

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JUNE 2021

FISCAL YEAR 2021

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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)

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*Miromar Lakes Community Development District*

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*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 June 30, 2021**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2012	Series 2015	General Long Term Debt	General Fixed Assets		
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 417,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 417,208
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	366,651	404,783	-	-	-	771,434
Revenue	-	211,855	516,353	-	-	-	728,208
Prepayment Account	-	3,619	1,683	-	-	-	5,302
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)				-	-	-	-
<b>Market Valuation Adjustments</b>							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,504,944	-	-	1,504,944
Amount to be Provided by Debt Service Funds	-	-	-	15,500,056	-	-	15,500,056
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	-	36,514,917
<b>Total Assets</b>	<b>\$ 417,208</b>	<b>\$ 582,126</b>	<b>\$ 922,818</b>	<b>\$ 17,005,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 55,442,069</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending June 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>Liabilities</b>						
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>						
General Fund		-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Other Governments		-				-
<b>Bonds Payable</b>	-					-
Current Portion	-	-	-	0	-	-
Long Term	-	-	-	17,005,000	-	17,005,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,005,000</u>	<u>\$ -</u>	<u>\$ 17,005,000</u>
<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, 2020 (Audited)	-	621,703	1,019,703	-	-	1,641,406
Results from Current Operations	-	(39,577)	(96,885)	-	-	(136,462)
<b>Unassigned</b>						
Beginning: October 1, 2020 (Audited)	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	56,406			-	-	56,406
<b>Total Fund Equity and Other Credits</b>	<u>\$ 417,208</u>	<u>\$ 582,126</u>	<u>\$ 922,818</u>	<u>\$ -</u>	<u>\$ 36,514,917</u>	<u>\$ 38,437,069</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 417,208</u>	<u>\$ 582,126</u>	<u>\$ 922,818</u>	<u>\$ 17,005,000</u>	<u>\$ 36,514,917</u>	<u>\$ 55,442,069</u>

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Revised - Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest</b>												
Interest - General Checking	-	5	7	6	6	6	5	5	4	44	250	18%
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	561	130,551	332,076	17,246	16,438	7,305	14,193	60,405	1,429	580,205	580,182	100%
Special Assessments - Off-Roll	-	29,747	-	29,747	-	-	29,747	-	-	89,241	118,991	75%
<b>Miscellaneous Revenue</b>												
State Revenue Sharing-Emergency Mgmt Assis	-	-	-	-	-	-	-	-	-	-	0	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	0	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 561</b>	<b>\$ 160,303</b>	<b>\$ 332,084</b>	<b>\$ 46,999</b>	<b>\$ 16,444</b>	<b>\$ 7,311</b>	<b>\$ 43,945</b>	<b>\$ 60,410</b>	<b>\$ 1,434</b>	<b>669,490</b>	<b>\$ 699,423</b>	<b>96%</b>
<b>Expenditures and Other Uses</b>												
<b>Legislative</b>												
Board of Supervisor's - Fees	1,000	1,000	1,000	800	1,000	1,000	1,000	1,000	1,000	8,800	12,000	73%
Board of Supervisor's - Taxes	77	77	77	61	77	77	77	77	77	673	918	73%
<b>Executive</b>												
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	30,000	40,000	75%
<b>Financial and Administrative</b>												
Audit Services	-	-	3,000	-	-	-	-	1,000	-	4,000	4,000	100%
Accounting Services	-	-	-	-	290	(290)	-	160	(160)	-	-	N/A
Assessment Roll Services	-	-	18,000	-	-	-	-	-	-	18,000	18,000	100%
Arbitrage Rebate Services	350	1,000	-	-	-	-	100	750	-	2,200	2,000	110%
Bond Re-Amortizations	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>												
Legal Advertising	194	-	-	-	246	-	-	-	-	439	1,200	37%
Trustee Services	-	3,400	-	-	-	-	-	-	5,859	9,258	9,500	97%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	1,194	-	-	-	1,194	2,000	60%
Bank Services	34	34	49	35	49	33	38	48	34	353	500	71%
<b>Travel and Per Diem</b>												
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	67	51	58	58	50	125	-	194	-	602	800	75%
<b>Insurance</b>												
Insurance	6,928	-	-	-	-	-	-	-	-	6,928	7,000	99%
<b>Printing &amp; Binding</b>												
Printing & Binding	-	95	-	111	-	277	178	200	139	1,000	2,200	45%
<b>Website Maintenance</b>												
Website Maintenance	50	50	50	50	50	50	50	50	50	450	1,200	38%
<b>Office Supplies</b>												
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>												
Subscription & Memberships	175	-	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>												
Legal - General Counsel	-	-	215	731	-	1,390	569	1,127	1,723	5,755	30,000	19%

Prepared by:  
**JPWARD and Associates, LLC**

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Revised - Total	
											Annual Budget	% of Budget
Legal - Litigation	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place - Special Counsel	-	-	-	-	-	-	-	-	-	-	-	N/A
Legal - Center Place	-	-	-	-	-	-	-	-	-	-	-	N/A
Land Exchange - Salerno	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>												
Engineering Services - General Fund	-	58	-	615	1,193	-	228	-	-	2,093	7,000	30%
Reserve Analysis	-	-	-	-	-	-	-	12,265	-	12,265	-	N/A
Asset Administration Services	-	-	-	833	-	833	-	1,667	833	4,167	10,000	42%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>12,207</b>	<b>9,097</b>	<b>25,782</b>	<b>6,627</b>	<b>6,288</b>	<b>8,022</b>	<b>5,572</b>	<b>21,870</b>	<b>12,888</b>	<b>108,352</b>	<b>148,493</b>	<b>73%</b>
<b>Hurricane Relief Services</b>												
Engineering Services												
General Engineering	-	-	-	-	-	-	-	-	-	-	-	N/A
Water Mgt - Debris Removal												
Lake Bank Erosion	-	-	-	-	-	-	-	-	-	-	-	N/A
Landscaping - Debris Removal												
Landscaping Removal	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Stormwater Management Services</b>												
Professional Services												
Asset Management	-	3,817	3,817	3,046	3,817	2,983	-	5,967	2,983	26,429	35,800	74%
NPDES	-	-	-	-	-	188	-	-	-	188	2,000	9%
Mitigation Monitoring	-	-	-	-	-	-	-	500	-	500	-	N/A
Utility Services												
Electric - Aeration Systems	-	90	944	511	527	508	497	276	206	3,559	4,800	74%
Lake System												
Aquatic Weed Control	-	4,772	-	9,544	4,772	-	9,544	-	4,772	33,404	71,000	47%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	3,000	0%
Water Quality Testing	-	-	4,310	-	-	-	-	-	4,660	8,970	13,840	65%
Water Control Structures	-	-	-	-	22,650	560	-	-	19,500	42,710	26,000	164%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	4,210	5,455	2,645	840	840	-	-	5,350	3,300	22,640	11,000	206%
Midge Fly Control	810	-	3,050	3,050	3,050	-	-	-	-	9,960	9,600	104%
Aeration System	-	-	-	-	-	299	-	-	4,454	4,753	2,000	238%
Fish Re-Stocking	-	-	-	3,888	10,086	-	-	-	-	13,974	-	N/A
Wetland System												
Routine Maintenance	-	3,364	-	6,728	3,364	-	8,228	-	3,364	25,048	49,100	51%
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Revised - Total Annual Budget	% of Budget
Capital Outlay												
Aeration Systems	-	-	-	-	-	-	-	-	-	-	13,260	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	-	6,000	0%
Lake Bank Restoration	-	900	1,350	1,500	10,082	28,918	63,593	20,130	88,280	214,753	-	N/A
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	204,930	0%
Contingencies	-	-	-	-	-	-	-	-	2,425	2,425	3,000	81%
<b>Sub-Total:</b>	<b>5,020</b>	<b>18,398</b>	<b>16,115</b>	<b>29,107</b>	<b>59,188</b>	<b>33,456</b>	<b>81,862</b>	<b>32,222</b>	<b>133,945</b>	<b>409,313</b>	<b>455,330</b>	<b>90%</b>
<b>Landscaping Services</b>												
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
<b>Reserves for General Fund</b>												
Water Management System	-	-	-	-	-	-	-	-	-	-	50,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	-	-	-	45,000	0%
<b>Sub-Total:</b>	<b>-</b>	<b>419</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>419</b>	<b>95,600</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 17,227</b>	<b>\$ 27,914</b>	<b>\$ 41,897</b>	<b>\$ 35,734</b>	<b>\$ 65,475</b>	<b>\$ 41,477</b>	<b>\$ 87,434</b>	<b>\$ 54,093</b>	<b>\$ 146,832</b>	<b>\$ 518,084</b>	<b>\$ 699,423</b>	<b>74%</b>
Net Increase/ (Decrease) in Fund Balance	(16,666)	132,389	290,187	11,265	(49,032)	(34,166)	(43,489)	6,317	(145,399)	151,406	-	
Fund Balance - Beginning	265,802	249,136	381,524	671,711	682,976	633,944	599,778	556,289	562,606	265,802	265,802	
<b>Fund Balance - Ending</b>	<b>\$ 249,136</b>	<b>\$ 381,524</b>	<b>\$ 671,711</b>	<b>\$ 682,976</b>	<b>\$ 633,944</b>	<b>\$ 599,778</b>	<b>\$ 556,289</b>	<b>\$ 562,606</b>	<b>\$ 417,208</b>	<b>417,208</b>	<b>\$ 265,802</b>	

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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>												
Reserve Account	(16,652)	-	-	-	-	-	3,525	-	-	(13,127)	7,200	-182%
Prepayment Account	0	-	0	0	0	0	0	0	0	0	-	N/A
Revenue Account	1	1	0	1	4	3	4	4	1	20	4,500	0%
Interest Account	-	0	-	-	-	-	-	-	-	0	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	907	211,047	536,830	27,880	26,573	11,810	22,944	97,649	2,311	937,951	937,856	100%
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>\$ (15,745)</b>	<b>\$ 211,048</b>	<b>\$ 536,830</b>	<b>\$ 27,881</b>	<b>\$ 26,577</b>	<b>\$ 11,813</b>	<b>\$ 26,473</b>	<b>\$ 97,653</b>	<b>\$ 2,312</b>	<b>924,844</b>	<b>\$ 949,556</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2012 Bonds	-	-	-	-	-	-	-	510,000	-	510,000	\$ 510,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2012 Bonds	-	5,000	-	-	-	-	-	10,000	-	15,000	-	N/A
<b>Interest Expense</b>												
Series 2012 Bonds	-	219,778	-	-	-	-	-	219,644	-	439,422	439,556	100%
<b>Operating Transfers Out (To Other Funds)</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 224,778</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 739,644</b>	<b>\$ -</b>	<b>964,422</b>	<b>\$ 949,556</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	(15,745)	(13,730)	536,830	27,881	26,577	11,813	26,473	(641,990)	2,312	(39,577)	-	
Fund Balance - Beginning	621,703	605,959	592,229	1,129,059	1,156,941	1,183,518	1,195,331	1,221,805	579,814	621,703	870,552	
<b>Fund Balance - Ending</b>	<b>\$ 605,959</b>	<b>\$ 592,229</b>	<b>\$ 1,129,059</b>	<b>\$ 1,156,941</b>	<b>\$ 1,183,518</b>	<b>\$ 1,195,331</b>	<b>\$ 1,221,805</b>	<b>\$ 579,814</b>	<b>\$ 582,126</b>	<b>582,126</b>	<b>\$ 870,552</b>	



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

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>												
Reserve Account	(19,015)	-	0	0	0	0	3,881	0	0	(15,134)	12,000	-126%
Interest Account	-	0	0	-	-	-	-	0	0	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	0	0	0	-	N/A
Prepayment Account	-	0	0	0	0	0	0	0	0	0	5,600	N/A
Revenue Account	3	3	2	2	3	3	4	4	2	26	7,000	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	478	111,390	283,337	14,715	14,025	6,233	12,110	51,539	1,220	495,047	495,019	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	418,881	-	-	418,881	418,881	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Net Inc (Dec) Fair Value Investments</b>												
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Bond Proceeds</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ (18,534)</b>	<b>\$ 111,393</b>	<b>\$ 283,338</b>	<b>\$ 14,717</b>	<b>\$ 14,029</b>	<b>\$ 6,236</b>	<b>\$ 434,876</b>	<b>\$ 51,543</b>	<b>\$ 1,222</b>	<b>\$ 898,820</b>	<b>\$ 938,500</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2015 Bonds	-	-	-	-	-	-	-	445,000	-	445,000	\$ 450,000	99%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2015 Bonds	-	65,000	-	-	-	-	-	-	-	65,000	-	N/A
<b>Interest Expense</b>												
Series 2015 Bonds	-	244,250	-	-	-	-	-	242,625	-	486,875	488,500	100%
<b>Original Issue Discount</b>												
	(1,170)	-	-	-	-	-	-	-	-	(1,170)	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ (1,170)</b>	<b>\$ 309,250</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 687,625</b>	<b>\$ -</b>	<b>\$ 995,705</b>	<b>\$ 938,500</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	(17,364)	(197,857)	283,338	14,717	14,029	6,236	434,876	(636,082)	1,222	(96,885)	-	
Fund Balance - Beginning	1,019,703	1,002,339	804,481	1,087,820	1,102,537	1,116,566	1,122,802	1,557,677	921,596	1,019,703	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,002,339</b>	<b>\$ 804,481</b>	<b>\$ 1,087,820</b>	<b>\$ 1,102,537</b>	<b>\$ 1,116,566</b>	<b>\$ 1,122,802</b>	<b>\$ 1,557,677</b>	<b>\$ 921,596</b>	<b>\$ 922,818</b>	<b>\$ 922,818</b>	<b>\$ -</b>	

Prepared by:  
**JPWard and Associates, LLC**