

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

---



## AGENDA

January 13, 2022

---

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

January 6, 2022

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 13, 2022, 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/onstage/g.php?MTID=ef3f3b030ccb4d65edfba0b6962c5d4a7>

Access Code: **2337 624 5984**, Event Password: **Jpward**

Phone: **408-418-9388** and enter the access code **2337 624 5984** to join the meeting.

## *Agenda*

---

1. Call to Order & Roll Call.
2. Consideration of Minutes:
  - I. November 11, 2021 – Regular Meeting
3. Consideration of the Acceptance of the Audited Financial Statements for the Fiscal Year ended September 30, 2021.
4. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Asset Manager.
    - a) Operations Report December 1, 2021.
    - b) Operations Report January 1, 2022.
  - IV. District Manager
    - a. Financial Statement for period ending November 30, 2021 (unaudited).
    - b. Financial Statement for period ending December 31, 2021 (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 November 11, 2021, Regular Meeting minutes.

---

The third order of business is the Acceptance of the Audited Financial Statements for Fiscal Year 2020, covering the period October 1, 2020, through September 30, 2021. 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 December 1, 2021 and January 1, 2022, and District Managers Report, including Financial Statements for periods ending November 30, 2021 (unaudited) and December 31, 2021 (unaudited).

---

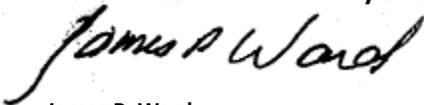
The fifth order of business is the consideration of the Supervisor's Requests and Audience Comments.

---

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

**Meetings for Fiscal Year 2022 are as follows:**

<del>December 9, 2021</del>	January 13, 2022
February 10, 2022	March 10, 2022
April 14, 2022	May 12, 2022
June 9, 2022	July 14, 2022
August 11, 2022	September 8, 2022

1  
2  
3  
4  
5  
6  
7  
8  
9

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

10 The Regular Meeting of the Board of Supervisors of Miromar Lakes Community Development District  
11 was held on Thursday, November 11, 2021, at 2:00 p.m. at the Library in the Beach Clubhouse, 18061  
12 Miromar Lakes Parkway, Miromar Lakes, Florida 33913.

13  
14  
15

**Present and constituting a quorum:**

16 Alan Refkin	Chair
17 Michael Weber	Vice Chair
18 Doug Ballinger	Assistant Secretary
19 Patrick Reidy	Assistant Secretary
20 Mary LeFevre	Assistant Secretary

21  
22

**Also present were:**

23 James P. Ward	District Manager
24 Greg Urbancic	District Attorney
25 Charlie Krebs	District Engineer
26 Bruce Bernard	Asset Manager

27  
28

**Audience:**

29 Tim Byal

30 All resident's names were not included with the minutes. If a resident did not identify  
31 themselves or the audio file did not pick up the name, the name was not recorded in these  
32 minutes.

33  
34  
35  
36  
37

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE  
TRANSCRIBED IN *ITALICS*.**

38  
39

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

42  
43

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

44  
45

**October 14, 2021 – Regular Meeting**

46 Mr. Ward asked if there were any additions, deletions, or corrections for the Minutes. The Board  
47 recommended a few corrections. Mr. Ward indicated the corrections would be made.

**On MOTION made by Ms. Mary LeFevre, seconded by Mr. Doug Ballinger, and with all in favor, the October 14, 2021, Regular Meeting Minutes were approved as amended.**

48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94

**THIRD ORDER OF BUSINESS****Consideration of Resolution 2022-2****Consideration of Resolution 2022-2, a resolution of the Board of Supervisors of the Miromar Lakes Community Development District adopting the 2021-22 reserve study prepared by Dreux Isaac & Associates Inc**

Mr. Ward indicated Dreux Isaac & Associates intended to be present today; however, could not make it. He stated he would attempt to review the reserve study. He explained Dreux Isaac did a site inspection over the summer, reviewed the District's assets which included miscellaneous site improvements, aerators, fountains, lake embankments, the stormwater system, irrigation systems, and landscaping. He explained the purpose of the study was to determine renewal and replacement costs related to the assets over the next 30 years. He indicated the renewal and replacement costs were what the District would need in terms of money in the bank over the next 30 years to be able to replace assets or repair assets as necessary. He reported two methods were utilized to do the analysis. He stated the first method was called straight line reserve funding which took the overall cost and divided it by the number of years. He stated the other method was called pooled cash which took the overall cost and allocated amounts according to when the asset would need some kind of renewal or replacement to occur. He noted it also took into consideration interest and inflation. He stated the straight-line method required a lot of cash on a yearly basis in order to fund it; the pooled cash was the more standard method and more accurate in matching cash requirements to meet the needs of the District. He stated he felt Dreux Isaac did an excellent job estimating the costs. He noted the District Engineer and Asset Manager did an excellent job providing information to Dreux Isaac. He stated at the end of the day, under the pooled cash concept, beginning next year, the District would need to fund roughly \$200,000 dollars per year which was approximately \$205,000 dollars when you added in the fees for putting this on the tax bill, which equated to \$122 dollars per unit per year beginning in fiscal year 2023. He noted the number would actually be a little less as the District had approximately \$50,000 dollars saved for this purpose. He asked if there were any questions.

Mr. Refkin asked did they take into account any new assests.

Mr. Ward responded in the negative; this study was for existing assets only. He noted this study should be updated regularly and Dreux Isaac offered a very substantive price break on keeping this study updated annually; however, this would be discussed in the 2023 budget.

Ms. LeFevre asked a question about levying assets per unit.

Mr. Ward explained the District levied assessments based upon 1,675 units within the District which included undeveloped land which did not have a water management system on it yet. He explained as the asset base increased, and the units came online with the water management system the numbers would change going forward. He indicated the 1,675 units included on roll and off roll units.

Mr. Weber asked how the older assets were calculated into the study.

Mr. Ward stated he believed Dreux Isaac used the value of the existing assets on a going forward basis, based upon a replacement cost number which was provided by either Mr. Bernard's assistants or their

95 assistants. He explained it was based on the useful life of the asset over the 30 year reserve period and  
96 based on when Dreux Isaac believed some renewal or replacement would be required.

97  
98 Mr. Weber explained on page 2.2-7, on the straight line number, there were categories which showed  
99 useful life and the highest number was 20 years. He noted the first year of the reserve was projected at  
100 approximately \$200,000 dollars, the second year it was projected at approximately \$400,000 dollars per  
101 year and remained at \$400,000 dollars per year for many years; however, money would also be spent  
102 annually. He discussed the study's estimated expenditures including \$54,000 dollars for the aerator  
103 pump in 2021 and \$453,000 dollars for stormwater system piping in 2022/2023. He asked if the District  
104 would be spending \$453,000 dollars on stormwater system piping in 2022/2023.

105  
106 Mr. Bernard responded in the negative. He stated he believed the storm drainage piping allowance for  
107 \$453,000 dollars was a number which could be in held reserve in case there was a major break in one of  
108 the lines.

109  
110 Mr. Weber asked if someone from Dreux Isaac sat down with Mr. Bernard or Mr. Krebs to review the  
111 proposed renewal/replacement schedule. He indicated he understood Dreux Isaac was projecting what  
112 it thought might happen; however, realistically after 20 years was this really going to be the case.

113  
114 Mr. Bernard responded it could happen as it was planned out. He stated a thorough examination of the  
115 stormwater system had never been performed to determine how the stormwater system stood. He  
116 noted while annual drainage basin cleaning was performed, the lines had never been televised to see  
117 which pipes were deteriorating.

118  
119 Mr. Weber stated he felt some of the items in the District's capital improvement plan should match  
120 some of the items in the reserve study plan. He asked if Mr. Bernard felt in the next two years the  
121 District would be spending \$600,000 dollars in stormwater improvements as indicated in the reserve  
122 study plan. He stated if this was the case, so be it. He noted the purpose of the schedule on page 2-9  
123 was if the annual contributions were collected every year, then the District would have enough money  
124 to cover the costs listed. He noted every ten years a storm event was anticipated. He stated basically for  
125 ten years the annual contribution was approximately \$400,000 dollars. He noted he wanted to be as  
126 realistic as possible. He stated if the District was going to run into a half of a million dollars in costs in a  
127 year it was important to know this. He stated there was also a landscaping plan which had separate  
128 costs.

129  
130 Mr. Bernard noted the stormwater system was like any other system, it would have breaks and leaks,  
131 but \$600,000 dollars was enough to cover the replacement of several collapsed pipes. He stated the  
132 next step he would like to take with the stormwater system would be to televise all the piping to  
133 determine the piping's condition.

134  
135 Mr. Ballinger asked how much televising the piping would cost.

136  
137 Mr. Bernard responded \$30,000 to \$50,000 dollars. He noted anything which was constructed in the  
138 last five years would not need to be televised. He stated once the pipes were televised, he would know  
139 how much money would be needed and how accurate the reserve study plan was. He discussed the  
140 type of maintenance which could be done once the pipes were televised; televising the pipes would  
141 extend the life of the system and reduce long term costs. He noted storm events would cause minimal  
142 damage to the drainage system.

143

144 Mr. Weber stated he wondered how realistic the bigger ticket items were in this reserve plan. He stated  
145 it was good to see the storm event numbers included in the plan. He noted building up a reserve  
146 account to cover storm damage was important.

147

148 Mr. Ballinger stated televising the pipes would zero in on any problems within the system and would be  
149 cost saving. He indicated this made more sense than adding \$400,000 dollars each year to the reserve  
150 fund.

151

152 Mr. Reidy indicated he appreciated the report as it opened his eyes to potential costs. He noted the  
153 reserve report provided an opportunity to prioritize expenditures. He commented there was still the  
154 landscaping numbers to discuss.

155

156 Mr. Weber stated while it would be easy to determine what the events/expenditures might be during  
157 the first five years; after the first five years it became rather tricky. He noted the document identified all  
158 District assets and while the timing of the expenditures might be off, the cost was there. He stated at  
159 the end of the day the District would most likely spend the indicated money over the next 30 years as  
160 repairs and replacements were required, just not necessarily according to the reserve study schedule.

161

162 Mr. Ward noted the straight line funding mechanism was unrealistic; however, the pooled cash funding  
163 was a consistent funding of \$200,000 dollars per year.

164

165 Mr. Weber stated this was incorrect; it was a consistent funding of \$400,000 dollars per year. He noted  
166 only the first year was funded at \$200,000 dollars. He agreed the funding was relatively consistent at  
167 \$400,000 dollars per year.

168

169 Mr. Ward stated he felt the bottom line was the Board could pick a number it was comfortable with, be  
170 it \$200,000 or \$300,000 dollars or another amount, and work that number into the budget. He noted  
171 the full \$550,000 dollars was probably needlessly high.

172

173 Discussion ensued regarding the amount to work into the budget.

174

175 Mr. Reidy noted the stormwater system was approximately \$400,000 dollars per year over the 30 year  
176 period, landscaping was \$500,000 to \$650,000 dollars per year over the 30 year period, together this  
177 was \$900,000 dollars to \$1 million dollars. He noted with the operating budget at \$140,000 dollars for  
178 G&A, stormwater management around \$450,000 dollars, the full budget for the District would be \$1.62  
179 million dollars which divided by 1,675 units was \$967 dollars per unit. He noted the residents were  
180 paying \$537 dollars per unit currently which reflected a \$430 dollar increase in annual fees. He  
181 indicated he was not saying the District should do this, he was just outlining the numbers.

182

183 Mr. Tim Byal noted the number of units would change significantly in the next year or two and at the  
184 end of the day the District would be at 1,400 units, not 1,650 units. He noted every time the number of  
185 units went down, rates would rise.

186

187 Discussion ensued regarding the rate increase; 1,400 units would mean \$1,160 dollars per unit which  
188 was a \$600 dollar increase.

189

190 Mr. Reidy asked if residents complained about CDD fees.

191

192 Mr. Ward responded in the negative; however, currently Miromar Lakes' operating assessments were  
193 probably \$200 dollars per year on average lower than what he was seeing in the market right now. He  
194 stated Miromar Lakes' neighbors were paying \$200 dollars per year more annually. He stated Miromar  
195 Lakes was getting older and a reserve fund was important. He indicated the residents would complain  
196 the first year the rates were raised due to the necessity of mailing out notice regarding the increase and  
197 holding a public hearing.

198

199 Mr. Reidy noted the second half of the study was the landscaping. He stated he wondered if the full  
200 recommended amount was necessary for the reserve fund.

201

202 Mr. Ward noted the Board should also consider the timing of expenditures. He noted the District did  
203 not have the same luxury as an HOA in being able to levy an assessment at any time; the District had to  
204 plan ahead when levying assessments. He noted it took a minimum of four months to put an  
205 assessment of this magnitude in place and then the CDD had to wait until the next cycle to fund it. He  
206 discussed the difficulty in funding large projects quickly.

207

208 Discussion ensued regarding what the Board was comfortable with in terms of raising the annual  
209 assessment; the timing of certain repairs/replacements; and the various factors going into the  
210 assessment calculation.

211

212 Mr. Refkin agreed scoping the pipes was an excellent idea. He suggested gradually building the reserves  
213 as opposed to being aggressive up front.

214

215 Mr. Ward noted there was \$8 million dollars in existing assets which did not include the new  
216 infrastructure scheduled to come online for the balance of this development. He noted the current  
217 reserve fund at \$150,000 dollars was way too low for the existing assets.

218

219 Mr. Byal discussed increasing the reserve fund as the debt service decreased. Much of Mr. Byal's  
220 statement was (indecipherable).

221

222 Mr. Ward noted there were 10 years left on one of the bond issues, and the other bond issue had 12 or  
223 13 years left.

224

225 Mr. Reidy stated he felt the residents would understand the need for the increased assessment if a clear  
226 explanation was provided. He discussed the funds which would become available with the refinancing of  
227 the bond issue and the increase in the assessment. He noted there would always be a few homeowners  
228 who would complain, but the majority would be understanding. He indicated it was the responsibility of  
229 the Board to be fiscally responsible while ensuring the development was well maintained. He stated  
230 potential complaints from homeowners should not be a reason for not increasing the assessment to the  
231 necessary degree.

232

233 Mr. Refkin agreed noting the Board would attempt to determine the appropriate assessment increase.

234

235 Discussion ensued regarding the appropriate assessment increase; and how much money should be held  
236 in reserve.

237

238 Mr. Ward stated if it were up to him, he would take all the money from the refinancing and put it back  
239 into the refinancing to keep the debt service assessment as low as possible while raising the operating  
240 side of the budget at least as much as the debt service assessment was lowered and then raise it up to  
241 the necessary amount.

242  
243 Mr. Krebs asked if the term of the loan could be extended to reduce the rate even further.

244  
245 Mr. Ward responded in the negative; bond issue terms could not be extended.

246  
247 Mr. Urbancic agreed.

248  
249 Mr. Weber stated the Board had some calculations to do including determining: the number of units,  
250 the refinancing savings, expenses, etc.

251  
252 Mr. Refkin agreed.

253  
254 Mr. Bernard noted televising the stormwater system pipes could be included annually in operations and  
255 the District could develop a maintenance and repair plan which would eliminate the need for large  
256 expenditures for the stormwater system. He noted if the District regularly maintained the stormwater  
257 system as it did the lake banks there should be no big surprises down the road.

258  
259 Mr. Ward stated the Board had to think 20 years ahead and set the community up for the long term. He  
260 stated now that the Board understood that the value of its assets was \$8 million dollars, and knowing  
261 the assets would grow, and knowing the cash assets were almost nonexistent, the Board had to find a  
262 way to fund the \$8 million dollars in assets in a big picture fashion, for example at 80% or 90% of the  
263 asset value. He stated he felt the best way to do this was to throw the cash back into refinancing, lower  
264 the debt service as much as possible, and raise the operating assessment up to the required threshold.

265  
266 Discussion ensued regarding debt service; assessment rates; the appropriate reserve fund amount; and  
267 understanding the reserve fund would eventually be spent and need to be recollected.

268  
269 Mr. Ward stated he felt the reserve study should be left alone, the refinance would occur in February,  
270 the refinance savings would then be known, and the budget process could begin; the Board could then  
271 determine what the appropriate assessment increase should be.

272  
273 Mr. Refkin asked about Mr. Bernard's suggestion regarding televising the stormwater system pipes.

274  
275 Mr. Ward responded he felt this should done in the context of the regular operating budget, outside of  
276 the context of this reserve study. He agreed this would be beneficial to the community. He stated the  
277 reserve study was an excellent base document which could be built upon in the future. He noted  
278 adopting Resolution 2022-2 did not bind the Board to the reserve study in any fashion, it simply made  
279 the study a matter of record.

280  
281 Discussion ensued regarding the necessity of adopting the reserve study. It was decided to wait before  
282 adopting the reserve study.

283  
284  
285



332 Mr. Byal reported the lake was overstocked with carp the last time due to the extreme condition  
333 of the weeds within the lake. He stated this would not be necessary in the future with regular  
334 maintenance.

335  
336 Discussion ensued regarding residents not understanding the necessity of carp; chemicals helping  
337 keep grasses down but not being an effective solution alone; the difficulty in maintaining weeds in  
338 the lake; the possibility of partnering with FGCU's Water School; and the possibility of turning the  
339 lake into a fishery.

340

#### 341 **IV. District Manager**

342

343 **a) State Law Requirements for new Stormwater Reporting**

344 **b) Resolution 2022-1 (FINAL ADOPTED)**

345 **c) Financial Statement for period ending October 31, 2021 (unaudited)**

346

347 Mr. Ward reported during the last legislative session, legislation was adopted called Stormwater  
348 Needs Analysis Reporting. He explained the state adopted a law requiring CDDs to provide local  
349 governments with a needs analysis pertaining to the stormwater systems, water and wastewater  
350 systems owned by CDDs. He noted this CDD did not own a water and wastewater system, so this  
351 portion of the law would not apply to Miromar Lakes CDD. He stated as a result of this legislature  
352 the CDD was required to provide certain information to the County. He noted the first report was  
353 due June 30, 2022. He explained Charlie Krebs and Bruce Bernard would prepare this report for  
354 submission over the next 5 months; he wished to have this in draft form by February or March of  
355 next year for review and early submission.

356

357 Mr. Refkin asked if this would be an annual requirement.

358

359 Mr. Urbancic responded in the negative; the report was required to be filed every five years.

360

361 Ms. LeFevre asked what the cost would be.

362

363 Mr. Ward responded he was unsure as this report had never been done before; the cost would be  
364 determined during the process. He reported included in the Agenda was Resolution 2022-1  
365 (adopted last month), the final resolution with respect to the stormwater program. He noted it  
366 was included in the Agenda so the Board could see the resolution in its final form.

367

368 Ms. LeFevre asked a question about the resolution.

369

370 Mr. Urbancic explained this meant when there was a minor encroachment (by an inch or two as a  
371 result of an inexact survey) the CDD would deal with these at the Staff level as opposed to  
372 bringing them before the Board for review. He noted typically these types of encroachments  
373 arose during home closings when a new survey was obtained, and it was found that perhaps the  
374 fencing was an inch off.

375

376 Mr. Ward noted he sent the Board a new set of financials; the only change was on the balance  
377 sheet where he segregated out the fund balance in a manner which he felt would be clearer and  
378 easier to understand.

379

380 Mr. Reidy asked about the \$19,000 dollar change from the September statement.

381

382 Mr. Bernard responded this was a drainage improvement in a parking lot. He noted the work was  
383 done in July, but the payment did not go through until September.

384

385 Mr. Reidy asked about the water quality sampling.

386

387 Mr. Bernard stated this was the sampling which was done three times a year.

388

389 **SIXTH ORDER OF BUSINESS**

**Supervisor's Requests and Audience Comments**

390

391 Mr. Ward asked if there were any Supervisor's requests; there were none. He asked if there were any  
392 members of the audience present in person or via audio or video with any questions or comments;  
393 there were none.

394

395

396 **SEVENTH ORDER OF BUSINESS**

**Adjournment**

397

398 Mr. Ward adjourned the meeting at 3:15 p.m.

399

400 **On MOTION made by Mr. Alan Refkin, seconded by Mr. Doug**  
401 **Ballinger, and with all in favor, the meeting was adjourned.**

402

403 **WITNESS:**

**Miromar Lakes Community Development District**

404

405

406

407 \_\_\_\_\_  
**James P. Ward, Secretary**

\_\_\_\_\_  
**Alan Refkin, Chairperson**

**MIROMAR LAKES  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

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

**TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-7
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	8
Statement of Activities	9
Fund Financial Statements:	
Balance Sheet – Governmental Funds	10
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	11
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	12
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	13
Notes to the Financial Statements	14-22
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	23
Notes to Required Supplementary Information	24
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	25
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS	26-27
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	28
MANAGEMENT LETTER REQUIRED BY CHAPTER 10.550 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	29-30



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 ▪ (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Financial Statements

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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

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

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

### Opinions

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, 2021, 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.

## **Other Matters**

### *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, 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*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 6, 2021, 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.



December 6, 2021

## 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, 2021. 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 \$19,192,913.
- The change in the District's total net position in comparison with the prior fiscal year was \$837,682, 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, 2021, the District's governmental funds reported combined ending fund balances of \$2,148,190, an increase of 240,983 in comparison with the prior fiscal year. Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements. 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.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### 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.

### 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 two 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 and the debt service fund, both 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,	
	2021	2020
Current and other assets	\$ 2,165,703	\$ 1,920,201
Capital assets, net of depreciation	34,277,088	34,723,079
Total assets	36,442,791	36,643,280
Deferred amount on refunding	143,015	156,635
Current liabilities	382,893	399,684
Long-term liabilities	17,010,000	18,045,000
Total liabilities	17,392,893	18,444,684
Net Position		
Net investment in capital assets	17,410,103	16,834,714
Restricted	1,462,115	1,254,716
Unrestricted	320,695	265,801
Total net position	\$ 19,192,913	\$ 18,355,231

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.

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.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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,	
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 2,850,581	\$ 4,605,872
Operating grants and contributions	1,888	48,697
Capital grants and contributions	1,554	1,825
General revenues	54	199
Total revenues	<u>2,854,077</u>	<u>4,656,593</u>
Expenses:		
General government	183,808	112,996
Maintenance and operations*	913,980	1,048,318
Interest	918,607	1,031,126
Total expenses	<u>2,016,395</u>	<u>2,192,440</u>
Change in net position	<u>837,682</u>	<u>2,464,153</u>
Net position - beginning	<u>18,355,231</u>	<u>15,891,078</u>
Net position - ending	<u>\$ 19,192,913</u>	<u>\$ 18,355,231</u>

\*Includes depreciatoin 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, 2021, was \$2,016,395. 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. In total, expenses, including depreciation, decreased from 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, 2021 was amended to increase revenues by \$19,500 and increase appropriations by \$19,500. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

### CAPITAL ASSETS AND DEBT ADMINISTRATION

#### Capital Assets

At September 30, 2021, the District had \$44,115,413 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$9,838,325 has been taken, which resulted in a net book value of \$34,277,088. More detailed information about the District's capital assets is presented in the notes of the financial statements.

#### Capital Debt

At September 30, 2021, the District had \$17,010,000 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

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year. In addition, it is anticipated that the general operations of the District will remain fairly constant.

## 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 Miromar Lakes Community Development District at the office of the District Manager, James P. Ward at 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, FL 33308, (954) 658-4900.

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

	Governmental Activities
<b>ASSETS</b>	
Cash and cash equivalents	\$ 338,208
Restricted assets:	
Investments	1,827,495
Capital assets:	
Nondepreciable	30,196,507
Depreciable, net	4,080,581
Total assets	36,442,791
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Deferred amount on refunding	143,015
Total deferred outflows of resources	143,015
 <b>LIABILITIES</b>	
Accounts payable	17,513
Accrued interest payable	365,380
Non-current liabilities:	
Due within one year	1,000,000
Due in more than one year	16,010,000
Total liabilities	17,392,893
 <b>NET POSITION</b>	
Net investment in capital assets	17,410,103
Restricted for debt service	1,462,115
Unrestricted	320,695
Total net position	\$ 19,192,913

See notes to the financial statements

**MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT  
LEE COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 183,808	\$ 705,083	\$ -	\$ -	\$ 521,275
Maintenance and operations*	913,980	-	-	1,554	(912,426)
Interest on long-term debt	918,607	2,145,498	1,888	-	1,228,779
Total governmental activities	<u>2,016,395</u>	<u>2,850,581</u>	<u>1,888</u>	<u>1,554</u>	<u>837,628</u>
			General revenues:		
			Investment earnings		54
			Total general revenues		<u>54</u>
			Change in net position		837,682
			Net position - beginning		<u>18,355,231</u>
			Net position - ending		<u>\$ 19,192,913</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, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>ASSETS</b>			
Cash and cash equivalents	\$ 338,208	\$ -	\$ 338,208
Investments	-	1,827,495	1,827,495
Total assets	\$ 338,208	\$ 1,827,495	\$ 2,165,703
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 17,513	\$ -	\$ 17,513
Total liabilities	17,513	-	17,513
Fund balances:			
Restricted for:			
Debt service	-	1,827,495	1,827,495
Unassigned	320,695	-	320,695
Total fund balances	320,695	1,827,495	2,148,190
Total liabilities and fund balances	\$ 338,208	\$ 1,827,495	\$ 2,165,703

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, 2021**

Fund balance - governmental funds \$ 2,148,190

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>(9,838,325)</u>	34,277,088

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.

143,015

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	(365,380)	
Bonds payable	<u>(17,010,000)</u>	<u>(17,375,380)</u>
Net position of governmental activities		<u><u>\$ 19,192,913</u></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, 2021**

	Major Funds		Total Governmental Funds
	General	Debt Service	
<b>REVENUES</b>			
Special assessments	\$ 705,083	\$ 2,145,498	\$ 2,850,581
Grant revenue	1,554	-	1,554
Interest earnings	54	1,888	1,942
Total revenues	706,691	2,147,386	2,854,077
<b>EXPENDITURES</b>			
Current:			
General government	183,808	-	183,808
Maintenance and operations	467,989	-	467,989
Debt service:			
Principal	-	1,035,000	1,035,000
Interest	-	926,297	926,297
Total expenditures	651,797	1,961,297	2,613,094
Excess (deficiency) of revenues over (under) expenditures	54,894	186,089	240,983
Fund balances - beginning	265,801	1,641,406	1,907,207
Fund balances - ending	\$ 320,695	\$ 1,827,495	\$ 2,148,190

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, 2021**

Net change in fund balances - total governmental funds	\$	240,983
--	----	---------

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.		1,035,000
---	--	-----------

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)
---	--	-----------

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		(13,620)
--	--	----------

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.		<u>21,310</u>
--	--	---------------

Change in net position of governmental activities	\$	<u><u>837,682</u></u>
---	----	-----------------------

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.

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.

#### 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.

## NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### 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.

#### 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.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

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

#### 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, \$13,620 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 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.

### **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, 2021:

	Amortized Cost	Credit Risk	Maturities
First American Government Obligation Fund Y	\$ 1,030,235	AAAm	Weighted average of the fund portfolio: 24 days
FNMA Fannie Mae (Level 1)	<u>797,260</u>	AA+	April 5, 2022
	<u>\$ 1,827,495</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.

*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.

## NOTE 4 - DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*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, except for the FNMA investment which is shown at fair value.

## NOTE 5 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 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	7,314,573	445,991		7,760,564
Improvements other than buildings	2,077,761	-	-	2,077,761
Total accumulated depreciation	9,392,334	445,991	-	9,838,325
Total capital assets, being depreciated, net	4,526,572	(445,991)	-	4,080,581
Governmental activities capital assets, net	\$ 34,723,079	\$ (445,991)	\$ -	\$ 34,277,088

Depreciation was charged to the maintenance and operations function.

## NOTE 6 - 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 are subject to redemption at the option of the District prior to maturity. The Series 2012 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 \$15,000 of the Bonds.

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, 2021.

### 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 \$65,000 of the Bonds.

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, 2021.

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2012	\$ 8,275,000	\$ -	\$ 525,000	\$ 7,750,000	\$ 530,000
Series 2015	9,770,000	-	510,000	9,260,000	470,000
Total	<u>\$ 18,045,000</u>	<u>\$ -</u>	<u>\$ 1,035,000</u>	<u>\$ 17,010,000</u>	<u>\$ 1,000,000</u>

## NOTE 6 - LONG TERM LIABILITIES (Continued)

### Long-term Debt Activity (Continued)

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 1,000,000	\$ 876,913	\$ 1,876,913
2023	1,055,000	827,575	1,882,575
2024	1,110,000	772,725	1,882,725
2026	1,170,000	715,013	1,885,013
2026	1,235,000	654,169	1,889,169
2027-2031	7,205,000	2,237,962	9,442,962
2032-2035	4,235,000	474,912	4,709,912
	<u>\$ 17,010,000</u>	<u>\$ 6,559,269</u>	<u>\$ 23,569,269</u>

## NOTE 7- 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 8- 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 9 – 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 10 – SUBSEQUENT EVENTS

### Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$85,000 of the Series 2012 Bonds and a total of \$155,000 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, 2021**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Assessments	\$ 723,027	\$ 742,527	\$ 705,083	\$ (37,444)
Grant revenue	-	-	1,554	1,554
Interest earnings	250	250	54	(196)
Total revenues	723,277	742,777	706,691	(36,086)
<b>EXPENDITURES</b>				
Current:				
General government	148,493	148,493	183,808	(35,315)
Maintenance and operations	574,784	594,284	467,989	126,295
Total expenditures	723,277	742,777	651,797	90,980
Excess (deficiency) of revenues over (under) expenditures	\$ -	\$ -	54,894	\$ 54,894
Fund balance - beginning			265,801	
Fund balance - ending			\$ 320,695	

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, 2021 was amended to increase revenues by \$19,500 and increase appropriations by \$19,500. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

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

<b>Element</b>	<b>Comments</b>
Number of district employees compensated at 9/30/2021	5
Number of independent contractors compensated in September 2021	3
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$12,800
Independent contractor compensation for FYE 9/30/2021	\$413,393
Construction projects to begin on or after October 1; (>\$65K)	NONE
Budget variance report	See page 23 of annual financial report
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$427.18 Debt service - \$654.03 - \$1,635.08
Special assessments collected FYE 9/30/2021	\$2,033,629
Outstanding Bonds:	
Series 2012, due November 1, 2032	see Note 6 for details
Series 2015, due November 1, 2035	see Note 6 for details



**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, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated December 6, 2021.

**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.

**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.

*B* *Law & Associates*

December 6, 2021



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**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, 2021. 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, 2021.

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*

December 6, 2021



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280  
Boca Raton, Florida 33431  
(561) 994-9299 • (800) 299-4728  
Fax (561) 994-5823  
www.graucpa.com

**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, 2021, and have issued our report thereon dated December 6, 2021.

**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 December 6, 2021, 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.

*Grau & Associates*

December 6, 2021

## 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, 2020.

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, 2021.

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, 2021.

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, 2021. 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.



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](http://www.cgasolutions.com)

total **Miromar Lakes CDD**

Date: November 1, 2021

To: James P. Ward- District Manager

From: Bruce Bernard - Field Asset Manager

Subject: CDD Monthly Report – October 2021 Report

CGA P.N.: 13-5692

---

**Lake Maintenance**

The CDD's aquatic / lake maintenance vendor, Solitude Lake Management (Solitude), is applying for a permit, on the behalf of the CDD, from the Florida Fish and Wildlife Conservation (FWC) to add a limited number of carp fish to Lake 5/6 within the CDD's surface water management system. Solitude has also begun midge fly spraying treatment of the shoreline from Bellini through Castelli. This treatment process is scheduled every two weeks on a six-week treatment program. The CDD has contracted with the vendor to provide a second treatment process for an additional six weeks which will have the program in place for the next three months. CDD staff is investigating additional actions that can be taken to lessen the midge fly challenge.

CDD staff has our aquatic vendor (Solitude) replacing the aeration compressors and diffusers in Lakes 1B,1C, and 3A. These units also have achieved their useful life cycle and need replacement after multiple repairs in the last few years. The total cost of replacement will be \$10,350.00 dollars and will be funded within the capital improvement program for 2022. Attached please find maps with aerator station and diffuser locations.

Scott's Animal Control, and Wild Thing Wildlife Services (vendors) continued with the cane toad removal and have seen less activity in the past month within the community.

**Stormwater**

CDD staff has met with our lake bank restoration vendor (Dragonfly) and will be



## Calvin, Giordano & Associates, Inc.

EXCEPTIONAL SOLUTIONS™

proceeding with Geo- Tube Lake bank restoration in Portofino cove and the golf course lakes. Contractor will repair rip-rap banks on approved locations in Verona Lago and Lake 5/6 North along Miromar Lakes Blvd northside, west of the bridge.

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***

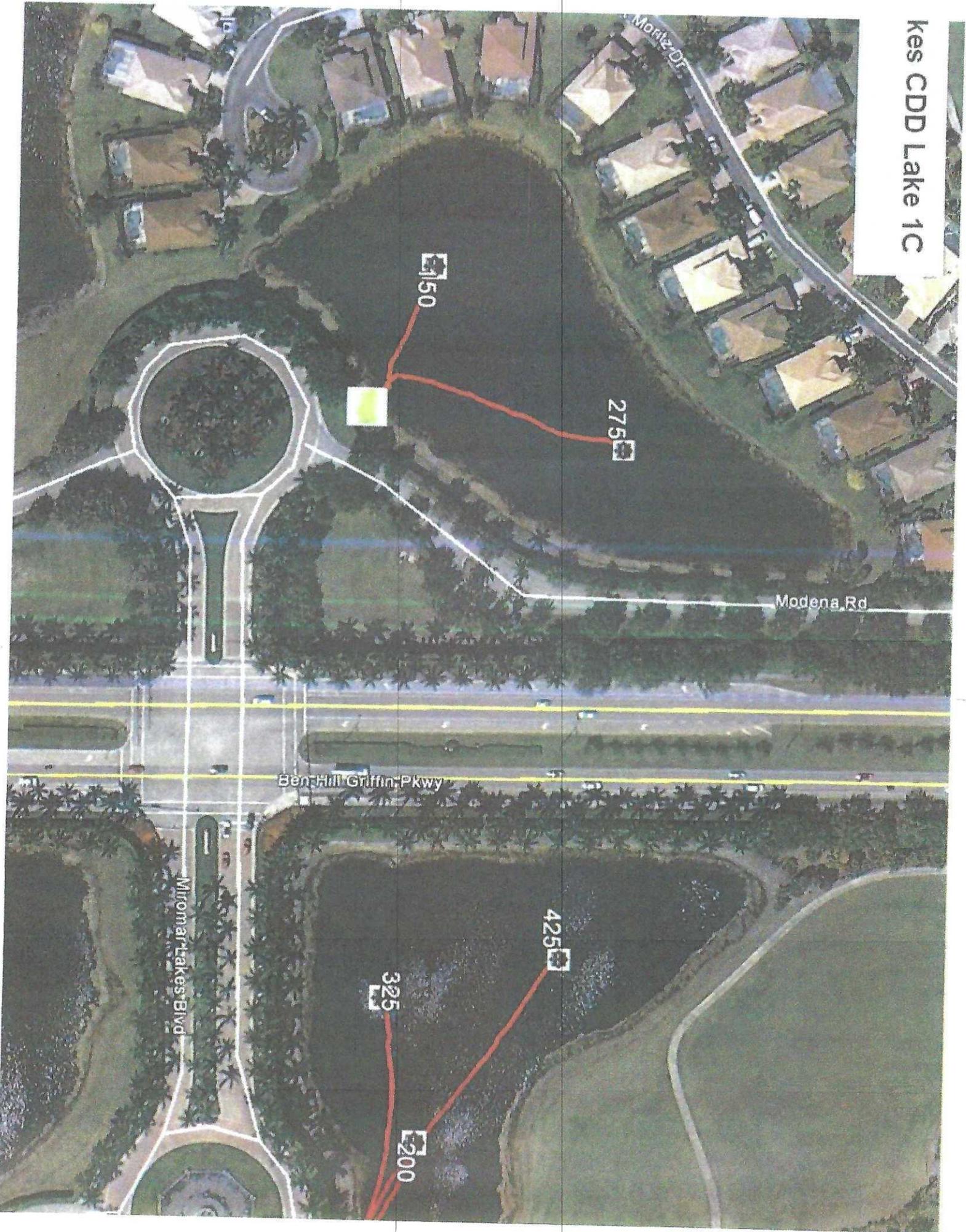
1800 Eller Drive  
Suite 600  
Fort Lauderdale, FL  
33316  
954.921.7781 phone  
954.921.8807 fax

[www.cgasolutions.com](http://www.cgasolutions.com)

Kes CDD Lake 1B



Kes CDD Lake 1C



kes CDD Lake 3A





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](http://www.cgasolutions.com)

## Miromar Lakes CDD

Date: January 1, 2022  
To: James P. Ward- District Manager  
From: Bruce Bernard - Field Asset Manager  
Subject: CDD Monthly Report – December 1, 2021 Report  
CGA P.N.: 13-5692

---

### Lake Maintenance

The CDD's aquatic / lake maintenance vendor, Solitude Lake Management (Solitude), has applied for a permit, on the behalf of the CDD, from the Florida Fish and Wildlife Conservation (FWC) to add a limited number of carp fish to Lake 5/6 within the CDD's surface water management system. CDD staff met with Solitude staff and discussed the possibility of using both lake 5/6 north and south as a fishery project. Further discussion during the meeting centered around midge fly management options. Solitude staff will provide CDD with written responses on both issues within the coming weeks for board discussion.

Aeration systems were replaced this month by Solitude crews within Lakes 1B south and north, 1C, and 3A. Crews replaced six (6) air compressors, sixteen (16) diffusers, and control valves in stations for a total of \$10,312.00

Crosscreek Environmental treated non-native plantings, cutback and removed trimming from wetland plants in retention areas in Isola Bella and Luguna this month.

Dragonfly Pond Services has been issued a purchase order for lake bank and rip-rap restoration within this year's capital improvement budget. Lake bank restoration will occur in Portofino cove area, Lake 6A non-residential bank, and adjacent to holes 11 and 12 on the golf course. Rip-Rap maintenance will occur on Miromar Lakes Blvd along the north lake bank from Castelli to Sorrento. Contractor will be mobilizing by the end of January 2022 with completion slated for May 2022.



**Calvin, Giordano & Associates, Inc.**  
E X C E P T I O N A L   S O L U T I O N S <sup>TM</sup>

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](http://www.cgasolutions.com)**

# **MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT**

---



## **FINANCIAL STATEMENTS - NOVEMBER 2021**

FISCAL YEAR 2022

---

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

---

*Miromar Lakes Community Development District*

---

*Table of Contents*

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

*JPWard & Associates, LLC*  
*2301 Northeast 37th Street*  
*Fort Lauderdale, Florida 33308*  
*(954) 658-4900*

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending November 30, 2021**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
<b>Assets</b>						
<b>Cash and Investments</b>						
General Fund - Invested Cash	\$ 935,275	\$ -	\$ -	\$ -	\$ -	\$ 935,275
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	366,651	448,865	-	-	815,517
Revenue	-	17,946	289,890	-	-	307,836
Prepayment Account	-	4,010	171	-	-	4,180
<b>Due from Other Funds</b>						
General Fund	-	270,527	159,099	-	-	429,626
Debt Service Fund(s)			-	-	-	-
<b>Market Valuation Adjustments</b>						
Accrued Interest Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,557,159	-	1,557,159
Amount to be Provided by Debt Service Funds	-	-	-	14,197,841	-	14,197,841
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	36,514,917
<b>Total Assets</b>	<b>\$ 935,275</b>	<b>\$ 659,134</b>	<b>\$ 898,025</b>	<b>\$ 15,755,000</b>	<b>\$ 36,514,917</b>	<b>\$ 54,762,352</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending November 30, 2021**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Term Debt	Assets	
<b>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>						-
General Fund		-	-	-	-	-
Debt Service Fund(s)	429,626	-	-	-	-	429,626
Other Developer	-	-				-
<b>Bonds Payable</b>						-
Current Portion	-	-	-	270,000	-	270,000
Long Term	-	-	-	15,485,000	-	15,485,000
<b>Total Liabilities</b>	<b>\$ 429,626</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,755,000</b>	<b>\$ -</b>	<b>\$ 16,184,626</b>
<b>Fund Equity and Other Credits</b>						
<b>Investment in General Fixed Assets</b>	-			-	36,514,917	36,514,917
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2021 (Unaudited)	-	677,036	1,121,538	-	-	1,798,573
Results from Current Operations	-	(17,902)	(223,512)	-	-	(241,414)
<b>Unassigned</b>						
<b>Beginning: October 1, 2021 (Unaudited)</b>	320,696			-	-	-
<b>Allocation of Fund Balance</b>						
Reserve for Water Management System	105,000					105,000
Reserve for Disaster Relief Reserve	95,000					95,000
Results from Prior Year Operations	120,696			-	-	120,696
<b>Results of Current Operations</b>	184,953					184,953
<b>Total Fund Equity and Other Credits</b>	<b>\$ 505,649</b>	<b>\$ 659,134</b>	<b>\$ 898,025</b>	<b>\$ -</b>	<b>\$ 36,514,917</b>	<b>\$ 38,577,726</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 935,275</b>	<b>\$ 659,134</b>	<b>\$ 898,025</b>	<b>\$ 15,755,000</b>	<b>\$ 36,514,917</b>	<b>\$ 54,762,352</b>

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**Miromar Lakes Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	-	-	N/A
<b>Interest</b>					
Interest - General Checking	3	3	6	100	6%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	239	210,890	211,129	725,565	29%
Special Assessments - Off-Roll	34,164	-	34,164	136,655	25%
<b>Miscellaneous Revenue</b>	-	-	-	-	N/A
<b>Easement Encroachments</b>	-	1,050	1,050	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 34,406</b>	<b>\$ 211,943</b>	<b>246,349</b>	<b>\$ 862,320</b>	<b>29%</b>
<b>Expenditures and Other Uses</b>					
<b>Legislative</b>					
Board of Supervisor's - Fees	1,000	1,000	2,000	12,000	17%
Board of Supervisor's - Taxes	77	77	153	918	17%
<b>Executive</b>					
Professional Management	3,333	3,333	6,667	40,000	17%
<b>Financial and Administrative</b>					
Audit Services	-	-	-	4,100	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	18,000	0%
Arbitrage/Bond Reamortization	-	1,250	1,250	2,000	63%
<b>Other Contractual Services</b>					
Legal Advertising	-	297	297	1,200	25%
Trustee Services	-	3,400	3,400	9,300	37%
Property Appraiser/Tax Collector Fees	-	1,216	1,216	1,300	94%
Bank Services	36	34	70	500	14%
<b>Travel and Per Diem</b>	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>					
Postage, Freight & Messenger	-	133	133	800	17%
<b>Insurance</b>	-	7,170	7,170	7,000	102%
<b>Printing &amp; Binding</b>	-	635	635	2,200	29%
<b>Website Maintenance</b>	50	50	100	1,200	8%
<b>Office Supplies</b>	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	175	175	100%
<b>Legal Services</b>					
Legal - General Counsel	-	4,388	4,388	15,000	29%
<b>Other General Government Services</b>					

Prepared by:

**JPWARD and Associates, LLC**

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Engineering Services - General Fund	-	1,898	1,898	5,000	38%
Asset Maps/Cost Estimates	-	833	833	2,500	33%
Asset Administrative Services	-	-	-	10,000	0%
Reserve Analysis	-	7,250	7,250	-	N/A
Contingencies	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>4,496</b>	<b>33,138</b>	<b>37,633</b>	<b>133,193</b>	<b>28%</b>
<b>Stormwater Management Services</b>					
Professional Services					
Asset Management	-	2,983	2,983	35,800	8%
NPDES	-	-	-	3,000	0%
Mitigation Monitoring	-	2,393	2,393	-	N/A
Utility Services					
Electric - Aeration Systems	-	764	764	4,800	16%
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	-	5,438	5,438	76,000	7%
Lake Bank Maintenance	-	-	-	3,000	0%
Water Quality Testing	-	-	-	14,300	0%
Water Control Structures	-	4,500	4,500	25,000	18%
Grass Carp Installation	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	N/A
Cane Toad Removal	-	3,300	3,300	36,000	9%
Midge Fly Control	-	-	-	19,600	0%
Aeration System	-	750	750	12,000	6%
Fish Re-Stocking	-	-	-	-	N/A
Wetland System					
Routine Maintenance	-	3,134	3,134	48,100	7%
Water Quality Testing	-	-	-	-	N/A
Capital Outlay					
Aeration Systems	-	-	-	16,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	N/A
Lake Bank Restoration	-	500	500	-	N/A
Turbidity Screens	-	-	-	-	N/A
Erosion Restoration	-	-	-	118,800	0%
Contingencies	-	-	-	108,000	0%
<b>Sub-Total:</b>	<b>-</b>	<b>23,762</b>	<b>23,762</b>	<b>520,400</b>	<b>5%</b>
<b>Other Current Charges</b>					
Hendry County - Panther Habitat Taxes	-	-	-	500	0%

**Miromar Lakes Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Reserves for General Fund</b>					
Water Management System	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	95,000	0%
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>200,500</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,496</b>	<b>\$ 56,900</b>	<b>\$ 61,395</b>	<b>\$ 854,093</b>	<b>7%</b>
Net Increase/ (Decrease) in Fund Balance	29,910	155,043	184,953	8,227	
Fund Balance - Beginning	320,696	350,606	320,696	320,696	
<b>Fund Balance - Ending</b>	<b>\$ 350,606</b>	<b>\$ 505,649</b>	<b>505,649</b>	<b>\$ 328,923</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2012 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	-	\$ 79,641	0%
<b>Interest Income</b>					
Reserve Account	3,525	-	3,525	7,200	49%
Prepayment Account	-	0	0	-	N/A
Revenue Account	1	1	2	100	2%
Interest Account	-	-	-	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	306	270,220	270,527	929,731	29%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
<b>Net Inc (Dec) Fair Value Investments</b>	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 3,833</b>	<b>\$ 270,222</b>	<b>274,055</b>	<b>\$ 1,016,672</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2012 Bonds	-	-	-	\$ 525,000	0%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2012 Bonds	-	85,000	85,000	85,000	100%
<b>Interest Expense</b>					
Series 2012 Bonds	-	206,956	206,956	412,031	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 291,956</b>	<b>291,956</b>	<b>\$ 1,022,031</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	3,833	(21,734)	(17,902)	(5,359)	
Fund Balance - Beginning	677,036	680,868	677,036	870,552	
<b>Fund Balance - Ending</b>	<b>\$ 680,868</b>	<b>\$ 659,134</b>	<b>659,134</b>	<b>\$ 865,193</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2021**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	-	\$ 193,689	0%
<b>Interest Income</b>					
Reserve Account	3,881	0	3,882	12,000	32%
Interest Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Prepayment Account	1	1	1	-	N/A
Revenue Account	3	3	5	20	26%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	180	158,919	159,099	546,703	29%
Special Assessments - Off-Roll	-	-	-	352,264	0%
Special Assessments - Prepayments	-	-	-	-	N/A
<b>Net Inc (Dec) Fair Value Investments</b>	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	N/A
<b>Bond Proceeds</b>	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,065</b>	<b>\$ 158,923</b>	<b>\$ 162,988</b>	<b>\$ 1,104,676</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>					
<b>Debt Service</b>					
<b>Principal Debt Service - Mandatory</b>					
Series 2015 Bonds	-	-	-	\$ 460,000	0%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2015 Bonds	-	155,000	155,000	200,000	78%
<b>Interest Expense</b>					
Series 2015 Bonds	-	231,500	231,500	453,000	51%
<b>Original Issue Discount</b>	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 386,500</b>	<b>386,500</b>	<b>\$ 1,113,000</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,065	(227,577)	(223,512)	(8,324)	
Fund Balance - Beginning	1,121,538	1,125,602	1,121,538	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,125,602</b>	<b>\$ 898,025</b>	<b>898,025</b>	<b>\$ (8,324)</b>	

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

---



## FINANCIAL STATEMENTS - DECEMBER 2021

FISCAL YEAR 2022

---

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Miromar Lakes Community Development District*

***Table of Contents***

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

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending December 31, 2021**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
<b>Assets</b>						
<b>Cash and Investments</b>						
General Fund - Invested Cash	\$ 966,106	\$ -	\$ -	\$ -	\$ -	\$ 966,106
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	366,651	448,866	-	-	815,517
Revenue	-	821,855	762,679	-	-	1,584,534
Prepayment Account	-	4,010	171	-	-	4,180
<b>Due from Other Funds</b>						
General Fund	-	40,472	23,802	-	-	64,273
Debt Service Fund(s)			-	-	-	-
<b>Market Valuation Adjustments</b>						
Accrued Interest Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,468,504	-	2,468,504
Amount to be Provided by Debt Service Funds	-	-	-	13,316,496	-	13,316,496
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	36,514,917
<b>Total Assets</b>	<b>\$ 966,106</b>	<b>\$ 1,232,987</b>	<b>\$ 1,235,517</b>	<b>\$ 15,785,000</b>	<b>\$ 36,514,917</b>	<b>\$ 55,734,527</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending December 31, 2021**

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Term Debt	Assets	
<b>Liabilities</b>						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>						
General Fund		-	-	-	-	-
Debt Service Fund(s)	64,273	-	-	-	-	64,273
Other Developer	-	-	-	-	-	-
<b>Bonds Payable</b>						
Current Portion	-	-	-	985,000	-	985,000
Long Term	-	-	-	14,800,000	-	14,800,000
<b>Total Liabilities</b>	<b>\$ 64,273</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,785,000</b>	<b>\$ -</b>	<b>\$ 15,849,273</b>
<b>Fund Equity and Other Credits</b>						
Investment in General Fixed Assets	-	-	-	-	36,514,917	36,514,917
<b>Fund Balance</b>						
<b>Restricted</b>						
Beginning: October 1, 2021 (Audited)	-	690,801	1,136,694	-	-	1,827,494
Results from Current Operations	-	542,187	98,823	-	-	641,010
<b>Unassigned</b>						
Beginning: October 1, 2021 (Audited)	320,696	-	-	-	-	-
<b>Allocation of Fund Balance</b>						
Reserve for Water Management System	105,000	-	-	-	-	105,000
Reserve for Disaster Relief Reserve	95,000	-	-	-	-	95,000
Results from Prior Year Operations	120,696	-	-	-	-	120,696
Results of Current Operations	581,137	-	-	-	-	581,137
<b>Total Fund Equity and Other Credits</b>	<b>\$ 901,833</b>	<b>\$ 1,232,987</b>	<b>\$ 1,235,517</b>	<b>\$ -</b>	<b>\$ 36,514,917</b>	<b>\$ 39,885,254</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 966,106</b>	<b>\$ 1,232,987</b>	<b>\$ 1,235,517</b>	<b>\$ 15,785,000</b>	<b>\$ 36,514,917</b>	<b>\$ 55,734,527</b>

Prepared by:

**JPWARD and Associates, LLC**

Unaudited

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest</b>						
Interest - General Checking	3	3	12	19	100	19%
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	239	210,890	447,855	658,984	725,565	91%
Special Assessments - Off-Roll	34,164	-	-	34,164	136,655	25%
<b>Miscellaneous Revenue</b>	-	-	-	-	-	N/A
<b>Easement Encroachments</b>	-	1,050	-	1,050	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 34,406</b>	<b>\$ 211,943</b>	<b>\$ 447,868</b>	<b>694,217</b>	<b>\$ 862,320</b>	<b>81%</b>
<b>Expenditures and Other Uses</b>						
<b>Legislative</b>						
Board of Supervisor's - Fees	1,000	1,000	1,000	3,000	12,000	25%
Board of Supervisor's - Taxes	77	77	77	230	918	25%
<b>Executive</b>						
Professional Management	3,333	3,333	3,333	10,000	40,000	25%
<b>Financial and Administrative</b>						
Audit Services	-	-	4,100	4,100	4,100	100%
Accounting Services	-	-	-	-	-	N/A
Assessment Roll Services	-	-	18,000	18,000	18,000	100%
Arbitrage/Bond Reamortization	-	1,250	-	1,250	2,000	63%
<b>Other Contractual Services</b>						
Legal Advertising	-	297	-	297	1,200	25%
Trustee Services	-	3,400	-	3,400	9,300	37%
Property Appraiser/Tax Collector Fees	-	1,216	-	1,216	1,300	94%
Bank Services	36	34	36	106	500	21%
<b>Travel and Per Diem</b>	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>						
Postage, Freight & Messenger	-	133	64	197	800	25%
<b>Insurance</b>	-	7,170	-	7,170	7,000	102%
<b>Printing &amp; Binding</b>	-	635	-	635	2,200	29%
<b>Website Maintenance</b>	50	50	50	150	1,200	13%
<b>Office Supplies</b>	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	-	175	175	100%
<b>Legal Services</b>						
Legal - General Counsel	-	4,388	-	4,388	15,000	29%
<b>Other General Government Services</b>						

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Engineering Services - General Fund	-	1,898	-	1,898	5,000	38%
Asset Maps/Cost Estimates	-	-	-	-	2,500	0%
Asset Administrative Services	-	833	833	1,667	10,000	17%
Reserve Analysis	-	7,250	-	7,250	-	N/A
Encroachment Agreements	-	-	618	618	-	N/A
Contingencies	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>4,496</b>	<b>33,138</b>	<b>28,111</b>	<b>65,744</b>	<b>133,193</b>	<b>49%</b>
<b>Stormwater Management Services</b>						
Professional Services						
Asset Management	-	2,983	2,983	5,967	35,800	17%
NPDES	-	-	-	-	3,000	0%
Mitigation Monitoring	-	2,393	-	2,393	-	N/A
Utility Services						
Electric - Aeration Systems	-	764	-	764	4,800	16%
Repairs & Maintenance						
Lake System						
Aquatic Weed Control	-	5,438	4,752	10,190	76,000	13%
Lake Bank Maintenance	-	-	-	-	3,000	0%
Water Quality Testing	-	-	-	-	14,300	0%
Water Control Structures	-	4,500	-	4,500	25,000	18%
Grass Carp Installation	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	N/A
Cane Toad Removal	-	3,300	3,000	6,300	36,000	18%
Midge Fly Control	-	-	4,660	4,660	19,600	24%
Aeration System	-	750	1,444	2,194	12,000	18%
Fish Re-Stocking	-	-	-	-	-	N/A
Wetland System						
Routine Maintenance	-	3,134	6,134	9,268	48,100	19%
Water Quality Testing	-	-	-	-	-	N/A
Capital Outlay						
Aeration Systems	-	-	-	-	16,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	N/A
Lake Bank Restoration	-	500	600	1,100	-	N/A
Turbidity Screens	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	118,800	0%
Contingencies	-	-	-	-	108,000	0%
<b>Sub-Total:</b>	<b>-</b>	<b>23,762</b>	<b>23,573</b>	<b>47,335</b>	<b>520,400</b>	<b>9%</b>

**Other Current Charges**

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Hendry County - Panther Habitat Taxes	-	-	-	-	500	0%
<b>Reserves for General Fund</b>						
Water Management System	-	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	-	95,000	0%
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>200,500</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 4,496</b>	<b>\$ 56,900</b>	<b>\$ 51,685</b>	<b>\$ 113,080</b>	<b>\$ 854,093</b>	<b>13%</b>
Net Increase/ (Decrease) in Fund Balance	29,910	155,043	396,183	581,137	8,227	
Fund Balance - Beginning	320,696	350,606	505,649	320,696	320,696	
<b>Fund Balance - Ending</b>	<b>\$ 350,606</b>	<b>\$ 505,649</b>	<b>\$ 901,833</b>	<b>901,833</b>	<b>\$ 328,923</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2012 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	-	\$ 79,641	0%
<b>Interest Income</b>						
Reserve Account	(10,240)	-	-	(10,240)	7,200	-142%
Prepayment Account	-	0	0	0	-	N/A
Revenue Account	1	1	0	2	100	2%
Interest Account	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	306	270,220	573,853	844,380	929,731	91%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Net Inc (Dec) Fair Value Investments</b>	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ (9,932)</b>	<b>\$ 270,222</b>	<b>\$ 573,853</b>	<b>834,143</b>	<b>\$ 1,016,672</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2012 Bonds	-	-	-	-	\$ 525,000	0%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2012 Bonds	-	85,000	-	85,000	85,000	100%
<b>Interest Expense</b>						
Series 2012 Bonds	-	206,956	-	206,956	412,031	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 291,956</b>	<b>\$ -</b>	<b>291,956</b>	<b>\$ 1,022,031</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	(9,932)	(21,734)	573,853	542,187	(5,359)	
Fund Balance - Beginning	690,801	680,868	659,134	690,801	870,552	
<b>Fund Balance - Ending</b>	<b>\$ 680,868</b>	<b>\$ 659,134</b>	<b>\$ 1,232,987</b>	<b>1,232,987</b>	<b>\$ 865,193</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through December 31, 2021**

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>						
<b>Carryforward</b>	\$ -	\$ -	\$ -	-	\$ 193,689	0%
<b>Interest Income</b>						
Reserve Account	(11,275)	0	0	(11,274)	12,000	-94%
Interest Account	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	N/A
Prepayment Account	1	1	-	1	-	N/A
Revenue Account	3	3	2	8	20	38%
<b>Special Assessment Revenue</b>						
Special Assessments - On-Roll	180	158,919	337,489	496,588	546,703	91%
Special Assessments - Off-Roll	-	-	-	-	352,264	0%
Special Assessments - Prepayments	-	-	-	-	-	N/A
<b>Net Inc (Dec) Fair Value Investments</b>						
	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>						
	-	-	-	-	-	N/A
<b>Bond Proceeds</b>						
	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ (11,091)</b>	<b>\$ 158,923</b>	<b>\$ 337,491</b>	<b>\$ 485,323</b>	<b>\$ 1,104,676</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>						
<b>Debt Service</b>						
<b>Principal Debt Service - Mandatory</b>						
Series 2015 Bonds	-	-	-	-	\$ 460,000	0%
<b>Principal Debt Service - Early Redemptions</b>						
Series 2015 Bonds	-	155,000	-	155,000	200,000	78%
<b>Interest Expense</b>						
Series 2015 Bonds	-	231,500	-	231,500	453,000	51%
<b>Original Issue Discount</b>						
	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>						
	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 386,500</b>	<b>\$ -</b>	<b>386,500</b>	<b>\$ 1,113,000</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	(11,091)	(227,577)	337,491	98,823	(8,324)	
Fund Balance - Beginning	1,136,694	1,125,602	898,025	1,136,694	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,125,602</b>	<b>\$ 898,025</b>	<b>\$ 1,235,517</b>	<b>1,235,517</b>	<b>\$ (8,324)</b>	