# MIROMAR LAKES <br> COMMUNITY DEVELOPMENT DISTRICT 



# FINANCIAL STATEMENTS - AUGUST 2023 <br> FISCAL YEAR 2023 

## PREPARED BY:

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2301 NORTHEASTA7 STREET
FORT LAUDERDALE,
FLORIDA 33308

# Miromar Lakes Community Development District 

Balance Sheet
for the Period Ending August 31, 2023


# Miromar Lakes Community Development District 

Balance Sheet
for the Period Ending August 31, 2023


# Statement of Revenues, Expenditures and Changes in Fund Balance 

| Description | October |  | November |  | December |  | January |  | February |  | March |  | April |  | May |  | June |  | July |  | August |  | Year to Date | Total Annual Budget |  | $\begin{gathered} \% \text { of } \\ \text { Budget } \end{gathered}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Revenue and Other Sources |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Carryforward | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | - |  | - | N/A |
| Interest |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interest-General Checking |  | 0 |  | 0 |  | 0 |  | 0 |  | - |  | - |  | - |  | - |  | - |  | - |  | - | 0 |  | 75 | 0\% |
| Special Assessment Revenue |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Special Assessments - On-Roll |  | 235 |  | 24,824 |  | 263,651 |  | 348,205 |  | 65,272 |  | 40,055 |  | 20,795 |  | 6,616 |  | 4,252 |  | 9,235 |  | - | 783,139 |  | 780,487 | 100\% |
| Special Assessments - Off-Roll |  | 45,077 |  | - |  | - |  | 45,077 |  | - |  | - |  | 45,077 |  | - |  | - |  | 45,077 |  | - | 180,306 |  | 180,306 | 100\% |
| Miscellaneous Revenue |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | 431 |  | - |  | 25 | 456 |  | - | N/A |
| Easement Encroachments |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | - |  | - | N/A |
| Intragovernmental Transfer In |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | - |  | - | N/A |
| Total Revenue and Other Sources: | \$ | 45,312 | \$ | 24,824 | \$ | 263,651 | \$ | 393,282 | \$ | 65,272 | \$ | 40,055 | \$ | 65,871 | \$ | 6,616 | \$ | 4,682 | \$ | 54,311 | \$ | 25 | 963,901 | \$ | 960,868 | 100\% |


| Expenditures and Other Uses |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Legislative |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Board of Supervisor's - Fees | 1,000 | - | 2,000 | - | 1,000 | 2,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 11,000 | 12,000 | 92\% |
| Board of Supervisor's - Taxes | 77 | - | 153 | - | 77 | 153 | 77 | 77 | 77 | 77 | 77 | 842 | 918 | 92\% |
| Executive |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Professional Management | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 3,500 | 38,500 | 42,000 | 92\% |
| Financial and Administrative |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Audit Services | - | - | - | 4,200 | - | - | - | - | - | - | - | 4,200 | 4,100 | 102\% |
| Accounting Services | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Assessment Roll Services | - | - | - | - | 18,000 | - | - | - | - | - | - | 18,000 | 18,000 | 100\% |
| Arbitrage | - | - | 500 | - | - | - | - | - | - | 500 | - | 1,000 | 1,500 | 67\% |
| Bond Re-amortization | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Other Contractual Services |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Legal Advertising | - | - | - | - | - | 260 | - | - | 201 | 2,712 | - | 3,174 | 1,200 | 264\% |
| Trustee Services | - | - | - | - | - | 9,998 | - | - | - | - | - | 9,998 | 9,300 | 108\% |
| Dissemination | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Bond Amortization Schedules | - | - | - | - | - | - | - | 100 | - | - | - | 100 | - | N/A |
| Property Appraiser/Tax Collector Fees | - | - | - | 1,233 | - | - | - | - | - | - | - | 1,233 | 1,300 | 95\% |
| Bank Services | 21 | 21 | 21 | 21 | 21 | - | - | 99 | - | - | - | 204 | 500 | 41\% |
| Travel and Per Diem | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Communications \& Freight Services |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Postage, Freight \& Messenger | 63 | 75 | - | - | 67 | - | - | 611 | 536 | - | 286 | 1,638 | 800 | 205\% |
| Insurance | - | 7,726 | - | - | - | - | - | - | - | - | - | 7,726 | 7,300 | 106\% |
| Printing \& Binding | - | - | - | 233 | - | 418 | - | 422 | - | 292 | - | 1,364 | 2,700 | 51\% |
| Website Maintenance | - | - | - | - | - | - | - | - | - | - | - | - | 1,200 | 0\% |
| Office Supplies | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Subscription \& Memberships | - | 175 | - | - | - | - | - | - | - | - | - | 175 | 175 | 100\% |


| Description | October | November | December | January | February | March | April | May | June | July | August | Year to Date | Total Annual Budget | \% of Budget |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Legal Services |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Legal - General Counsel | - | - | - | 1,741 | - | 700 | - | 2,450 | 613 | 1,260 | 2,569 | 9,333 | 18,000 | 52\% |
| Legal - Encroachments | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Other General Government Services |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Engineering Services - General Services | - | - | - | 3,910 | - | - | - | 1,270 | - | - | - | 5,180 | 5,000 | 104\% |
| Asset Maps/Cost Estimates | - | - | - | - | - | - | - |  |  | - | - | - | 2,500 | 0\% |
| Asset Administrative Services | - | 833 | 833 | 833 | - | 2,417 | - | 1,667 | 833 | 833 | - | 8,250 | 10,000 | 82\% |
| Reserve Analysis | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Encroachment Agreements |  | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Contingencies | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Sub-Total: | 4,660 | 12,331 | 7,008 | 15,671 | 22,665 | 19,445 | 4,577 | 11,193 | 6,760 | 10,174 | 7,431 | 121,915 | 138,493 | 88\% |
| Stormwater Management Services |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Professional Services |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Asset Management | - | 2,983 | 2,983 | 2,983 | - | 5,967 | - | 5,967 | 2,983 | 2,983 | 3,817 | 30,667 | 35,800 | 86\% |
| NPDES | - | 1,379 | - | - | - | 560 | - | - | - | - | - | 1,939 | 3,500 | 55\% |
| Mitigation Monitoring | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Stormwater Management Services |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Water MGT - Debris Removal |  |  |  |  |  |  |  | 1,500 |  |  |  | 1,500 |  |  |
| Utility Services |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Electric - Aeration Systems | 565 | 183 | - | 499 | 611 | 1,177 | - | 1,250 | 663 | - | 532 | 5,479 | 4,800 | 114\% |
| Repairs \& Maintenance |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Lake System |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Aquatic Weed Control | - | 4,895 | 4,895 | 5,590 | 686 | 1,381 | - | 19,293 | - | 695 | 5,581 | 43,014 | 74,000 | 58\% |
| Lake Bank Maintenance | - | - | - | - | - | 5,590 | 4,895 | - | - | 4,895 | - | 15,379 | 2,000 | 769\% |
| Water Quality Testing | - | - | - | - | - | - | - | 9,320 | 4,660 | - | - | 13,980 | 14,500 | 96\% |
| Water Control Structures | - | 500 | 1,500 | 4,000 | - | 20,000 | - | 9,500 | - | - | - | 35,500 | 25,000 | 142\% |
| Grass Carp Installation | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Litoral Shelf Barrier/Replanting | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Cane Toad Removal | - | 2,500 | 3,200 | 2,900 | - | 6,200 | 3,200 | 3,200 | 3,200 | 3,200 | - | 27,600 | 36,000 | 77\% |
| Midge Fly Control | - | 1,000 | 8,823 | 4,703 | - | 2,188 | - | - | - | - | - | 16,714 | 24,000 | 70\% |
| Aeration System | - | - | 773 | - | - | 773 | - | 773 | - | - | 773 | 3,090 | 8,000 | 39\% |
| Fish Re-Stocking | - | - | - | - | - | - | - | - | 50,184 | 695 | 695 | 51,574 | 100,000 | 52\% |
| Wetland System |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Routine Maintenance | - | - | 7,956 | 3,228 | - | 6,456 | - | 7,956 | - | 3,228 | 3,228 | 32,052 | 46,200 | 69\% |
| Water Quality Testing | - | - | - | - | - | - | - | 3,495 | - | - | 2,800 | 6,295 | - | N/A |
| Capital Outlay |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Aeration Systems | - | - | - | - | - | - | - |  | - | - | - | - | 12,000 | 0\% |
| Littortal Shelf Replanting/Barrier | - | - | - | - | - | 400 | - | 4,325 | - | - | - | 4,725 | 6,000 | 79\% |
| Lake Bank Restoration | - | 600 | 14,899 | 600 | - | 29,729 | - | 600 | - | 950 | - | 47,378 | 59,000 | 80\% |
| Prepared by: |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Unaudited |  |  |  |  | JPWARD | nd Associ | s, LLC |  |  |  |  |  |  |  |



# Miromar Lakes Community Development District 

Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through August 31, 2023

| Description | October |  | November |  | December |  | January |  | February |  | March |  | April |  | May |  | June |  | July |  | August |  | Year to Date |  | Total Annual Budget |  | $\begin{gathered} \% \text { of } \\ \text { Budget } \end{gathered}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Revenue and Other Sources |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Carryforward | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ |  | \$ | - |  | - | \$ | - | N/A |
| Interest Income |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | - |  |  |  |  |  |  |  |
| Reserve Account |  | 744 |  | 988 |  | 1,219 |  | 1,391 |  | 1,481 |  | 1,422 |  | 1,611 |  | 1,636 |  | 1,786 |  | 1,742 |  | 1,821 |  | 15,843 |  | 12,000 | 132\% |
| Interest Account |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Sinking Fund Account |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Prepayment Account |  | 15 |  | 26 |  | 0 |  | - |  | - |  | - |  | 15 |  | 31 |  | 14 |  | 2 |  | - |  | 103 |  | - | N/A |
| Revenue Account |  | 798 |  | 1,065 |  | 728 |  | 831 |  | 885 |  | 849 |  | 971 |  | 2,354 |  | 1,796 |  | 1,890 |  | 2,001 |  | 14,168 |  | 20 | 70839\% |
| Special Assessment Revenue |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Special Assessments - On-Roll |  | 164 |  | 17,352 |  | 184,290 |  | 243,393 |  | 45,625 |  | $(54,552)$ |  | 12,223 |  | 3,889 |  | 2,499 |  | 5,428 |  | - |  | 460,309 |  | 545,565 | 84\% |
| Special Assessments - Off-Roll |  | - |  | - |  | - |  | - |  | - |  | - |  | 437,218 |  | - |  | - |  | - |  | - |  | 437,218 |  | 349,809 | 125\% |
| Special Assessments - Prepayments |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Net Inc (Dec) Fair Value Investments |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Operating Transfers In (From Other Funds) |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Bond Proceeds |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Total Revenue and Other Sources: | \$ | 1,722 | \$ | 19,430 | \$ | 186,237 | \$ | 245,615 | \$ | 47,990 | \$ | $(52,281)$ | \$ | 452,037 | \$ | 7,909 | \$ | 6,095 | \$ | 9,062 | \$ | 3,823 | \$ | 927,640 | \$ | 907,394 | N/A |

Expenditures and Other Uses
Debt Service

| Principal Debt Service - Mandatory |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Series 2015 Bonds |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | 485,000 |  | - |  | - |  | - | 485,000 | \$ | 485,000 | 100\% |
| Principal Debt Service - Early Redemptions |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Series 2015 Bonds |  | - |  | 15,000 |  | - |  | - |  | - |  | - |  | - |  | 5,000 |  | - |  | - |  | - | 20,000 |  | - | N/A |
| Interest Expense |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Series 2015 Bonds |  | - |  | 216,125 |  | - |  | - |  | - |  | - |  | - |  | 215,750 |  | - |  | - |  | - | 431,875 |  | 432,250 | 100\% |
| Original Issue Discount |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | - |  | - | N/A |
| Operating Transfers Out (To Other Funds) |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | - |  | - | N/A |
| Total Expenditures and Other Uses: | \$ | - | \$ | 231,125 | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | 705,750 | \$ | - | \$ | - | \$ | - | 936,875 | \$ | 917,250 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 1,722 |  | $(211,695)$ |  | 186,237 |  | 245,615 |  | 47,990 |  | $(52,281)$ |  | 452,037 |  | $(697,841)$ |  | 6,095 |  | 9,062 |  | 3,823 |  | $(9,235)$ |  | $(9,856)$ |  |
| Fund Balance - Beginning | 970,579 |  | 972,302 |  | 760,607 |  | 946,844 |  | 1,192,459 |  | 1,240,449 |  | 1,188,168 |  | 1,640,205 |  | 942,365 |  | 948,460 |  | 957,522 |  | 970,579 |  | - |  |
| Fund Balance - Ending | \$ | 972,302 | \$ | 760,607 | \$ | 946,844 | \$ | 1,192,459 | \$ | 1,240,449 | \$ | 1,188,168 | \$ | 1,640,205 | \$ | 942,365 | \$ | 948,460 | \$ | 957,522 | \$ | 961,345 | 961,345 | \$ | (9,856) |  |

# Miromar Lakes Community Development District 

Debt Service Fund - Series 2022 Bonds

## Statement of Revenues, Expenditures and Changes in Fund Balance

Through August 31, 2023

| Description | October |  | November |  | December |  | January |  | February |  | March |  | April |  | May |  | June |  | July |  | August |  | Year to Date |  | Total Annual Budget |  | \% of Budget |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Revenue and Other Sources |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Carryforward | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - | \$ | - |  | - | \$ | - | N/A |
| Interest Income |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | - |  |  |  |  |  |  |  |
| Reserve Account |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Interest Account |  | 0 |  | 0 |  | - |  | - |  | - |  | 0 |  | 0 |  | 28 |  | 0 |  | 0 |  | 0 |  | 29 |  | - | N/A |
| Sinking Fund Account |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | 0 |  | - |  | - |  | - |  | 0 |  | - | N/A |
| Prepayment Account |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Revenue Account |  | 0 |  | 0 |  | 0 |  | 0 |  | 6 |  | 76 |  | 107 |  | 1,569 |  | 328 |  | 461 |  | 515 |  | 3,063 |  | - | N/A |
| Escrow Fund Account |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Special Assessment Revenue |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Special Assessments - On-Roll |  | 241 |  | 25,446 |  | 270,258 |  | 356,932 |  | 66,908 |  | 40,684 |  | 21,306 |  | 6,778 |  | 4,356 |  | 9,461 |  | - |  | 802,369 |  | 799,855 | 100\% |
| Special Assessments - Off-Roll |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Special Assessments - Prepayments |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Net Inc (Dec) Fair Value Investments |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Operating Transfers In (From Other Funds) |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - |  | - | N/A |
| Total Revenue and Other Sources: | \$ | 242 | \$ | 25,447 | \$ | 270,258 | \$ | 356,932 | \$ | 66,913 | \$ | 40,760 | \$ | 21,413 | \$ | 8,375 | \$ | 4,684 | \$ | 9,922 | \$ | 515 | \$ | 805,462 | \$ | 799,855 | N/A |

## Expenditures and Other Uses

Debt Service


Principal Debt Service - Early Redemptions

|  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |

Interest Expense

| Series 2022 Bonds | - | 112,836 | - | - | - | - | - | 90,672 | - | - | - | 203,508 | 203,508 | N/A |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Original Issue Discount | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | - | - | - | - | - | - | - | - | N/A |

Net Increase/ (Decrease) in Fund Balance
Fund Balance - Beginning
Fund Balance - Ending


