

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2021

FISCAL YEAR 2021

PREPARED BY:

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Miromar Lakes Community Development District

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Miromar Lakes Community Development District
Balance Sheet
for the Period Ending February 28, 2021

	Governmental Funds			Account Groups		Totals (Memorandum Only)
	Debt Service Funds			General Long Term Debt	General Fixed Assets	
	General Fund	Series 2012	Series 2015			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 717,139	\$ -	\$ -	\$ -	\$ -	\$ 717,139
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	366,651	404,783	-	-	771,434
Revenue	-	748,794	681,360	-	-	1,430,153
Prepayment Account	-	13,619	1,683	-	-	15,302
Due from Other Funds						
General Fund	-	54,454	28,741	-	-	83,194
Debt Service Fund(s)				-	-	-
Market Valuation Adjustments						
Accrued Interest Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,300,084	-	2,300,084
Amount to be Provided by Debt Service Funds	-	-	-	14,714,916	-	14,714,916
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	36,514,917
Total Assets	\$ 717,139	\$ 1,183,518	\$ 1,116,566	\$ 17,015,000	\$ 36,514,917	\$ 56,547,139

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending February 28, 2021

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2012	Series 2015	General Long Term Debt	General Fixed Assets		
Liabilities							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds							-
General Fund		-	-	-	-	-	-
Debt Service Fund(s)	83,194	-	-	-	-	-	83,194
Other Governments		-					-
Bonds Payable	-						-
Current Portion	-	-	-	960,000	-	-	960,000
Long Term	-	-	-	16,055,000	-	-	16,055,000
Total Liabilities	\$ 83,194	\$ -	\$ -	\$ 17,015,000	\$ -	\$ -	\$ 17,098,194
Fund Equity and Other Credits							
Investment in General Fixed Assets	-				36,514,917		36,514,917
Fund Balance							
Restricted							
Beginning: October 1, 2020 (Unaudited)	-	601,279	993,904	-	-	-	1,595,183
Results from Current Operations	-	582,239	122,662	-	-	-	704,900
Unassigned							
Beginning: October 1, 2020 (Unaudited)	265,802			-	-	-	265,802
Reserve for Water Management System	50,000						50,000
Reserve for Disaster Relief Reserve	45,000						45,000
Results from Current Operations	273,143			-	-	-	273,143
Total Fund Equity and Other Credits	\$ 633,944	\$ 1,183,518	\$ 1,116,566	\$ -	\$ 36,514,917	\$ -	\$ 39,448,945
Total Liabilities, Fund Equity and Other Credits	\$ 717,139	\$ 1,183,518	\$ 1,116,566	\$ 17,015,000	\$ 36,514,917	\$ -	\$ 56,547,139

Prepared by:

JWARD and Associates, LLC

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Revised - Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest								
Interest - General Checking	-	5	7	6	6	24	250	9%
Special Assessment Revenue								
Special Assessments - On-Roll	561	130,551	332,076	17,246	16,438	496,873	580,182	86%
Special Assessments - Off-Roll	-	29,747	-	29,747	-	59,494	118,991	50%
Miscellaneous Revenue								
State Revenue Sharing-Emergency Mgmt Assis	-	-	-	-	-	-	0	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	0	N/A
Total Revenue and Other Sources:	\$ 561	\$ 160,303	\$ 332,084	\$ 46,999	\$ 16,444	556,390	\$ 699,423	80%
Expenditures and Other Uses								
Legislative								
Board of Supervisor's - Fees	1,000	1,000	1,000	800	1,000	4,800	12,000	40%
Board of Supervisor's - Taxes	77	77	77	61	77	367	918	40%
Executive								
Professional Management	3,333	3,333	3,333	3,333	3,333	16,667	40,000	42%
Financial and Administrative								
Audit Services	-	-	3,000	-	-	3,000	4,000	75%
Accounting Services	-	-	-	-	290	290	-	N/A
Assessment Roll Services	-	-	18,000	-	-	18,000	18,000	100%
Arbitrage Rebate Services	350	1,000	-	-	-	1,350	2,000	68%
Bond Re-Amortizations	-	-	-	-	-	-	-	N/A
Other Contractual Services								
Legal Advertising	194	-	-	-	246	439	1,200	37%
Trustee Services	-	3,400	-	-	-	3,400	9,500	36%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	2,000	0%
Bank Services	34	34	49	35	49	200	500	40%
Travel and Per Diem								
Travel and Per Diem	-	-	-	-	-	-	-	N/A
Communications & Freight Services								
Postage, Freight & Messenger	67	51	58	58	50	284	800	35%
Insurance								
Insurance	6,928	-	-	-	-	6,928	7,000	99%
Printing & Binding								
Printing & Binding	-	95	-	111	-	206	2,200	9%
Website Maintenance								
Website Maintenance	50	50	50	50	50	250	1,200	21%
Office Supplies								
Office Supplies	-	-	-	-	-	-	-	N/A
Subscription & Memberships								
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Revised - Total Annual Budget	% of Budget
Legal - General Counsel	-	-	215	731	-	947	30,000	3%
Legal - Litigation	-	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	-	-	N/A
Legal - Center Place	-	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services - General Fund	-	58	-	615	1,193	1,865	7,000	27%
Asset Administration Services	-	-	-	833	-	833	10,000	8%
Center Place	-	-	-	-	-	-	-	N/A
GIS Services	-	-	-	-	-	-	-	N/A
Sub-Total:	12,207	9,097	25,782	6,627	6,288	60,001	148,493	40%
Hurricane Relief Services								
Engineering Services								
General Engineering	-	-	-	-	-	-	-	N/A
Water Mgt - Debris Removal								
Lake Bank Erosion	-	-	-	-	-	-	-	N/A
Landscaping - Debris Removal								
Landscaping Removal	-	-	-	-	-	-	-	N/A
Sub-Total:	-	-	-	-	-	-	-	-
Stormwater Management Services								
Professional Services								
Asset Management	-	3,817	3,817	3,046	3,817	14,496	35,800	40%
NPDES	-	-	-	-	-	-	2,000	0%
Utility Services								
Electric - Aeration Systems	-	90	944	511	527	2,072	4,800	43%
Lake System								
Aquatic Weed Control	-	4,772	-	9,544	4,772	19,088	71,000	27%
Lake Bank Maintenance	-	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	4,310	-	-	4,310	13,840	31%
Water Control Structures	-	-	-	-	22,650	22,650	26,000	87%
Grass Carp Installation	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	N/A
Cane Toad Removal	4,210	5,455	2,645	840	840	13,990	11,000	127%
Midge Fly Control	-	-	-	-	-	-	9,600	0%
Aeration System	810	-	3,050	6,938	3,050	13,848	2,000	692%
Fish Re-Stocking	-	-	-	-	10,086	10,086	-	N/A
Wetland System								
Routine Maintenance	-	3,364	-	6,728	3,364	13,456	49,100	27%
Water Quality Testing	-	-	-	-	-	-	-	N/A

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Revised - Total Annual Budget	% of Budget
Other Current Charges	-	-	-	-	-	-	-	N/A
Capital Outlay								
Aeration Systems	-	-	-	-	-	-	13,260	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	6,000	0%
Lake Bank Restoration	-	900	1,350	1,500	10,082	13,832	-	N/A
Turbidity Screens	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	204,930	0%
Contingencies	-	-	-	-	-	-	3,000	0%
Sub-Total:	5,020	18,398	16,115	29,107	59,188	127,828	455,330	28%
Landscaping Services								
Professional Management								
Asset Management	-	-	-	-	-	-	-	N/A
Utility Services								
Electric	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	-	-	-	-	N/A
Repairs & Maintenance								
Public Area Landscaping	-	-	-	-	-	-	-	N/A
Irrigation System	-	-	-	-	-	-	-	N/A
Well System	-	-	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	-	-	-	N/A
Other Current Charges								
Lee County Assessments	-	-	-	-	-	-	-	N/A
Charlotte County Assessments	-	419	-	-	-	419	-	N/A
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	600	0%
Operating Supplies								
Mulch	-	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	-	N/A
Reserves for General Fund								
Water Management System	-	-	-	-	-	-	50,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	45,000	0%
Sub-Total:	-	419	-	-	-	419	95,600	0%
Total Expenditures and Other Uses:	\$ 17,227	\$ 27,914	\$ 41,897	\$ 35,734	\$ 65,475	\$ 188,248	\$ 699,423	27%
Net Increase/ (Decrease) in Fund Balance	(16,666)	132,389	290,187	11,265	(49,032)	368,143	-	
Fund Balance - Beginning	265,802	249,136	381,524	671,711	682,976	265,802	265,802	
Fund Balance - Ending	\$ 249,136	\$ 381,524	\$ 671,711	\$ 682,976	\$ 633,944	\$ 633,944	\$ 265,802	

Miromar Lakes Community Development District
Debt Service Fund - Series 2012 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Reserve Account	3,772	-	-	-	-	3,772	7,200	52%
Prepayment Account	0	-	0	0	0	0	-	N/A
Revenue Account	1	1	0	1	4	7	4,500	0%
Interest Account	-	0	-	-	-	0	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	907	211,047	536,830	27,880	26,573	803,237	937,856	86%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments								
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 4,679	\$ 211,048	\$ 536,830	\$ 27,881	\$ 26,577	807,017	\$ 949,556	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2012 Bonds	-	-	-	-	-	-	\$ 510,000	0%
Principal Debt Service - Early Redemptions								
Series 2012 Bonds	-	5,000	-	-	-	5,000	-	N/A
Interest Expense								
Series 2012 Bonds	-	219,778	-	-	-	219,778	439,556	50%
Operating Transfers Out (To Other Funds)								
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 224,778	\$ -	\$ -	\$ -	224,778	\$ 949,556	N/A
Net Increase/ (Decrease) in Fund Balance	4,679	(13,730)	536,830	27,881	26,577	582,239	-	
Fund Balance - Beginning	601,279	605,959	592,229	1,129,059	1,156,941	601,279	870,552	
Fund Balance - Ending	\$ 605,959	\$ 592,229	\$ 1,129,059	\$ 1,156,941	\$ 1,183,518	1,183,518	\$ 870,552	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income								
Reserve Account	6,784	-	0	0	0	6,784	12,000	57%
Interest Account	-	0	0	-	-	0	-	N/A
Prepayment Account	-	0	0	0	0	0	5,600	N/A
Revenue Account	3	3	2	2	3	13	7,000	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	478	111,390	283,337	14,715	14,025	423,945	495,019	86%
Special Assessments - Off-Roll	-	-	-	-	-	-	418,881	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,265	\$ 111,393	\$ 283,338	\$ 14,717	\$ 14,029	\$ 430,742	\$ 938,500	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2015 Bonds	-	-	-	-	-	-	\$ 450,000	0%
Principal Debt Service - Early Redemptions								
Series 2015 Bonds	-	65,000	-	-	-	65,000	-	N/A
Interest Expense								
Series 2015 Bonds	-	244,250	-	-	-	244,250	488,500	50%
Original Issue Discount	(1,170)	-	-	-	-	(1,170)	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ (1,170)	\$ 309,250	\$ -	\$ -	\$ -	308,080	\$ 938,500	N/A
Net Increase/ (Decrease) in Fund Balance	8,435	(197,857)	283,338	14,717	14,029	122,662	-	
Fund Balance - Beginning	993,904	1,002,339	804,481	1,087,820	1,102,537	993,904	-	
Fund Balance - Ending	\$ 1,002,339	\$ 804,481	\$ 1,087,820	\$ 1,102,537	\$ 1,116,566	1,116,566	\$ -	