

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



AGENDA

JANUARY 12, 2023

PREPARED BY:

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MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

January 5, 2023

Board of Supervisors

Miromar Lakes Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Miromar Lakes Community Development District will be held on **Thursday, January 12, 2023, at 2:00 P.M.** in the Library at the **Beach Clubhouse, 18061 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.**

The following WebEx link and telephone number are provided to join/watch the meeting remotely.

<https://districts.webex.com/districts/j.php?MTID=mc382df8ea09250a209c6582777cfe214>

Access Code: **2349 845 4856**, Event Password: **Jpward**

Phone: **408-418-9388** and enter the access code **2349 845 4856** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. December 8, 2022 – Regular Meeting.
3. Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2022.
4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer
 - a) Continued Rip Rap Discussion.
 - b) Lugano Detention Basin Plan
 - III. District Asset Manager.
 - a. Operations Report January 1, 2023.
 - IV. District Manager
 - a. Financial Statements for period ending December 31, 2022 (unaudited).
5. Supervisor's Requests and Audience Comments.

6. Adjournment.

The first order of business is the call to order & roll call.

The second order of business is the consideration of the Minutes from the Miromar Lakes Community Development District Board of supervisors Regular Meeting, held on December 8, 2022.

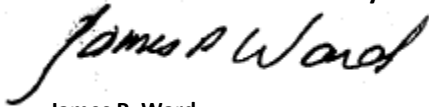
The third order of business is the acceptance of the Audited Financial Statements for Fiscal Year 2022, covering the period October 1, 2021, through September 30, 2022. A representative of the Audit Firm Grau & Associates will join the meeting to fully review the audit with the Board.

The fourth order of business are staff reports by the District Attorney, District Engineer, and District Asset Manager, including the Operations Report, dated January 1, 2023. The District Manager will review financial Statements for the period ending December 31, 2022 (unaudited).

The balance of the agenda is standard in nature, and I look forward to seeing you at the meeting. If you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely yours,

Miromar Lakes Community Development District



James P. Ward
District Manager

The Fiscal Year 2023 schedule is as follows:

| | |
|-----------------------------|--------------------|
| December 8, 2022 | January 12, 2023 |
| February 9, 2023 | March 9, 2023 |
| April 13, 2023 | May 11, 2023 |
| June 8, 2023 | July 13, 2023 |
| August 10, 2023 | September 14, 2023 |

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**MINUTES OF MEETING
MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Miromar Lakes Community Development District
11 was held on Thursday, December 8, 2022, at 2:00 P.M. in the Library at the Beach Clubhouse, 18061
12 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.
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Present and constituting a quorum:

| | |
|----------------|---------------------|
| Alan Refkin | Chair |
| Michael Weber | Vice Chair |
| Patrick Reidy | Assistant Secretary |
| Doug Ballinger | Assistant Secretary |
| Mary LeFevre | Assistant Secretary |

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Also present were:

| | |
|---------------|-------------------|
| James P. Ward | District Manager |
| Greg Urbancic | District Attorney |
| Bruce Bernard | Asset Manager |
| Charlie Krebs | District Engineer |

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Audience:

| | |
|-----------------|--------------------|
| Heather Chapman | Master HOA Manager |
| Erin Dougherty | General Manager |

41 All resident's names were not included with the minutes. If a resident did not identify
42 themselves or the audio file did not pick up the name, the name was not recorded in these
43 minutes.
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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

District Manager James P. Ward called the meeting to order at approximately 2:00 p.m. He conducted roll call; all Members of the Board were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Administration of Oath of Office

Administration of Oath of Office for Mr. Mike Weber, Mr. Doug Ballinger, and Mr. Alan Refkin who were elected at the November 8, 2022 General Election

Mr. Ward, as a registered notary public, administered the Oath to Mr. Mike Weber, Mr. Doug Ballinger, and Mr. Alan Refkin. He asked Mr. Mike Weber, Mr. Doug Ballinger, and Mr. Alan Refkin to sign and return the Oath for purposes of inclusion in the record.

Mr. Weber, Mr. Ballinger, and Mr. Refkin indicated they did not have copies of the Oath.

Mr. Ward indicated he would get the reelected Board Members the correct Oaths. He noted these would need to be filled out, notarized, and mailed in with \$10 dollars.

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THIRD ORDER OF BUSINESS **Consideration of Minutes**

November 10, 2022 – Regular Meeting Minutes

Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes.

Two corrections were requested and made.

Mr. Ward asked if there were any other changes to the Minutes; hearing none, he called for a motion to approve the Minutes as corrected.

On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, the November 10, 2022, Regular Meeting Minutes were approved as corrected.

FOURTH ORDER OF BUSINESS **Staff Reports**

I. District Attorney

Mr. Greg Urbancic reminded the newly elected Board Members about the Sunshine Law and Code of Ethics.

II. District Engineer

Mr. Charlie Krebs indicated he was still working on the rip rap exhibit. He stated Jim called last week regarding the dry retention area and the residents who had some concerns regarding the area's appearance and how the appearance could be improved. He displayed and discussed photos of the dry detention area in question, other dry detention areas, and an illustration of what a dry detention area could look like with plantings. He indicated he, Mr. Ward, and Mr. Bernard met with the residents to discuss ideas and expectations. He noted the plan was to meet with the landscape architect and develop a reasonable planting palate to improve the aesthetics. He indicated the plan would be presented to the residents for feedback and would come before the Board for consideration.

Ms. LeFevre asked if this would be the responsibility of the Master Association as the Master Association was responsible for landscaping.

Mr. Ward explained as this was a detention area, it belonged to the CDD and was the responsibility of the CDD. He noted it was in the middle of a cul-de-sac and therefore highly visible to the surrounding residents.

Mr. Bernard discussed the history of this dry retention area, how the dry retention area was maintained, and how the retention area looked nice during the wet season, but terrible during the dry season.

Discussion ensued regarding the dry retention area.

96

97 Mr. Ward agreed this retention area was an eyesore and should be addressed. He noted he was not
98 saying the CDD should pay for the work on the dry retention area, but it should allow Mr. Krebs to
99 move forward with developing a potential plan to improve the dry retention area for consideration.

100

101 Discussion ensued regarding whether the residents or the CDD should pay for the improvements. It
102 was agreed to make this determination after Mr. Krebs presented the suggested improvements.

103

104 Mr. Ward thanked Mr. Krebs.

105

106 III. Asset Manager

107

108 a) Water Quality Report

109 b) Operations Report December 1, 2022

110

111 Mr. Bernard stated regarding the fishery, this year's project was to install wetland plants and this
112 project was well within budget. He noted installation would begin at the end of March or
113 beginning of April. He stated the midge fly treatments continued. He asked the Board Members if
114 they noticed an improvement in the midge flies.

115

116 Mr. Weber responded he had heard no complaints; however, when he walked along Promenade
117 daily, he was attacked by midge flies, so he did not feel the situation was improved.

118

119 Discussion ensued regarding the midge fly problem, and where the midge flies were concentrated.

120

121 Mr. Bernard reported 1,220 cane toads were removed last month. He stated MRI would be
122 videotaping the drainage lines to check the conditions and would present the video in a month.
123 He stated Dragonfly Services were working in Bellini and Isola Bella replacing rip rap damaged
124 from the hurricane. He noted it would be approximately \$25,000 dollars' worth of rip rap
125 (indecipherable). He stated this would bring the CDD over the rip rap budget for the year, but he
126 felt there was enough in the capital side of the budget to cover any contingencies. He reported on
127 the cleaning of the drains by the entrance and that those four structures would be cleaned
128 out.

129

130 Ms. Lefevre asked (indecipherable).

131

132 Mr. Bernard responded waterway inspection report showed normal readings for the pH in some
133 locations and the (indecipherable) was based on algae blooms but most of those locations were
134 on the big lake. He noted when there was an algae bloom on the big lake it was difficult to
135 contain. He indicated the water was still fine, it was just a higher than normal pH.

136

137 IV. District Manager

138

139 a) Financial Statements for period ending November 30, 2022 (unaudited)

140 No report.

141

142 FIFTH ORDER OF BUSINESS

Supervisor's Requests and Audience Comments

143

144 Mr. Ward asked if there were any Supervisor's Requests.

145

146 Mr. Weber indicated everyone received the notice about the Master Association Board Meeting coming
147 up with the topic being the assessment. He asked as the CDD was attempting to determine an
148 appropriate reserve amount which was a challenge, if the Master Association had the total cost of
149 cleanup from Hurricane Ian, and if the Master Association broke this cost down by location, would it be
150 possible to use these numbers to come up with a reserve amount to be built up over the next several
151 years.

152

153 Mr. Refkin indicated the cleanup costs would be helpful for the CDD to know. He stated the CDD was
154 trying to pull the budget together and determine how much money should be held in the reserve
155 account in case of emergency and knowing the actual costs of landscaping repair from Hurricane Ian
156 would be a big help.

157

158 Ms. Heather Chapman stated (indecipherable).

159

160 Mr. Weber asked if the \$1,544,400 dollars was only for cleanup, and not for repair or replacement of
161 landscaping.

162

163 Mr. Dougherty responded it was the Master HOA's best estimate for all costs, cleanup, repair, and
164 replacement, but was a rough estimate.

165

166 Discussion ensued regarding the \$1.5 million dollars estimate and whether the Master Association
167 (Master HOA) had a reserve fund to cover these costs; the Master HOA being responsible for
168 maintenance, replacement, and repair of all landscaping per the Agreement between the CDD and the
169 Master HOA.

170

171 Mr. Refkin asked if the Master HOA would be replacing the damaged landscaping on CDD property.

172

173 Ms. Chapman responded in the affirmative.

174

175 Mr. Weber noted if the Master HOA kept track of the funds spent to cleanup, repair and replace the
176 landscaping which was damaged as a result of Hurricane Ian, the CDD would be grateful as these
177 numbers would be helpful to the CDD in determining how much the CDD should keep in a reserve fund
178 for emergencies.

179

180 Mr. Dougherty stated the Master HOA would do its best to keep track of these numbers for the CDD, but
181 only a portion of the assessment would be related to the CDD and none of it would come from the
182 reserves; however, the Master HOA previously indicated it would not reserve funds for landscaping.

183

184 Mr. Ward stated the Master HOA did not say it would not reserve funds for landscaping and did not say
185 it did not have a reserve fund; the Master HOA clearly indicated it had a reserve fund but would not
186 separate reserves specifically for landscaping.

187

188 Mr. Dougherty stated the Master HOA did not have a reserve study.

189

190 Mr. Ward explained Tim, as President of the Master HOA, said the Master HOA had a reserve fund
191 sufficient enough that if there were damage done to the District's landscaping while the Master HOA

192 was maintaining the landscaping, it would have sufficient funds in the reserves which could be used for
193 hurricane damage. He stated it sounded as if Mr. Dougherty was saying the Master HOA was not using
194 the reserve fund to cover the costs of hurricane damage repair, the Master HOA was assessing the costs
195 to the residents instead. He explained Mr. Weber was simply asking how much was being spent on
196 hurricane damage repair.

197
198 Mr. Dougherty indicated he would do his best to get this number for the CDD.
199

200 Ms. LeFevre asked if the Master HOA's reserve fund was being used to cover hurricane expenses.
201

202 Discussion ensued regarding the Master HOA's reserve fund, restricted reserve funds, dedicated reserve
203 funds and when each could be utilized.
204

205 Mr. Weber indicated Ms. LeFevre's question should be asked at the Master HOA's Board Meeting on
206 December 16, 2022.
207

208 Ms. LeFevre asked if the berm along the I-75 corridor would be repaired.
209

210 Ms. Chapman responded in the affirmative, the damaged trees would be removed and then
211 replenished.
212

213 Mr. Dougherty indicated the Master HOA was trying to get bids from contractors at this point to avoid
214 the emergency cleanup rate. He noted it was important to be patient to avoid being overcharged.
215

216 Mr. Bernard indicated at the end of the month he would be stepping back and that Richard Freeman
217 would be the new day-to-day person. He stated he (Mr. Bernard) would still be around but supervising
218 from afar.
219

220 Mr. Ward asked if there were any audience members present in person, or via audio or video, with
221 comments or questions; there were none.
222

223 **SIXTH ORDER OF BUSINESS** **Adjournment**

224
225 Mr. Ward adjourned the meeting at approximately 2:40 p.m.
226

227 **On MOTION made by Mr. Alan Refkin, seconded by Mr. Patrick Reidy,**
228 **and with all in favor, the meeting was adjourned.**

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231 Miromar Lakes Community Development District

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236 James P. Ward, Secretary

Alan Refkin, Chairman

**MIROMAR LAKES
COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Miromar Lakes Community Development District
Lee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund, of Miromar Lakes Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the 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 to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 3, 2023, 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, contracts, grant agreements and other matters. The purpose of that report is solely 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 the effectiveness of the District's 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 the District's internal control over financial reporting and compliance.



January 3, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Miromar Lakes Community Development District, Lee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets plus deferred outflows of resources of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$19,865,865.
- The change in the District's total net position in comparison with the prior fiscal year was \$672,952, an increase. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense. Depreciation expense represents amortization of capital assets purchased by the District in prior fiscal year. It does not represent cash outflows of current year's program revenues. Since depreciation expense is not a cash outflow, it is not budgeted by the District. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$1,785,189, a decrease of (\$363,001) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows and liabilities and deferred inflows with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, the debt service fund, and the capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets plus deferred outflows of resources exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

| | NET POSITION | |
|-------------------------------------|---------------|---------------|
| | SEPTEMBER 30, | |
| | 2022 | 2021 |
| Current and other assets | \$ 1,806,000 | \$ 2,165,703 |
| Capital assets, net of depreciation | 33,831,097 | 34,277,088 |
| Total assets | 35,637,097 | 36,442,791 |
| Deferred amount on refunding | 128,713 | 143,015 |
| Current liabilities | 294,945 | 382,893 |
| Long-term liabilities | 15,605,000 | 17,010,000 |
| Total liabilities | 15,899,945 | 17,392,893 |
| Net Position | | |
| Net investment in capital assets | 18,354,810 | 17,410,103 |
| Restricted | 877,943 | 1,462,115 |
| Unrestricted | 633,112 | 320,695 |
| Total net position | \$ 19,865,865 | \$ 19,192,913 |

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

| CHANGES IN NET POSITION | | |
|---|----------------------|----------------------|
| FOR THE FISCAL YEAR ENDED SEPTEMBER 30, | | |
| | 2022 | 2021 |
| Revenues: | | |
| Program revenues | | |
| Charges for services | \$ 2,698,925 | \$ 2,850,581 |
| Operating grants and contributions | 10,290 | 1,888 |
| Capital grants and contributions | - | 1,554 |
| General revenues | 1,249 | 54 |
| Total revenues | <u>2,710,464</u> | <u>2,854,077</u> |
| Expenses: | | |
| General government | 153,556 | 183,808 |
| Maintenance and operations* | 846,119 | 913,980 |
| Bond issuance cost | 244,015 | - |
| Interest | 793,822 | 918,607 |
| Total expenses | <u>2,037,512</u> | <u>2,016,395</u> |
| Change in net position | <u>672,952</u> | <u>837,682</u> |
| Net position - beginning | <u>19,192,913</u> | <u>18,355,231</u> |
| Net position - ending | <u>\$ 19,865,865</u> | <u>\$ 19,192,913</u> |

*Includes depreciation expense of \$445,991 for current and prior fiscal year

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022, was \$2,037,512. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, decreased during the fiscal year because of a decrease in prepayment revenue in comparison with the prior fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase revenues by \$600 and increase appropriations by \$600. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$44,115,413 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$10,284,316 has been taken, which resulted in a net book value of \$33,831,097. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had \$15,605,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

For the subsequent fiscal year the District anticipates an increase in maintenance expenditures associated with the infrastructure.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Miramar Lakes Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37th Street, Fort Lauderdale, FL 33308, (954) 658-4900.

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

| | Governmental Activities |
|---|----------------------------|
| ASSETS | |
| Cash and cash equivalents | \$ 695,738 |
| Restricted assets: | |
| Investments | 1,110,262 |
| Capital assets: | |
| Nondepreciable | 30,196,507 |
| Depreciable, net | 3,634,590 |
| Total assets | 35,637,097 |
| DEFERRED OUTFLOWS OF RESOURCES | |
| Deferred amount on refunding | 128,713 |
| Total deferred outflows of resources | 128,713 |
| LIABILITIES | |
| Accounts payable | 20,811 |
| Accrued interest payable | 274,134 |
| Non-current liabilities: | |
| Due within one year | 1,105,000 |
| Due in more than one year | 14,500,000 |
| Total liabilities | 15,899,945 |
| NET POSITION | |
| Net investment in capital assets | 18,354,810 |
| Restricted for debt service | 877,943 |
| Unrestricted | 633,112 |
| Total net position | \$ 19,865,865 |

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

| <u>Functions/Programs</u> | <u>Expenses</u> | <u>Program Revenues</u> | | <u>Net (Expense) Revenue and Changes in Net Position</u> |
|-------------------------------|------------------|-------------------------|--------------------------|--|
| | | Charges for | Operating Grants and | Governmental |
| | | Services | Contributions | Activities |
| Primary government: | | | | |
| Governmental activities: | | | | |
| General government | \$ 153,556 | \$ 864,852 | \$ - | \$ 711,296 |
| Maintenance and operations* | 846,119 | - | - | (846,119) |
| Bond issuance costs | 244,015 | - | - | (244,015) |
| Interest on long-term debt | 793,822 | 1,834,073 | 10,290 | 1,050,541 |
| Total governmental activities | <u>2,037,512</u> | <u>2,698,925</u> | <u>10,290</u> | <u>671,703</u> |
| General revenues: | | | | |
| | | | | 1,189 |
| | | | | 60 |
| | | | Total general revenues | <u>1,249</u> |
| | | | Change in net position | 672,952 |
| | | | Net position - beginning | <u>19,192,913</u> |
| | | | Net position - ending | <u><u>\$ 19,865,865</u></u> |

*Includes depreciation expense of \$445,991 for the current fiscal year.

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

| | Major Funds | | Total Governmental Funds |
|--------------------------------------|-------------|--------------|--------------------------------|
| | General | Debt Service | |
| ASSETS | | | |
| Cash and cash equivalents | \$ 695,738 | \$ - | \$ 695,738 |
| Investments | - | 1,110,262 | 1,110,262 |
| Due from other funds | - | 41,815 | 41,815 |
| Total assets | \$ 695,738 | \$ 1,152,077 | \$ 1,847,815 |
| LIABILITIES AND FUND BALANCES | | | |
| Liabilities: | | | |
| Accounts payable | \$ 20,811 | \$ - | \$ 20,811 |
| Due to other funds | 41,815 | - | 41,815 |
| Total liabilities | 62,626 | - | 62,626 |
| Fund balances: | | | |
| Restricted for: | | | |
| Debt service | - | 1,152,077 | 1,152,077 |
| Unassigned | 633,112 | - | 633,112 |
| Total fund balances | 633,112 | 1,152,077 | 1,785,189 |
| Total liabilities and fund balances | \$ 695,738 | \$ 1,152,077 | \$ 1,847,815 |

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 1,785,189

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

| | | |
|--------------------------|---------------------|------------|
| Cost of capital assets | 44,115,413 | |
| Accumulated depreciation | <u>(10,284,316)</u> | 33,831,097 |

Deferred amount on refunding of debt are not reported as assets in the governmental funds. The statements of net position includes these costs, net of amortization.

128,713

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

| | | |
|--------------------------|---------------------|---------------------|
| Accrued interest payable | (274,134) | |
| Bonds payable | <u>(15,605,000)</u> | <u>(15,879,134)</u> |

| | | |
|---|--|----------------------|
| Net position of governmental activities | | <u>\$ 19,865,865</u> |
|---|--|----------------------|

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

| | Major Funds | | | Total Governmental Funds |
|--|-------------------|---------------------|---------------------|--------------------------------|
| | General | Debt Service | Capital Projects | |
| REVENUES | | | | |
| Special assessments | \$ 864,852 | \$ 1,834,073 | \$ - | \$ 2,698,925 |
| Miscellaneous revenue | 1,189 | - | - | 1,189 |
| Interest earnings | 60 | 10,290 | - | 10,350 |
| Total revenues | <u>866,101</u> | <u>1,844,363</u> | <u>-</u> | <u>2,710,464</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 153,556 | - | - | 153,556 |
| Maintenance and operations | 400,128 | - | - | 400,128 |
| Debt service: | | | | |
| Principal | - | 8,365,000 | - | 8,365,000 |
| Interest | - | 870,766 | - | 870,766 |
| Bond issuance costs | - | - | 244,015 | 244,015 |
| Total expenditures | <u>553,684</u> | <u>9,235,766</u> | <u>244,015</u> | <u>10,033,465</u> |
| Excess (deficiency) of revenues over (under) expenditures | 312,417 | (7,391,403) | (244,015) | (7,323,001) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers in | - | 2,134 | - | 2,134 |
| Transfers out | - | - | (2,134) | (2,134) |
| Bond proceeds | - | 6,713,851 | 246,149 | 6,960,000 |
| Total other financing sources (uses) | <u>-</u> | <u>6,715,985</u> | <u>244,015</u> | <u>6,960,000</u> |
| Net change in fund balances | 312,417 | (675,418) | - | (363,001) |
| Fund balances - beginning | <u>320,695</u> | <u>1,827,495</u> | <u>-</u> | <u>2,148,190</u> |
| Fund balances - ending | <u>\$ 633,112</u> | <u>\$ 1,152,077</u> | <u>\$ -</u> | <u>\$ 1,785,189</u> |

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

| | |
|--|--------------|
| Net change in fund balances - total governmental funds | \$ (363,001) |
|--|--------------|

Amounts reported for governmental activities in the statement of activities are different because:

| | |
|---|-----------|
| Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. | 8,365,000 |
|---|-----------|

| | |
|---|-----------|
| Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. | (445,991) |
|---|-----------|

| | |
|---|-------------|
| Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. | (6,960,000) |
|---|-------------|

Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

| | |
|--|----------|
| Amortization of deferred amount on refunding | (14,302) |
|--|----------|

| | |
|--|--------|
| The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements. | 91,246 |
|--|--------|

| | |
|---|------------|
| Change in net position of governmental activities | \$ 672,952 |
|---|------------|

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Miromar Lakes Community Development District (the "District") was created on September 21, 2000 by Ordinance 2000-17 of Lee County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by qualified electors within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

The District's Assessments are included on the property tax bill that all landowner's receive. The Florida Statutes provide that special assessments may be collected by using the Uniform Method. Under the Uniform Method, the District's Assessments will be collected together with County and other taxes. These Assessments will appear on a single tax bill issued to each landowner subject to such. The statutes relating to enforcement of County taxes provide that County taxes become due and payable on November 1 of the year when assessed or soon thereafter as the certified tax roll is received by the Tax Collector and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes (together with any assessments, being collected by the Uniform Method) are to be billed, and landowners in the District are required to pay all such taxes and assessments, without preference in payment of any particular increment of the tax bill, such as the increment owing for the District's Assessments. Upon any receipt of moneys by the Tax Collector from the Assessments, such moneys will be delivered to the District.

All city, county, school and special district ad valorem taxes, non-ad valorem special assessments and voter-approved ad valorem taxes levied to pay principal of and interest on bonds, including the District Assessments, that are collected by the Uniform Method are payable at one time. If a taxpayer does not make complete payment of the total amount, he or she cannot designate specific line items on his or her tax bill as deemed paid in full and such partial payment is not to be accepted and is to be returned to the taxpayer, provided, however that a taxpayer may contest a tax assessment pursuant to certain conditions in Florida Statutes and other applicable law.

Under the Uniform Method, if the Assessments are paid during November when due or at any time within thirty (30) days after the mailing of the original tax notice or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. March payments are without discount. Pursuant to Section 197.222, Florida Statutes, taxpayers may elect to pay estimated taxes, which may include non-ad valorem special assessments such as the District's Assessments in quarterly installments with a variable discount equal to 6% on June 30 decreasing to 3% on December 31, with no discount on March 31. All unpaid taxes and assessments become delinquent on April 1 of the year following assessment, and the Tax Collector is required to collect taxes prior to April 1 and after that date to institute statutory procedures upon delinquency to collect assessed taxes. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process.

Certain taxpayers that are entitled to claim homestead tax exemption under Section 196.031(1), Florida Statutes may defer payment of a portion of the taxes and non-ad valorem assessments and interest accumulated on a tax certificate, which may include non-ad valorem special assessments. Deferred taxes and assessments bear interest at a variable rate not to exceed 7%. The amount that may be deferred varies based on whether the applicant is younger than age 65 or is 65 years old or older; provided that applicants with a household income for the previous calendar year of less than \$10,000 or applicants with less than the designated amount for the additional homestead exemption under Section 196.075, Florida Statutes that are 65 years old or older may defer taxes and assessments in their entirety.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

Assessments (Continued)

Collection of Delinquent Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Assessments due.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. The fund was closed out during the current fiscal year.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

| <u>Assets</u> | <u>Years</u> |
|-----------------------------------|--------------|
| Infrastructure | 10 - 30 |
| Improvements Other Than Buildings | 10 |

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Refunding of Debt

For current refundings and advance refundings resulting in the defeasance of debt, the difference between the reacquisition price and the net carrying amount of the old debt is reported as a deferred outflow of resources and recognized ratably as a component of interest expense over the remaining life of the old debt or the life of the new debt, whichever is shorter. In connection with the refunding, \$14,302 was recognized as a component of interest expense in the current fiscal year.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriations for annually budgeted funds lapse at the end of the year.

NOTE 4 - DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2022:

| | <u>Amortized Cost</u> | <u>Credit Risk</u> | <u>Maturities</u> |
|---|-----------------------|--------------------|---|
| First American Government Obligation Fund Y | \$ 955,095 | AAAm | Weighted average of the fund portfolio: 18 days |
| US Bank Money Market | <u>155,167</u> | N/A | N/A |
| | <u>\$ 1,110,262</u> | | |

Custodial credit risk – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk.

The District's investments are held by the trustee or agent but not in the District's name.

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – the bond indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative investment guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

The Bond Indenture limits the type of investments held using unspent proceeds. The District's investments listed above meet these requirements under the indenture.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 - INTERFUND RECEIVABLES AND PAYABLES

Interfund receivables and payables at September 30, 2022 were as follows:

| <u>Fund</u> | <u>Receivable</u> | <u>Payable</u> |
|--------------|-------------------|------------------|
| General | \$ - | \$ 41,815 |
| Debt service | 41,815 | - |
| Total | <u>\$ 41,815</u> | <u>\$ 41,815</u> |

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the debt service fund relate to assessments collected in the general fund that have not yet been transferred to the debt service fund.

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance |
|--|----------------------|--------------|------------|-------------------|
| <u>Governmental activities</u> | | | | |
| Capital assets, not being depreciated | | | | |
| Land | \$ 30,196,507 | \$ - | \$ - | \$ 30,196,507 |
| Total capital assets, not being depreciated | 30,196,507 | - | - | 30,196,507 |
| Capital assets, being depreciated | | | | |
| Infrastructure | 11,841,145 | - | - | 11,841,145 |
| Improvements other than buildings | 2,077,761 | - | - | 2,077,761 |
| Total capital assets, being depreciated | 13,918,906 | - | - | 13,918,906 |
| Less accumulated depreciation for: | | | | |
| Infrastructure | 7,760,564 | 445,991 | | 8,206,555 |
| Improvements other than buildings | 2,077,761 | - | - | 2,077,761 |
| Total accumulated depreciation | 9,838,325 | 445,991 | - | 10,284,316 |
| Total capital assets, being depreciated, net | 4,080,581 | (445,991) | - | 3,634,590 |
| Governmental activities capital assets, net | \$ 34,277,088 | \$ (445,991) | \$ - | \$ 33,831,097 |

Depreciation was charged to the maintenance and operations function.

NOTE 7 - LONG TERM LIABILITIES

Series 2012

On August 28, 2012, the District issued \$12,345,000 of Capital Improvement Revenue Refunding Bonds, Series 2012 consisting of two different terms, \$4,630,000 and \$7,715,000 which bear interest at 4.875% and 5.375%, and mature in May 2022 and May 2032, respectively. The Bonds were issued to refund District's outstanding Capital Improvement Revenue Bonds, Series 2000A (the "Refunded Bonds"), pay certain costs associated with the issuance of the Bonds, and make a deposit into the Series 2012 Reserve Account. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2013 through May 1, 2032. The Series 2012 Bonds were refunded with the issuance of Capital Improvement Revenue Refunding Revenue Bonds, Series 2022.

Series 2015

On February 10, 2015, the District issued \$19,165,000 of Capital Improvement Revenue Refunding Bonds, Series 2015 consisting of three different terms, \$3,265,000, \$6,995,000, and \$8,905,000 which bear interest at 3.5%, 5%, and 5% and mature in May 2020, May 2028, and May 2035, respectively. The Bonds were issued to refund the District's outstanding Capital Improvement Revenue Bonds, Series 2003A (the "Refunded Bonds"), pay certain costs associated with the issuance of the Bonds, and make a deposit into the Series 2015 Reserve Account. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2016 through May 1, 2035.

The Series 2015 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2015 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. During the current fiscal year the District prepaid \$155,000 of the Bonds. See Note 12 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to bill special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

NOTE 7 - LONG TERM LIABILITIES (Continued)

Series 2022

On March 17, 2022, the District issued \$6,960,000 of Capital Improvement Revenue Refunding Bonds, Series 2022 due on May 1, 2032 which bear interest at a rate which increases each year starting at 2.1% and finishing at 2.9% in the year the Bonds are due. The Bonds were issued to refund District's outstanding Capital Improvement Revenue Refunding Bonds, Series 2012 (the "Refunded Bonds"), pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2032.

The Series 2022 Bonds are not subject to redemption at the option of the District prior to maturity. The Series 2022 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture requires the use of proceeds to refund the Series 2012 Bonds and the procedures to be followed by the District on assessments to property owners. The District agrees to bill special assessments in annual amounts adequate to provide payment of debt service. The District was in compliance with the requirements at September 30, 2022.

Refunded Bonds

The District currently refunded the Series 2012 Capital Improvement Revenue Refunding Bonds, which had an outstanding balance of \$7,665,000 at the time of the current refunding with the proceeds from the Series 2022 Bonds. The refunding was a current refunding and resulted in a difference in cash flows required to pay the respective debt service of \$929,800. The refunding resulted in an economic gain of \$743,936. The refunded Bonds have been paid off as of September 30, 2022.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|--------------------------------|----------------------|---------------------|---------------------|----------------------|------------------------|
| <u>Governmental activities</u> | | | | | |
| Bonds payable: | | | | | |
| Series 2012 | \$ 7,750,000 | \$ - | \$ 7,750,000 | \$ - | \$ - |
| Series 2015 | 9,260,000 | - | 615,000 | 8,645,000 | 485,000 |
| Series 2022 | - | 6,960,000 | - | 6,960,000 | 620,000 |
| Total | <u>\$ 17,010,000</u> | <u>\$ 6,960,000</u> | <u>\$ 8,365,000</u> | <u>\$ 15,605,000</u> | <u>\$ 1,105,000</u> |

At September 30, 2022, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending September 30: | Governmental Activities | | |
|------------------------------|-------------------------|---------------------|----------------------|
| | Principal | Interest | Total |
| 2023 | \$ 1,105,000 | \$ 635,758 | \$ 1,740,758 |
| 2024 | 1,145,000 | 576,324 | 1,721,324 |
| 2025 | 1,185,000 | 536,419 | 1,721,419 |
| 2026 | 1,230,000 | 493,544 | 1,723,544 |
| 2027 | 1,270,000 | 448,669 | 1,718,669 |
| 2028-2032 | 7,150,000 | 1,484,083 | 8,634,083 |
| 2033-2035 | 2,520,000 | 256,000 | 2,776,000 |
| | <u>\$ 15,605,000</u> | <u>\$ 4,430,797</u> | <u>\$ 20,035,797</u> |

NOTE 8 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 9 - DEVELOPER TRANSACTIONS & CONCENTRATION

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 - MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – INTERLOCAL COST-SHARING AGREEMENT

During the current year the District entered into a cost sharing agreement with Esplanade Lake Club Community Development District (“Esplanade Lake Club”) in order to split costs associated with the maintenance of a certain lake that is shared by the District and Esplanade Lake Club. The District and Esplanade Lake Club agree to allocate the proposed cost and expense of any approved project on a proportional basis based upon the units that each Party intends to assess within its boundaries in its upcoming fiscal year for annual operation and maintenance assessments as compared to the total number of units that the Parties intend to collectively assess for annual operation and maintenance assessments in the upcoming fiscal year.

The initial project addressed under this agreement for the fiscal year commencing October 1, 2022, through September 30, 2023, relates to the restoration of the fish ecosystem of the shared lake (the “Fisheries Plan”). The allocation of the cost of the Fisheries Plan will be 71.23% for the District and 28.77% for Esplanade Lake Club.

NOTE 12 - SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$15,000 of the Series 2015 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

| | Budgeted Amounts | | Actual Amounts | Variance with Final Budget - Positive (Negative) |
|--|------------------|------------|-------------------|---|
| | Original | Final | | |
| REVENUES | | | | |
| Assessments | \$ 891,852 | \$ 892,452 | \$ 864,852 | \$ (27,600) |
| Miscellaneous revenue | - | - | 1,189 | 1,189 |
| Interest earnings | 100 | 100 | 60 | (40) |
| Total revenues | 891,952 | 892,552 | 866,101 | (26,451) |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 162,952 | 163,552 | 153,556 | 9,996 |
| Maintenance and operations | 720,900 | 720,900 | 400,128 | 320,772 |
| Total expenditures | 883,852 | 884,452 | 553,684 | 330,768 |
| Excess (deficiency) of revenues over (under) expenditures | \$ 8,100 | \$ 8,100 | 312,417 | \$ 304,317 |
| Fund balance - beginning | | | 320,695 | |
| Fund balance - ending | | | \$ 633,112 | |

See notes to required supplementary information

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase revenues by \$600 and increase appropriations by \$600. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2022.

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT
LEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

| <u>Element</u> | <u>Comments</u> |
|---|---|
| Number of district employees compensated at 9/30/2022 | 5 |
| Number of independent contractors compensated in September 2022 | 5 |
| Employee compensation for FYE 9/30/2022 (paid/accrued) | \$12,000 |
| Independent contractor compensation for FYE 9/30/2022 | \$711,973 |
| Construction projects to begin on or after October 1; (>\$65K) | Not applicable |
| Budget variance report | See page 23 of annual financial report |
| Ad Valorem taxes; | Not applicable |
| Millage rate FYE 9/30/2022 | Not applicable |
| Ad valorem taxes collected FYE 9/30/2022 | Not applicable |
| Outstanding Bonds: | Not applicable |
| Non ad valorem special assessments; | |
| Special assessment rate FYE 9/30/2022 | Operations and maintenance - \$537.17 Debt service - \$654.50 - \$1,636.25 |
| Special assessments collected FYE 9/30/2022 | \$2,698,925 |
| Outstanding Bonds: | |
| Series 2012, due November 1, 2035 | see Note 7 for details - \$8,645,000 |
| Series 2022, due May 1, 2032 | see Note 7 for details - \$6,960,000 |



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
Miromar Lakes Community Development District
Lee 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 the governmental activities and each major fund of Miromar Lakes Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 3, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) 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 the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

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 a 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 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.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and 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.

A handwritten signature in blue ink, appearing to read "Brew & Associates".

January 3, 2023



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Miromar Lakes Community Development District
Lee County, Florida

We have examined Miromar Lakes Community Development District, Lee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on 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. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report 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, management, and the Board of Supervisors of Miromar Lakes Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

January 3, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Miromar Lakes Community Development District
Lee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Miromar Lakes Community Development District, Lee County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated January 3, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; 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 Reporting Requirements

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 the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 3, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

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, as applicable, management, and the Board of Supervisors of Miromar Lakes Community Development District, Lee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Miromar Lakes Community Development District, Lee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 3, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. 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.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

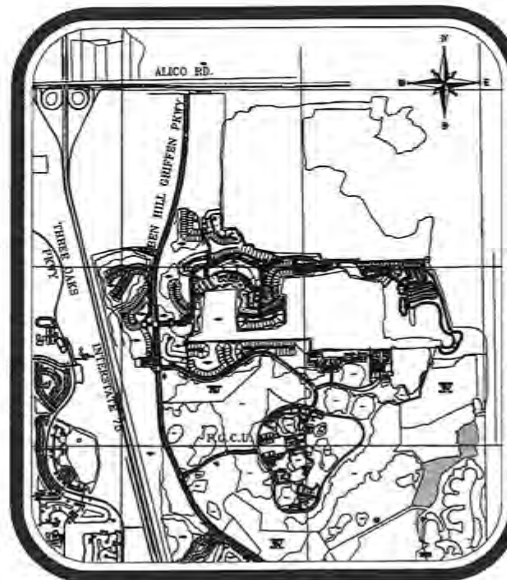
4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

MIROMAR LAKES-CDD RIP-RAP INSPECTION

LEE COUNTY, FLORIDA
DATE: DECEMBER 2022

INDEX OF SHEETS

| SHEET NO. | DESCRIPTION |
|-----------|-------------|
| 01 | COVER SHEET |
| 02 | KEY SHEET |
| 03 | SHEET 3 |
| 04 | SHEET 4 |
| 05 | SHEET 5 |
| 06 | SHEET 6 |
| 07 | SHEET 7 |
| 08 | SHEET 8 |
| 09 | SHEET 9 |
| 10 | SHEET 10 |
| 11 | SHEET 11 |
| 12 | SHEET 12 |
| 13 | SHEET 13 |



PROPERTY LOCATION MAP
N.T.S.

PREPARED BY :



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
Florida Certificate of
Authorization No.1772

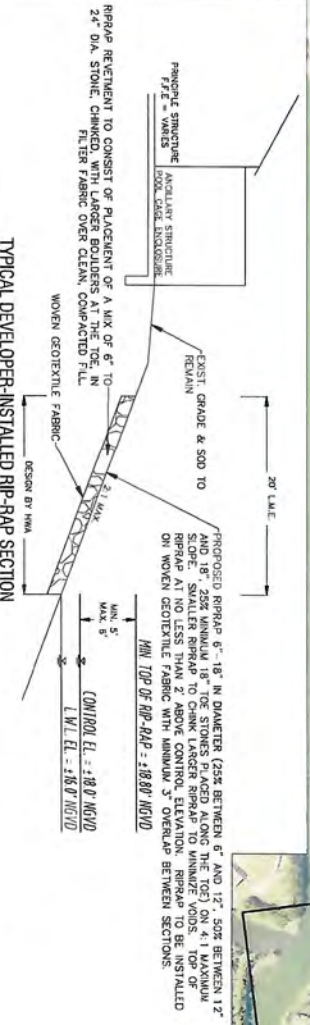
PREPARED FOR :

MIROMAR DEVELOPMENT CORP.

CONTACT PERSON: TIM BYAL
18891 CORKSCREW ROAD STE. 345
ESTERO, FL. 33928
PH (239) 396-5100

- 1.) THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, ROADWAY AND TRAFFIC DESIGN STANDARDS (BOOKLET DATED 2017-18), AND AMENDMENTS THEREOF.
- 2.) GOVERNING SPECIFICATIONS: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS, DATED 2018, AND AMENDMENTS THEREOF, AS NOTED IN THE TECHNICAL SPECIFICATIONS AND CONTRACT DOCUMENTS FOR THIS PROJECT.

| | | |
|---|---------------|-------------|
| <small>THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED AND SEALED BELOW:</small> <small>CHARLES J. BRUCE, P.E.</small> <small>LICENSED PROFESSIONAL ENGINEER</small> <small>REGISTRATION NO. 12823</small> | REFERENCE NO. | DRAWING NO. |
| | EXHIBIT | EXHIBIT |
| | PROJECT NO. | SHEET NO. |
| | 2003.022 | 01 |



TYPICAL DEVELOPER-INSTALLED RIP-RAP SECTION

| LETTER | REVISIONS | DATE |
|--------|-----------|------|
| | | |
| | | |
| | | |

MIROMAR LAKES - CDD

LEE COUNTY, FLORIDA

| DESIGNED BY | DATE |
|-------------|---------|
| C.L.K. | 12/2022 |
| CHECKED BY | DATE |
| C.L.K. | 12/2022 |
| APPROVED BY | DATE |
| N/A | |



6200 Whiskey Creek Drive
 Fort Myers, FL 33919
 Phone: (239) 985-1200
 Florida Certificate of
 Authorization No. 1772

KEY SHEET

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

| | |
|--------------|---------|
| NO. 2003.022 | DATE 02 |
|--------------|---------|

LEGEND

N/A - NO RIP RAP FOUND

± XX - HEIGHT OF RIP RAP ABOVE CONTROL ELEV.



| | | | |
|-----------------------|----------------------|-----------------------|----------------------|
| DATE: 12/2022 | DATE: 7/2022 | DATE: 12/2022 | DATE: 12/2022 |
| DESIGNED BY: C.L.K. | DRAWN BY: H. | CHECKED BY: C.L.K. | VERIFIED BY: H. |
| PROJECT NO.: 2003.022 | EXHIBIT NO.: EXHIBIT | PROJECT NO.: 2003.022 | EXHIBIT NO.: EXHIBIT |
| SHEET NO.: 04 | SHEET NO.: 04 | SHEET NO.: 04 | SHEET NO.: 04 |

SHEET 4

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Professional Engineer
Authorization No. 1172



MIROMAR LAKES - CDD
LEE COUNTY, FLORIDA

| | |
|-------|-------|
| DATE: | DATE: |
| DATE: | DATE: |
| DATE: | DATE: |
| DATE: | DATE: |



LEGEND

N/A - NO RIP RAP FOUND

± XX - HEIGHT OF RIP RAP ABOVE CONTROL ELEV.

| LETTER | REVISIONS | DATE |
|--------|-----------|------|
| | | |
| | | |
| | | |
| | | |

MIROMAR LAKES - CDD
LEE COUNTY, FLORIDA

| | | | |
|-------------|--------|-------------|----------|
| DESIGNED BY | C.L.K. | DATE | 12/2022 |
| CHECKED BY | H. | DATE | 12/2022 |
| FOR SCALE | N/A | PROJECT NO. | 2003.022 |
| | | SHEET NO. | 05 |

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone (239) 965-1200
Florida Certificate of
Registration No. 1772



SHEET 5

| | | |
|--|----------------|----------|
| ISSUE COMMENTS: THIS DRAWING IS FOR PERMITS ONLY AND SHOULD BE USED AS SHOWN. | DRAWING NO. | EXHIBIT |
| NO CHANGES TO THIS DRAWING PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER. | CAD FILE NAME: | EXHIBIT |
| | PROJECT NO. | 2003.022 |
| | SHEET NO. | 05 |



LEGEND

N/A - NO RIP RAP FOUND

± XX - HEIGHT OF RIP RAP ABOVE CONTROL ELEV.

| LETTER | DESCRIPTION | DATE |
|--------|-------------|------|
| | | |
| | | |
| | | |
| | | |

MIROMAR LAKES - CDD
LEE COUNTY, FLORIDA

| REVISION BY | DATE |
|-------------|------|
| | |
| | |
| | |

H.M.
HOLEMONTES
INCORPORATED

6200 Whiskey Creek Drive
Fort Myers, FL 33919
Phone: (239) 985-1200
Florida Certificate of
Professional Engineer
Authorization No. 1772

SHEET 10

| SCALE | DATE |
|-------|------|
| | |
| | |
| | |

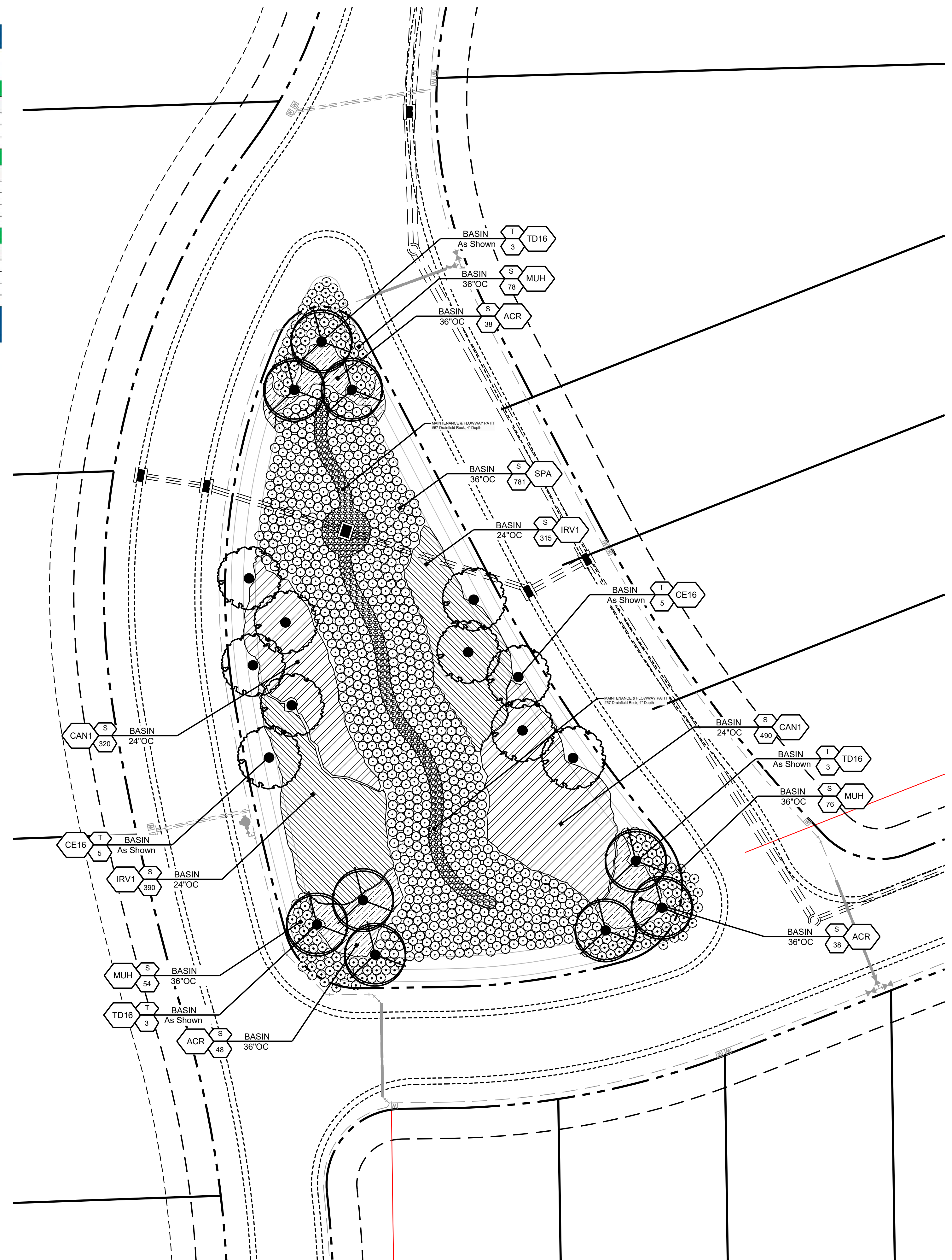
| FILE NAME | PROJECT NO. |
|-----------|-------------|
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| DRAWING NO. | EXHIBIT | SHEET NO. |
|-------------|---------|-----------|
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| | | |

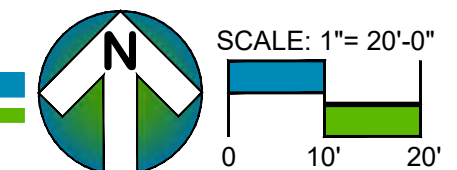
MATERIAL SCHEDULE

| Project Number: | | 03.022-Laguno Detention Basin | | | | | |
|--|------|-------------------------------|--------------------------|----------------------|---------------------------------|----------|---------|
| Date: | | 9/30/2022 | | | | | |
| TREES (Florida No. 1) | | | | | | | |
| QTY | SYM | NATIVE | BOTANICAL | COMMON | SPECS | SPACING | ZONE |
| 10 | CE16 | YES | Conocarpus erectus | Green Buttonwood | 16'-18"H x 8'-9"S, 4"Cal, 100G | As Shown | 10b-11a |
| 9 | TD16 | YES | Taxodium distichum | Bald Cypress | 16'-18"H x 8'-9"S, 4"Cal, 100G | As Shown | 5a-10b |
| SHRUBS (Florida No. 1) | | | | | | | |
| QTY | SYM | NATIVE | BOTANICAL | COMMON | SPECIFICATIONS | SPACING | ZONE |
| 124 | ACR | YES | Acrostichum danaeifolium | Leather Fern | 24"H x 18"S, 3G | 36"OC | 9a-11a |
| 208 | MUH | YES | Muhlenbergia capillaris | Pink Muhly Grass | 24"H x 18"S, 3G | 36"OC | 5a-9b |
| 781 | SPA | YES | Spartina patens | Saltmeadow Cordgrass | 24"H x 18"S, 3G | 36"OC | 7a-10b |
| LITTORALS (Florida No. 1) | | | | | | | |
| QTY | SYM | NATIVE | BOTANICAL | COMMON | SPECIFICATIONS | SPACING | ZONE |
| 124 | ACR | YES | Acrostichum danaeifolium | Leather Fern | 2" Pot (No Liners or Bare Root) | 36"OC | 9a-11a |
| 810 | CAN1 | YES | Canna flaccida | Yellow Canna Lily | 10"H x 4"S, 1G | 24"OC | 8a-11a |
| 705 | IRV1 | YES | Iris virginiana | Blue Flag Iris | 10"H x 4"S, 1G | 24"OC | 8b-11a |
| GENERAL NOTES | | | | | | | |
| 1 Plant materials must be installed in soil conditions that are conducive to the proper growth of the plant material. Limerock located within planting areas must be removed and replaced with native or growing quality soil before planting. | | | | | | | |

90% DRAFT - FOR REVIEW ONLY
(Not For Construction)



LANDSCAPE PLAN - Detention Basin:



Oak Hammock Office Park at Whiskey Creek
6200 Whiskey Creek Drive
Fort Myers, Florida 33919
Tel: 813.487.1100
Web: www.holamontes.com / www.hameng.com
Florida Certificate Of Authorization No. 1772



MIOMAR LAKES CDD - LUGANO
Lee County, Florida

PROJECT:
PREPARED FOR:
MIOMAR LAKES CDD
SHEET TITLE:
LANDSCAPE PLAN - Detention Basin
(Sheet 1 of 1)

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |
| | | |
| | | |
| | | |

THESE DRAWINGS ARE NOT APPROVED UNLESS SIGNED & SEALED BELOW.

WILLIAM E. PRYSI, P.L.A. ASLA
FLORIDA PROFESSIONAL
LANDSCAPE ARCHITECT REG.
#0001342
DATE:

DRAWN BY: WEP DATE: 01/05/23

PROJECT NO.: 2003.022

DRAWING NO.: 03.022-LP01-Lugano Detention

SHEET REFERENCE: 100 LANDSCAPE

SHEET SET NO.: LP-1.00 SHEET NO.: X OF X



Miromar Lakes CDD

Date: January 1, 2022
To: James P. Ward- District Manager
Through: Bruce Bernard – Field Manager
From: Richard Freeman – Asset Inspector
Subject: CDD Monthly Report December 2022, Report
CGA P.N.: 13-5692

Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
Computer Graphics

GSA Contract Holder

1800 Eller Drive
Suite 600
Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax

www.cgasolutions.com

Lake Maintenance

Solitude continues midge fly treatments from Bellini to Navona. The First treatment has been completed and we are in the process of treatment number two which has six biweekly applications.

Wild Things and Scott's Animal Service continue toad larvae and cane toad skimming and removal in and around the lakes

Miromar Lakes CDD received three quotes for Miromar Lakes fishery planting for this year's budget. A award of the bid to Earth Balance with a quote of \$69,700. This quote is within the fiscal year's budget. Please see attached a map with the proposed locations noted in green for the plantings. Plant sizes vary per each species installed between 10 to 18 inches tall. No fencing will be installed since test areas showed very limited carp issues. Miromar Lakes CDD will pay 72% of the bid and Esplanade Lake Club CDD with pay 28% of the bid which will begin installation late March or early April of 2023.

Stormwater Management

MRI Underwater Specialist was asked to provide a proposal for year one locations in Miromar Lakes for drainage inspections and cleaning. The current subdivisions are below:



Civil Engineering/Roadway
& Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering
& Inspection (CEI)
Construction Services
Contract Government
Services
Data Technologies &
Development
Electrical Engineering
Emergency Management
Engineering
Environmental Services
Facilities Management
Geographic Information
Systems (GIS)
Indoor Air Quality
Land Development
Landscape Architecture
Municipal Engineering
Planning
Redevelopment
Surveying & Mapping
Traffic Engineering
Transportation Planning
Urban Design
Water/Wastewater
Treatment Facilities
Website Development/
Computer Graphics

GSA Contract Holder

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Suite 600
Fort Lauderdale, FL
33316
954.921.7781 phone
954.921.8807 fax

www.cgasolutions.com

Golf Course Interconnects

Verona Lago

Valencia

Porta Romano

Miramar Lakes Blvd

Montelago

Golf Club and Parking Lot

Tivoli, St. Moritz

MRI underwater specialist performed drainage video recording on the south end of Miramar. There are seven drainage pipe runs that need to be cleaned and we have provided MRI authorization to move forward with the cleaning of the following structures.

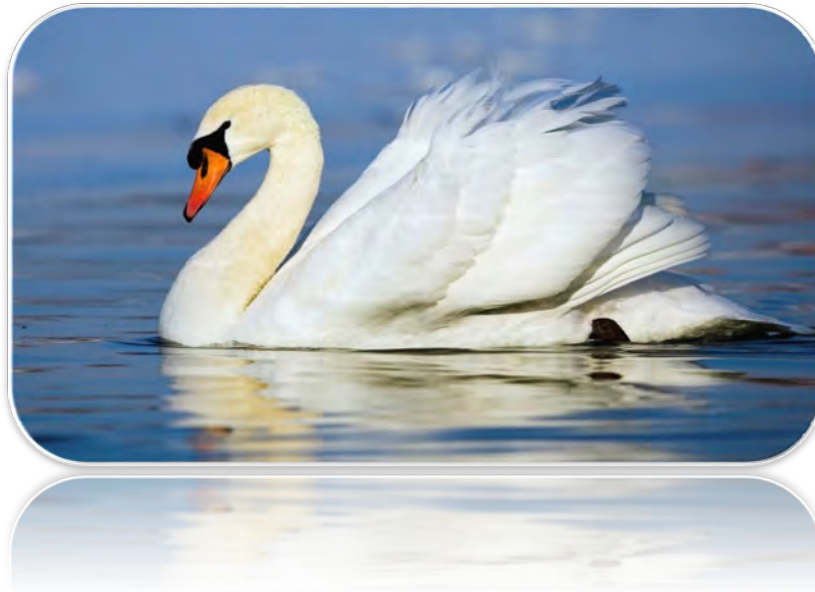
S200-S201 / S204-S205 / S209-S208-S231 / 51A-S116J

In addition, the storm water drainage system has a 15" pipe that is damaged and needs to be repaired. Repair to be done in May prior to rainy season.

Dragonfly is scheduled to repair the riprap at two property locations located on the west end of Isloa Bella. Dragonfly Services will have these locations repaired starting the second week in January.



MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Miromar Lakes Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2022**

| | Governmental Funds | | | | | Capital Projects Fund | Account Groups | | Totals (Memorandum Only) |
|--|---------------------|-------------|-------------------|-------------------|-------------|--------------------------|----------------------|---------------|--------------------------------|
| | Debt Service Funds | | | | Series 2022 | | General Long | General Fixed | |
| | General Fund | Series 2012 | Series 2015 | Series 2022 | | Series 2022 | Term Debt | Assets | |
| Assets | | | | | | | | | |
| Cash and Investments | | | | | | | | | |
| General Fund - Invested Cash | \$ 1,415,133 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,415,133 |
| Debt Service Fund | | | | | | | | | |
| Interest Account | - | - | - | 4 | - | - | - | - | 4 |
| Sinking Account | - | - | - | - | - | - | - | - | - |
| Reserve Account | - | - | 456,764 | - | - | - | - | - | 456,764 |
| Revenue | - | - | 272,789 | 42,328 | - | - | - | - | 315,118 |
| Prepayment Account | - | - | 0 | - | - | - | - | - | 0 |
| Escrow Fund Account | - | - | - | - | - | - | - | - | - |
| Construction | - | - | - | - | - | - | - | - | - |
| Cost of Issuance | - | - | - | - | - | - | - | - | - |
| Due from Other Funds | | | | | | | | | |
| General Fund | - | - | 217,291 | 322,275 | - | - | - | - | 539,566 |
| Debt Service Fund(s) | - | - | - | - | - | - | - | - | - |
| Market Valuation Adjustments | | | | | | | | | |
| Accrued Interest Receivable | - | - | - | - | - | - | - | - | - |
| Assessments Receivable | - | - | - | - | - | - | - | - | - |
| Accounts Receivable | - | - | - | - | - | - | - | - | - |
| Amount Available in Debt Service Funds | - | - | - | - | - | 1,311,451 | - | - | 1,311,451 |
| Amount to be Provided by Debt Service Funds | - | - | - | - | - | 14,293,549 | - | - | 14,293,549 |
| Investment in General Fixed Assets (net of depreciation) | - | - | - | - | - | - | 36,514,917 | - | 36,514,917 |
| Total Assets | \$ 1,415,133 | \$ - | \$ 946,844 | \$ 364,607 | \$ - | \$ 15,605,000 | \$ 36,514,917 | \$ - | \$ 54,846,501 |

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending December 31, 2022**

| | Governmental Funds | | | | | Capital Projects Fund | Account Groups | | Totals (Memorandum Only) |
|---|---------------------|-------------|-------------------|-------------------|-------------|--------------------------|----------------------|---------------|--------------------------------|
| | Debt Service Funds | | | | Series 2022 | | General Long | General Fixed | |
| | General Fund | Series 2012 | Series 2015 | Series 2022 | | | Term Debt | Assets | |
| Liabilities | | | | | | | | | |
| Accounts Payable & Payroll Liabilities | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Due to Other Funds | | | | | | | | | |
| General Fund | | - | - | - | - | - | - | - | - |
| Debt Service Fund(s) | 539,566 | - | - | - | - | - | - | - | 539,566 |
| Other Developer | - | - | - | - | - | - | - | - | - |
| Bonds Payable | | | | | | | | | |
| Current Portion - Series 2012 | - | - | - | - | - | 0 | - | - | - |
| Current Portion - Series 2015 | - | - | - | - | - | 0 | - | - | - |
| Current Portion - Series 2022 | - | - | - | - | - | 0 | - | - | - |
| Long Term - Series 2012 | - | - | - | - | - | 0 | - | - | - |
| Long Term - Series 2015 | - | - | - | - | - | 8,645,000 | - | - | 8,645,000 |
| Long Term - Series 2022 | - | - | - | - | - | 6,960,000 | - | - | 6,960,000 |
| Total Liabilities | \$ 539,566 | \$ - | \$ - | \$ - | \$ - | \$ 15,605,000 | \$ - | \$ - | \$ 16,144,566 |
| Fund Equity and Other Credits | | | | | | | | | |
| Investment in General Fixed Assets | - | - | - | - | - | - | 36,514,917 | - | 36,514,917 |
| Fund Balance | | | | | | | | | |
| Restricted | | | | | | | | | |
| Beginning: October 1, 2022 (Unaudited) | - | 690,801 | 970,579 | 181,497 | - | - | - | - | 1,842,877 |
| Results from Current Operations | - | (690,801) | (23,735) | 183,110 | - | - | - | - | (531,426) |
| Unassigned | | | | | | | | | |
| Beginning: October 1, 2022 (Unaudited) | 633,111 | - | - | - | - | - | - | - | - |
| Allocation of Fund Balance | | | | | | | | | |
| Reserve for Water Management System | 105,000 | - | - | - | - | - | - | - | 105,000 |
| Reserve for Disaster Relief Reserve | 95,000 | - | - | - | - | - | - | - | 95,000 |
| Results from Prior Year Operations | 433,111 | - | - | - | - | - | - | - | 433,111 |
| Results of Current Operations | 242,456 | - | - | - | - | - | - | - | 242,456 |
| Total Fund Equity and Other Credits | \$ 875,567 | \$ - | \$ 946,844 | \$ 364,607 | \$ - | \$ - | \$ 36,514,917 | \$ - | \$ 38,701,935 |
| Total Liabilities, Fund Equity and Other Credits | \$ 1,415,133 | \$ - | \$ 946,844 | \$ 364,607 | \$ - | \$ 15,605,000 | \$ 36,514,917 | \$ - | \$ 54,846,501 |

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|---|------------------|------------------|-------------------|----------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | - | - | N/A |
| Interest | | | | | | |
| Interest - General Checking | 0 | 0 | 0 | 0 | 75 | 0% |
| Special Assessment Revenue | | | | | | |
| Special Assessments - On-Roll | 235 | 24,824 | 263,651 | 288,710 | 780,487 | 37% |
| Special Assessments - Off-Roll | 45,077 | - | - | 45,077 | 180,306 | 25% |
| Miscellaneous Revenue | | | | | | |
| Easement Encroachments | - | - | - | - | - | N/A |
| Intragovernmental Transfer In | | | | | | |
| Total Revenue and Other Sources: | \$ 45,312 | \$ 24,824 | \$ 263,651 | 333,786 | \$ 960,868 | 35% |
| Expenditures and Other Uses | | | | | | |
| Legislative | | | | | | |
| Board of Supervisor's - Fees | 1,000 | - | 2,000 | 3,000 | 12,000 | 25% |
| Board of Supervisor's - Taxes | 77 | - | 153 | 230 | 918 | 25% |
| Executive | | | | | | |
| Professional Management | 3,500 | 3,500 | 3,500 | 10,500 | 42,000 | 25% |
| Financial and Administrative | | | | | | |
| Audit Services | - | - | - | - | 4,100 | 0% |
| Accounting Services | - | - | - | - | - | N/A |
| Assessment Roll Services | - | - | - | - | 18,000 | 0% |
| Arbitrage | - | - | 500 | 500 | 1,500 | 33% |
| Bond Re-amortization | - | - | - | - | - | N/A |
| Other Contractual Services | | | | | | |
| Legal Advertising | - | - | - | - | 1,200 | 0% |
| Trustee Services | - | - | - | - | 9,300 | 0% |
| Dissemination | - | - | - | - | - | N/A |
| Bond Amortization Schedules | - | - | - | - | - | N/A |
| Property Appraiser/Tax Collector Fees | - | - | - | - | 1,300 | 0% |
| Bank Services | 21 | 21 | 21 | 64 | 500 | 13% |
| Travel and Per Diem | | | | | | |
| | - | - | - | - | - | N/A |

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|--|--------------|---------------|--------------|---------------|---------------------|-------------|
| Communications & Freight Services | | | | | | |
| Postage, Freight & Messenger | 63 | 75 | - | 138 | 800 | 17% |
| Insurance | - | 7,726 | - | 7,726 | 7,300 | 106% |
| Printing & Binding | - | - | - | - | 2,700 | 0% |
| Website Maintenance | - | - | - | - | 1,200 | 0% |
| Office Supplies | - | - | - | - | - | N/A |
| Subscription & Memberships | - | 175 | - | 175 | 175 | 100% |
| Legal Services | | | | | | |
| Legal - General Counsel | - | - | - | - | 18,000 | 0% |
| Legal - Encroachments | - | - | - | - | - | N/A |
| Other General Government Services | | | | | | |
| Engineering Services - General Services | - | - | - | - | 5,000 | 0% |
| Asset Maps/Cost Estimates | - | - | - | - | 2,500 | 0% |
| Asset Administrative Services | - | 833 | 833 | 1,667 | 10,000 | 17% |
| Reserve Analysis | - | - | - | - | - | N/A |
| Encroachment Agreements | - | - | - | - | - | N/A |
| Contingencies | - | - | - | - | - | N/A |
| Sub-Total: | 4,660 | 12,331 | 7,008 | 23,998 | 138,493 | 17% |
| Stormwater Management Services | | | | | | |
| Professional Services | | | | | | |
| Asset Management | - | 2,983 | 2,983 | 5,967 | 35,800 | 17% |
| NPDES | - | 1,379 | - | 1,379 | 3,500 | 39% |
| Mitigation Monitoring | - | - | - | - | - | N/A |
| Utility Services | | | | | | |
| Electric - Aeration Systems | 565 | 183 | - | 747 | 4,800 | 16% |
| Repairs & Maintenance | | | | | | |
| Lake System | | | | | | |
| Aquatic Weed Control | - | 4,895 | 4,895 | 9,789 | 74,000 | 13% |
| Lake Bank Maintenance | - | - | - | - | 2,000 | 0% |
| Water Quality Testing | - | - | - | - | 14,500 | 0% |
| Water Control Structures | - | 500 | 1,500 | 2,000 | 25,000 | 8% |
| Grass Carp Installation | - | - | - | - | - | N/A |

Prepared by:

JPWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|------------------|---------------------|-------------|
| Litoral Shelf Barrier/Replanting | - | - | - | - | - | N/A |
| Cane Toad Removal | - | - | 3,200 | 3,200 | 36,000 | 9% |
| Midge Fly Control | - | 3,500 | 8,823 | 12,323 | 24,000 | 51% |
| Aeration System | - | - | 773 | 773 | 8,000 | 10% |
| Fish Re-Stocking | - | - | - | - | 100,000 | 0% |
| Wetland System | | | | | | |
| Routine Maintenance | - | - | 7,956 | 7,956 | 46,200 | 17% |
| Water Quality Testing | - | - | - | - | - | N/A |
| Capital Outlay | | | | | | |
| Aeration Systems | - | - | - | - | 12,000 | 0% |
| Littortal Shelf Replanting/Barrier | - | - | - | - | 6,000 | 0% |
| Lake Bank Restoration | - | - | 14,899 | 14,899 | 59,000 | 25% |
| Turbidity Screens | - | - | - | - | - | N/A |
| Erosion Restoration | - | 600 | - | 600 | - | N/A |
| Video Stormwater Pipes/Repairs | - | 150 | 7,550 | 7,700 | 55,000 | 14% |
| Contingencies | - | - | - | - | 108,000 | 0% |
| Sub-Total: | 565 | 14,189 | 52,578 | 67,332 | 613,800 | 11% |
| Other Current Charges | | | | | | |
| Hendry County - Panther Habitat Taxes | - | - | - | - | 500 | 0% |
| Reserves for General Fund | | | | | | |
| Water Management System | - | - | - | - | 105,000 | 0% |
| Disaster Relief Reserve | - | - | - | - | 95,000 | 0% |
| Sub-Total: | - | - | - | - | 200,500 | 0% |
| Total Expenditures and Other Uses: | \$ 5,225 | \$ 26,520 | \$ 59,586 | \$ 91,331 | \$ 952,793 | 10% |
| Net Increase/ (Decrease) in Fund Balance | 40,087 | (1,696) | 204,065 | 242,456 | 8,075 | |
| Fund Balance - Beginning | 633,111 | 673,198 | 671,502 | 633,111 | 633,111 | |
| Fund Balance - Ending | \$ 673,198 | \$ 671,502 | \$ 875,567 | 875,567 | \$ 641,186 | |

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

| Description | October | November | December | Year to Date | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| Revenue and Other Sources | | | | | | |
| Carryforward | \$ - | \$ - | \$ - | - | \$ - | N/A |
| Interest Income | | | | | | |
| Reserve Account | 744 | 988 | 1,219 | 2,951 | 12,000 | 25% |
| Interest Account | - | - | - | - | - | N/A |
| Sinking Fund Account | - | - | - | - | - | N/A |
| Prepayment Account | 15 | 26 | 0 | 41 | - | N/A |
| Revenue Account | 798 | 1,065 | 728 | 2,591 | 20 | 12957% |
| Special Assessment Revenue | | | | | | |
| Special Assessments - On-Roll | 164 | 17,352 | 184,290 | 201,806 | 545,565 | 37% |
| Special Assessments - Off-Roll | - | - | - | - | 349,809 | 0% |
| 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 | \$ 207,390 | \$ 907,394 | N/A |
| Expenditures and Other Uses | | | | | | |
| Debt Service | | | | | | |
| Principal Debt Service - Mandatory | | | | | | |
| Series 2015 Bonds | - | - | - | - | \$ 485,000 | 0% |
| Principal Debt Service - Early Redemptions | | | | | | |
| Series 2015 Bonds | - | 15,000 | - | 15,000 | - | N/A |
| Interest Expense | | | | | | |
| Series 2015 Bonds | - | 216,125 | - | 216,125 | 432,250 | 50% |
| Original Issue Discount | - | - | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 231,125 | \$ - | 231,125 | \$ 917,250 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 1,722 | (211,695) | 186,237 | (23,735) | (9,856) | |
| Fund Balance - Beginning | 970,579 | 972,302 | 760,607 | 970,579 | - | |
| Fund Balance - Ending | \$ 972,302 | \$ 760,607 | \$ 946,844 | 946,844 | \$ (9,856) | |

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

| Description | October | November | December | 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 | - | 1 | - | N/A |
| Sinking Fund Account | - | - | - | - | - | N/A |
| Prepayment Account | - | - | - | - | - | N/A |
| Revenue Account | 0 | 0 | 0 | 1 | - | N/A |
| Escrow Fund Account | - | - | - | - | - | N/A |
| Special Assessment Revenue | | | | | | |
| Special Assessments - On-Roll | 241 | 25,446 | 270,258 | 295,945 | 799,855 | 37% |
| 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 | \$ 295,947 | \$ 799,855 | N/A |
| Expenditures and Other Uses | | | | | | |
| Debt Service | | | | | | |
| Principal Debt Service - Mandatory | | | | | | |
| Series 2022 Bonds | - | - | - | - | \$ 620,000 | N/A |
| Principal Debt Service - Early Redemptions | | | | | | |
| Series 2022 Bonds | - | - | - | - | - | N/A |
| Interest Expense | | | | | | |
| Series 2022 Bonds | - | 112,836 | - | 112,836 | 203,508 | N/A |
| Original Issue Discount | - | - | - | - | - | N/A |
| Operating Transfers Out (To Other Funds) | - | - | - | - | - | N/A |
| Total Expenditures and Other Uses: | \$ - | \$ 112,836 | \$ - | \$ 112,836 | \$ 823,508 | N/A |
| Net Increase/ (Decrease) in Fund Balance | 242 | (87,389) | 270,258 | 183,110 | (23,653) | |
| Fund Balance - Beginning | 181,497 | 181,738 | 94,349 | 181,497 | - | |
| Fund Balance - Ending | \$ 181,738 | \$ 94,349 | \$ 364,607 | \$ 364,607 | \$ (23,653) | |