assets</b>	<u>20,534,562</u>	<u>43,741,668</u>	<u>64,276,230</u>
<b>Total Assets</b>	<u>22,694,346</u>	<u>46,999,208</u>	<u>69,693,554</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Deferred amount on refunding	-	119,193	119,193
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Accounts payable	222,553	314,884	537,437
Due to developer	75	-	75
Unearned revenues	-	5,215	5,215
Bonds payable	835,000	2,020,000	2,855,000
Accrued interest	465,276	1,123,198	1,588,474
<b>Total Current Liabilities</b>	<u>1,522,904</u>	<u>3,463,297</u>	<u>4,986,201</u>
<b>Non-Current Liabilities</b>			
Bonds payable, net	21,788,664	52,603,419	74,392,083
<b>Total Liabilities</b>	<u>23,311,568</u>	<u>56,066,716</u>	<u>79,378,284</u>
<b>NET POSITION</b>			
Net investment in capital assets	(2,508,529)	(17,230,918)	(19,739,447)
Restricted for debt service	199,586	5,345,162	5,544,748
Unrestricted	1,691,721	2,937,441	4,629,162
<b>Total Net Position</b>	<u>\$ (617,222)</u>	<u>\$ (8,948,315)</u>	<u>\$ (9,565,537)</u>

See accompanying notes to financial statements.

**Midtown Miami Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2019**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>		<u>Total</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	
<b>Primary government</b>						
Governmental Activities						
General government	\$ (198,485)	\$ 247,619	\$ -	\$ 49,134	\$ -	\$ 49,134
Physical environment	(3,001,071)	2,457,207	-	(543,864)	-	(543,864)
Interest and other charges	(1,159,226)	1,540,222	-	380,996	-	380,996
Total Governmental Activities	<u>(4,358,782)</u>	<u>4,245,048</u>	<u>-</u>	<u>(113,734)</u>	<u>-</u>	<u>(113,734)</u>
Business-type Activities						
Parking garage	(8,295,960)	3,906,052	6,750,273	-	2,360,365	2,360,365
Total Primary Government	<u>\$ (12,654,742)</u>	<u>\$ 8,151,100</u>	<u>\$ 6,750,273</u>	<u>(113,734)</u>	<u>2,360,365</u>	<u>2,246,631</u>
<b>General Revenues and Transfers</b>						
Miscellaneous revenues				265	2,865	3,130
Intergovernmental revenues				55,659	-	55,659
Investment earnings				96,776	188,325	285,101
Transfers				405,000	(405,000)	-
Total General Revenues and Transfers				<u>557,700</u>	<u>(213,810)</u>	<u>343,890</u>
Change in Net Position				<u>443,966</u>	<u>2,146,555</u>	<u>2,590,521</u>
Net Position - October 1, 2018				<u>(1,061,188)</u>	<u>(11,094,870)</u>	<u>(12,156,058)</u>
Net Position - September 30, 2019				<u>\$ (617,222)</u>	<u>\$ (8,948,315)</u>	<u>\$ (9,565,537)</u>

See accompanying notes to financial statements.

**Midtown Miami Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2019**

	General	2014 Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 1,709,425	\$ -	\$ 1,709,425
Accounts receivable	3,571	-	3,571
Assessments receivable	1,853	281,711	283,564
Due from other funds	146,441	-	146,441
Prepaid expenses	34,367	-	34,367
Deposits	4,300	-	4,300
Restricted assets			
Investments, at fair value	-	1,419,427	1,419,427
Total Assets	\$ 1,899,957	\$ 1,701,138	\$ 3,601,095
 <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>			
<b>Liabilities</b>			
Accounts payable and accrued expenses	\$ 222,553	\$ -	\$ 222,553
Due to other funds	8,032	13,852	21,884
Due to developer	75	-	75
Total Liabilities	230,660	13,852	244,512
 <b>Deferred Inflows of Resources</b>			
Unavailable revenues	2,970	22,424	25,394
 <b>Fund Balances</b>			
Nonspendable-prepaid expenses/deposits	38,667	-	38,667
Restricted - debt service	-	1,664,862	1,664,862
Unassigned	1,627,660	-	1,627,660
Total Fund Balances	1,666,327	1,664,862	3,331,189
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 1,899,957	\$ 1,701,138	\$ 3,601,095

See accompanying notes to financial statements.

**Midtown Miami Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2019**

Total Governmental Fund Balances	\$ 3,331,189
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, construction in progress, \$506,966, buildings and improvements, \$30,743,784, and machinery and equipment, \$130,094, net of accumulated depreciation, \$(12,265,709) used in governmental activities are not current financial resources and; therefore, are not reported at the governmental fund level.	19,115,135
Certain special assessment receivables were not collected within 60 days of year end and thus, are not current financial resources in the current period and; therefore, are reported as deferred inflows of resources at the governmental fund level.	25,394
Long-term liabilities, including bonds payable, are not due and payable in the current period and; therefore, are not reported at the governmental fund level.	(23,015,000)
Bond discount, \$510,035, net of accumulated amortization, \$(118,699), are recorded as expenditures at the fund level, and are netted against bonds payable and amortized over the life of the bonds at the government wide level.	391,336
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the governmental fund level.	<u>(465,276)</u>
Net Position of Governmental Activities	<u><u>\$ (617,222)</u></u>

*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2019**

	General	2014 Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 2,682,427	\$ 1,540,222	\$ 4,222,649
Intergovernmental revenues	55,659	-	55,659
Miscellaneous revenues	265	-	265
Investment earnings	4,408	92,368	96,776
Total Revenues	<u>2,742,759</u>	<u>1,632,590</u>	<u>4,375,349</u>
Expenditures			
Current			
General government	186,546	11,939	198,485
Physical environment	1,969,631	-	1,969,631
Capital outlay	506,966	-	506,966
Debt service			
Principal	-	835,000	835,000
Interest	-	1,151,819	1,151,819
Total Expenditures	<u>2,663,143</u>	<u>1,998,758</u>	<u>4,661,901</u>
Excess of revenues over/(under) expenditures	<u>79,616</u>	<u>(366,168)</u>	<u>(286,552)</u>
Other Financing Sources (Uses)			
Transfers in	<u>-</u>	<u>405,000</u>	<u>405,000</u>
Net Change in Fund Balances	<u>79,616</u>	<u>38,832</u>	<u>118,448</u>
Fund Balances - October 1, 2018	<u>1,586,711</u>	<u>1,626,030</u>	<u>3,212,741</u>
Fund Balances - September 30, 2019	<u>\$ 1,666,327</u>	<u>\$ 1,664,862</u>	<u>\$ 3,331,189</u>

See accompanying notes to financial statements.

**Midtown Miami Community Development District  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
For the Year Ended September 30, 2019**

Net Change in Fund Balances - Total Governmental Funds	\$	118,448
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures at the fund level. However, at the government-wide level the cost of those assets is allocated over the estimated useful lives as depreciation. This is the amount that depreciation, \$(1,031,440), exceeded capital outlay, \$506,966 in the current year.		(524,474)
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in governmental funds, interest expenditures are reported when due. This is the change in accrued interest from the prior year.		14,849
Bond discount is amortized over the life of the debt at the government-wide level this is the accumulated amortization in the current period.		(22,256)
Revenues in the Statement of Activities that do not provide current financial resources are reported as deferred inflows of resources at the fund level. This is the change in deferred inflows of resources in the current period.		22,399
Repayments of bond principal are expenditures in the governmental funds, but the repayments reduce long-term liabilities in the Statement of Net Position.		<u>835,000</u>
Change in Net Position of Governmental Activities	\$	<u><u>443,966</u></u>

*See accompanying notes to financial statements.*



**Midtown Miami Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND**  
**For the Year Ended September 30, 2019**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 2,677,671	\$ 2,677,671	\$ 2,682,427	\$ 4,756
Intergovernmental revenues	-	-	55,659	55,659
Miscellaneous revenues	-	-	265	265
Interest earnings	708	708	4,408	3,700
Total Revenues	<u>2,678,379</u>	<u>2,678,379</u>	<u>2,742,759</u>	<u>64,380</u>
Expenditures				
Current				
General government	208,524	222,524	186,546	35,978
Physical environment	2,219,855	2,219,855	1,969,631	250,224
Capital outlay	250,000	690,000	506,966	183,034
Total Expenditures	<u>2,678,379</u>	<u>3,132,379</u>	<u>2,663,143</u>	<u>469,236</u>
Excess of revenues over/(under) expenditures	-	(454,000)	79,616	533,616
Fund Balance - October 1, 2018	<u>1,435,682</u>	<u>1,435,682</u>	<u>1,586,711</u>	<u>151,029</u>
Fund Balance - September 30, 2019	<u>\$ 1,435,682</u>	<u>\$ 981,682</u>	<u>\$ 1,666,327</u>	<u>\$ 684,645</u>

*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**STATEMENT OF NET POSITION - PARKING GARAGE FUND**  
**September 30, 2019**

<b>ASSETS</b>	
Current Assets	
Cash	\$ 3,359,507
Accounts receivable	22,590
Due from other funds	17,228
Total Current Assets	<u>3,399,325</u>
Non-Current Assets	
Restricted Assets	
Investments	7,468,360
Capital Assets, Being Depreciated	
Buildings and improvements	63,555,028
Machinery and equipment	219,520
Less: accumulated depreciation	<u>(27,501,240)</u>
Total Non-Current Assets	<u>43,741,668</u>
Total Assets	<u>47,140,993</u>
DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding	<u>119,193</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	314,884
Due to other funds	141,785
Accrued interest	1,123,198
Unearned revenues	5,215
Bonds payable	<u>2,020,000</u>
Total Current Liabilities	<u>3,605,082</u>
Non-Current Liabilities	
Bonds payable, net	<u>52,603,419</u>
Total Liabilities	<u>56,208,501</u>
NET POSITION	
Net investment in capital assets	(17,230,918)
Restricted for debt service	5,345,162
Unrestricted	<u>2,937,441</u>
Total Net Position	<u>\$ (8,948,315)</u>

*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES**  
**IN FUND NET POSITION - PARKING GARAGE FUND**  
**For the Year Ended September 30, 2019**

<b>Operating Revenues:</b>	
Charges for services	
Parking	<u>\$ 3,906,052</u>
<b>Operating Expenses:</b>	
General and administrative expenses	388,823
Parking garage	2,964,193
Depreciation	<u>2,138,368</u>
Total Operating Expenses	<u>5,491,384</u>
Operating Income (Loss)	<u>(1,585,332)</u>
<b>Non-Operating Revenues (Expenses):</b>	
Intergovernmental revenues	6,750,273
Interest expense	(2,804,576)
Investment earnings	188,325
Miscellaneous revenues	<u>2,865</u>
Total Non-Operating Revenues (Expenses)	<u>4,136,887</u>
Income (loss) before contributions and transfers	2,551,555
Transfers	
Transfers out	<u>(405,000)</u>
Change in Net Position	2,146,555
Net Position - October 1, 2018	<u>(11,094,870)</u>
Net Position - September 30, 2019	<u><u>\$ (8,948,315)</u></u>

*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**STATEMENT OF CASH FLOWS - PARKING GARAGE FUND**  
**For the Year Ended September 30, 2019**

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers	\$ 3,910,202
Payments to suppliers for goods and services	(2,916,628)
Payments to employees for services	(388,823)
Net Cash Provided By Operating Activities	<u>604,751</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Acquisition of capital assets	(14,791)
Bond principal payments	(1,965,000)
Bond interest payments	(2,779,106)
Net Cash Used By Capital and Related Financing Activities	<u>(4,758,897)</u>
<b>CASH FLOWS FROM NON CAPITAL FINANCING ACTIVITIES</b>	
Receipts from intergovernmental revenues	6,753,138
Transfers	(405,000)
Net Cash Provided by Non Capital Financing Activities	<u>6,348,138</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Sale of investments	4,744,106
Purchase of investments	(6,867,694)
Investment earnings	120,619
Net Cash Used By Investing Activities	<u>(2,002,969)</u>
Net increase in cash and cash equivalents	191,023
Cash and equivalents - October 1, 2018	<u>3,168,484</u>
Cash and equivalents - September 30, 2019	<u><u>\$ 3,359,507</u></u>

*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**STATEMENT OF CASH FLOWS - PARKING GARAGE FUND**  
**For the Year Ended September 30, 2019**

**RECONCILIATION OF OPERATING INCOME TO NET  
CASH PROVIDED BY OPERATING ACTIVITIES**

Operating income/(loss)	\$ (1,585,332)
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation expense	2,138,368
Decrease in accounts receivable	935
Decrease in accounts payable and accrued expenses	(10,870)
Increase in unearned revenues	3,215
Increase in due to other funds	58,435
	<hr/>
Net Cash Provided By Operating Activities	<u><u>\$ 604,751</u></u>

*See accompanying notes to financial statements.*

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**1. Reporting Entity**

The District was established on December 26, 2003, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Ordinance 03-271 of the Board of County Commissioners of Miami-Dade County, as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Midtown Miami Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190.

As required by GAAP, these financial statements present the Midtown Miami Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board Statement Number 61, The Financial Reporting Entity, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues include charges for services, and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as another financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Restricted Fund Balance** – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Unassigned Fund Balance** – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.



**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**Enterprise Funds**

In the fund financial statements, the enterprise fund is presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered.

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Enterprise Funds (Continued)**

In the fund financial statements, enterprise funds are presented using the economic resources measurement focus. This means that all assets and all liabilities (whether current or non-current) associated with their activity are included on their balance sheets. Enterprise fund operating statements present increases (revenues) and decreases (expenses) in total net position. Enterprise fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as investment earnings, result from non-exchange transactions or ancillary activities. Amounts paid to acquire capital assets are capitalized as assets in the fund financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the fund financial statements, rather than as other financing sources.

Amounts paid to reduce long-term indebtedness are reported as a reduction of the related liabilities, rather than as an expense.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund 2014B – Accounts for debt service requirements to retire the special assessment refunding bonds which were issued to refund and retire the Series 2004B bonds. The bonds are secured by a pledge of the pledged revenues, consisting of all revenue received by the District from special assessments levied and collected on all or a portion of the District lands with respect to the Series 2014B Bonds.

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**3. Basis of Presentation (Continued)**

**b. Enterprise Major Fund**

Parking Garage Fund – The Parking and Transit Fund accounts for the operations of the parking garages, which are funded by proceeds from operations of these facilities, including parking fees.

**c. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and improvements, and non-current governmental liabilities, such as general obligation bonds and due to developer be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

For purposes of the statement of cash flows, cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Chapter 280.02, Florida Statutes.

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**b. Restricted Assets**

Certain net position of the District is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include buildings and improvements, equipment and construction in progress, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Depreciation of capital assets is computed and recorded by utilizing the straight-line method over the assets' estimated useful lives.

**d. Unamortized Bond Discount**

Bond discounts are presented on the government-wide financial statements. The costs are amortized over the life of the bonds using the method of accounting. For financial reporting, the unamortized bond discount is netted against the applicable long-term debt.

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

**Midtown Miami Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities and Net Position or Equity (Continued)**

**f. Deferred Outflows/Inflows of Resources**

Deferred outflows of resources represent a consumption of net position/fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred amount on refunding reported on the Statement of Net Position. A deferred amount on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Deferred inflows of resources represent an acquisition of net position that applies to a future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until then. The District only has one item that qualifies for reporting in this category. Unavailable revenues are reported only in the governmental funds balance sheet. This amount is unavailable and recognized as an inflow of resources in the period that amounts become available.

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position.**

“Total fund balances” of the District’s governmental funds (\$3,331,189) differs from “net position” of governmental activities (\$(617,222)) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the governmental fund balance sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (construction in progress) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Construction in progress	\$	506,966
Buildings and improvements		30,743,784
Machinery and equipment		130,094
Accumulated depreciation		<u>(12,265,709)</u>
Total		<u>\$ 19,115,135</u>

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)**

**Deferred inflows of resources**

Deferred inflows of resources in the Statement of Net Position differ from the amount reported in the government in the governmental funds due to special assessment receivables. Governmental funds financial statements report revenues which are measurable but not available as deferred inflows of resources. However, unavailable revenues in governmental funds are susceptible to full accrual on government-wide financial statements.

Unavailable revenues	\$ <u>25,394</u>
----------------------	------------------

**Long-term debt transactions**

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2019 were:

Bonds payable	\$ <u>(23,015,000)</u>
---------------	------------------------

**Bond discount**

Bond discount, net of accumulated amortization, are recorded as expenditures at the fund level, and are netted against bonds payable and amortized over the life of the bonds.

Bond discount	\$ 510,035
Accumulated amortization	<u>(118,699)</u>
Net bond discount	<u>\$ 391,336</u>

**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(465,276)</u>
------------------	---------------------

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds (\$118,448) differs from the “change in net position” for governmental activities (\$443,966) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related items**

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation. As a result, fund balances decrease by the amount of financial resources expended, whereas net position decrease by the amount of depreciation charged for the year.

Depreciation		\$ (1,031,440)
Capital outlay		<u>506,966</u>
	Total	<u>\$ (524,474)</u>

**Long-term debt transactions**

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Net change in accrued interest payable	\$ <u>14,849</u>
--	------------------

Bond discount is amortized as a component of interest expense over the life of the debt at the government wide level. This is the current year amortization.

Bond discount amortization	\$ <u>(22,256)</u>
----------------------------	--------------------

Repayments of bond principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Bond principal payments	\$ <u>835,000</u>
-------------------------	-------------------

**Deferred inflows of resources**

Deferred inflows of resources reported at the fund level are recognized as revenues in the Statement of Activities.

Net change in deferred inflows of resources	\$ <u>22,399</u>
---	------------------

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk. The District does, however, follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2019, the District's bank balances were \$5,094,825 and the carrying values were \$5,066,932. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2019, the District had the following investments and maturities:

<b>Investment</b>	<b>Maturities</b>	<b>Fair Value</b>
First American Government Obligation	24 Days *	\$ 6,809,699
Certificates of Deposit	4/2024-6/2024	2,078,088
Total		<b>\$ 8,887,787</b>

\* Weighted Average Maturity

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

The investment in First American Government Obligation and Certificates of Deposit listed above are level 1 assets.



**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The investment in First American Government Obligation represents 77% of the District's total investments and the investments in certificates of deposit represent 23%.

The types of deposits and investments and their level of risk exposure as of September 30, 2019 were typical of these items during the fiscal year then ended. The First American Government Obligation Fund was rated AAAM by Standard & Poor's.

**NOTE D – CAPITAL ASSETS**

Capital Asset activity for governmental activities for the year ended September 30, 2019 was as follows:

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
<u>Governmental Activities:</u>				
Capital assets				
Construction in progress	\$ -	\$ 506,966	\$ -	\$ 506,966
Building and improvements	30,743,784	-	-	30,743,784
Machinery and equipment	130,094	-	-	130,094
Total Capital Assets	<u>30,873,878</u>	<u>506,966</u>	<u>-</u>	<u>31,380,844</u>
Less accumulated depreciation for:				
Building improvements	(11,158,529)	(1,024,793)	-	(12,183,322)
Machinery and equipment	(75,740)	(6,647)	-	(82,387)
Total Accumulated Depreciation	<u>(11,234,269)</u>	<u>(1,031,440)</u>	<u>-</u>	<u>(12,265,709)</u>
Total Capital, Net	<u>\$ 19,639,609</u>	<u>\$ (524,474)</u>	<u>\$ -</u>	<u>\$ 19,115,135</u>

Depreciation of \$1,031,440 was charged to physical environment.

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE D – CAPITAL ASSETS (CONTINUED)**

The following is a summary of changes in the Parking and Transit Fund capital assets for the year ended September 30, 2019.

	Balance October 1, 2018	Additions	Deletions	Balance September 30, 2019
<u>Business-type Activities:</u>				
Capital assets, being depreciated:				
Building and improvements	\$ 63,555,028	\$ -	\$ -	\$ 63,555,028
Machinery and equipment	204,729	14,791	-	219,520
Total Capital Assets, Being Depreciated	63,759,757	14,791	-	63,774,548
Less accumulated depreciation for:				
Building and improvements	(25,309,398)	(2,118,501)	-	(27,427,899)
Machinery and equipment	(53,474)	(19,867)	-	(73,341)
Total Accumulated Depreciation	(25,362,872)	(2,138,368)	-	(27,501,240)
Total Capital Assets Being Depreciated, Net	\$ 38,396,885	\$ (2,123,577)	\$ -	\$ 36,273,308

Depreciation of \$2,138,368 was charged to parking garage.

**NOTE E – LONG-TERM DEBT**

Long-term debt for Governmental Activities is comprised of the following:

**Special Assessment Bonds**

\$26,970,000 Special Assessment Refunding, Series 2014B due in annual principal installments, beginning May 1, 2016. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2014, at rates of 4.25% to 5%.

\$ 23,015,000

Less: Bond discount, net

(391,336)

Bonds Payable, Net

\$ 22,623,664

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

Year Ending September 30,	<b>Governmental Activities</b>		
	Principal	Interest	Total
2020	\$ 835,000	\$ 1,116,662	\$ 1,951,662
2021	870,000	1,081,176	1,951,176
2022	905,000	1,044,200	1,949,200
2023	945,000	1,005,738	1,950,738
2024	990,000	965,576	1,955,576
2025-2029	5,740,000	4,072,250	9,812,250
2030-2034	7,350,000	2,483,750	9,833,750
2035-2037	5,380,000	547,000	5,927,000
Totals	\$ 23,015,000	\$ 12,316,352	\$ 35,331,352

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2014B Reserve Account is funded from the proceeds of the Series 2014B Bond in an amount equal to the lesser of 10% of the outstanding principal amount of the Bonds or the total principal and interest payments for the calendar year. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture. Reserve fund requirements as of September 30, 2019 are as follows:

	Special Assessment Refunding Bonds	
	Reserve Balance	Reserve Requirement
Special Assessment Bonds, Series 2014B	\$ 1,036,838	\$ 978,541

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

Long-term debt for Business-type Activities is comprised of the following:

**Special Assessment and Revenue Bonds**

\$64,875,000 Special Assessment and Revenue Refunding Bonds, Series 2014A due in annual principal installments, beginning May 1, 2015. Interest is due semi-annually on May 1 and November 1, beginning November 1, 2014, at rates of 4.25% to 5%.	\$ 55,565,000
Less: Bond discount, net	<u>(941,581)</u>
Total	<u><u>\$ 54,623,419</u></u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2019 are as follows:

<u>Year Ending September 30,</u>	<b>Business-type Activities</b>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 2,020,000	\$ 2,695,675	\$ 4,715,675
2021	2,105,000	2,609,825	4,714,825
2022	2,195,000	2,520,363	4,715,363
2023	2,295,000	2,427,075	4,722,075
2024	2,395,000	2,329,538	4,724,538
2025-2029	13,880,000	9,820,000	23,700,000
2030-2034	17,715,000	5,985,500	23,700,500
2035-2037	<u>12,960,000</u>	<u>1,317,750</u>	<u>14,277,750</u>
Totals	<u><u>\$ 55,565,000</u></u>	<u><u>\$ 29,705,726</u></u>	<u><u>\$ 85,270,726</u></u>

**Midtown Miami Community Development District  
NOTES TO FINANCIAL STATEMENTS  
September 30, 2019**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

SUMMARY OF SIGNIFICANT BONDS RESOLUTION TERMS AND COVENANTS

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2014A Reserve Account is funded from the proceeds of the Series 2014A Bond in an amount equal to the lesser of 10% of the outstanding principal amount of the Bonds or the total principal and interest payments for the calendar year. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture. Reserve fund requirements as of September 30, 2019 are as follows:

	Special Assessment and Revenue Bonds	
	Reserve Balance	Reserve Requirement
Special Assessment and Revenue Bonds, Series 2014A	\$ 1,073,457	\$1,000,000

**NOTE F – ECONOMIC DEPENDENCY AND RELATED PARTIES**

Part of the District’s special assessment revenue comes from the Developers. A change in developers may have a materially adverse effect on the District’s operations unless replaced with a developer of equal or greater credit worthiness. At September 30, 2019, the developers held the majority of the assessable property located within District boundaries.

In addition to the aforementioned economic dependency, the Board of Supervisors include employees of the Developers, or their affiliates. During the fiscal year ended September 30, 2019, payments to the developers totaled \$77,414.

**Midtown Miami Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE G – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. For the year ended September 30, 2019, the District held insurance policies with aggregate general liability coverage of \$1,000,000. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

**NOTE H – INTERFUND ACTIVITY**

Interfund balances at September 30, 2019, consisted of the following:

<u>Receivable Fund</u>	<b>Payable Funds</b>			<u>Total</u>
	<b>Governmental Funds</b>		<b>Enterprise Fund</b>	
	General Fund	Debt Service Fund 2014	Parking Garage	
Governmental Funds:				
General Fund	\$ -	\$ 4,656	\$ 141,785	\$ 146,441
Enterprise Fund				
Parking Garage Fund	8,032	9,196	-	17,228
	\$ 8,032	\$ 13,852	\$ 141,785	\$ 163,669

The Enterprise Fund interfund payables balance is related to the payment of Enterprise Fund expenses by other funds. The due from General Fund to the Enterprise Fund is related to payroll expenses paid by the Enterprise Fund. The due from Debt Service Fund to the General Fund is related to expenditures paid by the General Fund on behalf of the Debt Service Fund.

Interfund transfers for the year ended September 30, 2019, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>
	Proprietary Fund
	Parking Garage Fund
Governmental Fund:	
Debt Service Fund	\$ 405,000

Transfers from the Enterprise Fund to the Debt Service Fund is related to budgeted expenditures exceeding estimated revenues in the Debt Service Fund.



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Midtown Miami Community Development District  
Miami-Dade County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Midtown Miami Community Development District, as of and for the year ended September 30, 2019, and the related notes to the financial statements, and have issued our report thereon dated June 22, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Midtown Miami Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Midtown Miami Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Midtown Miami Community Development District's internal control over financial reporting.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Supervisors  
Midtown Miami Community Development District

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Midtown Miami Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 22, 2020





# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## MANAGEMENT LETTER

To the Board of Supervisors  
Midtown Miami Community Development District  
Miami Dade County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Midtown Miami Community Development District as of and for the year ended September 30, 2019, and have issued our report thereon dated June 22, 2019.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 22, 2019, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The following finding was made in the prior financial audit report.

#### Finding 2012-01

Finding: The District continues to report a net position deficit in the Enterprise Fund for which sufficient resources were not available to cover the deficit.

To the Board of Supervisors  
Midtown Miami Community Development District

Management Response: The net position deficit is attributable to the fact that depreciation occurs at a faster rate than the current principal reduction payments on the bonds. As well, the District has a strong cash position as revenues substantially exceed expenses less depreciation, which is a non-cash item.

Current Status: There is still a net position deficit at September 30, 2019.

### **Financial Condition**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Midtown Miami Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Midtown Miami Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2019 for the Midtown Miami Community Development District. It is management's responsibility to monitor the Midtown Miami Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

To the Board of Supervisors  
Midtown Miami Community Development District

**Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 22, 2020



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Midtown Miami Community Development District  
Miami-Dade County, Florida

We have examined Midtown Miami Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2019. Management is responsible for Midtown Miami Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Midtown Miami Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Midtown Miami Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Midtown Miami Community Development District's compliance with the specified requirements.

In our opinion, Midtown Miami Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2019.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

June 22, 2020