

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2021

FISCAL YEAR 2021

PREPARED BY:

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

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Miromar Lakes Community Development District

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JPWard & Associates, LLC
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**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending August 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			
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 375,822	\$ -	\$ -	\$ -	\$ -	\$ 375,822
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	366,651	404,783	-	-	771,434
Revenue	-	221,374	521,380	-	-	742,754
Prepayment Account	-	9,368	1,683	-	-	11,051
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)			-	-	-	-
Market Valuation Adjustments						
Accrued Interest Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,525,239	-	1,525,239
Amount to be Provided by Debt Service Funds	-	-	-	15,484,761	-	15,484,761
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	36,514,917
Total Assets	\$ 375,822	\$ 597,393	\$ 927,846	\$ 17,010,000	\$ 36,514,917	\$ 55,425,978

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending August 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			
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds						
General Fund		-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-
Bonds Payable	-	-	-	-	-	-
Current Portion	-	-	-	0	-	-
Long Term	-	-	-	17,010,000	-	17,010,000
Total Liabilities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,010,000</u>	<u>\$ -</u>	<u>\$ 17,010,000</u>
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	36,514,917	36,514,917
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Audited)	-	621,703	1,019,703	-	-	1,641,406
Results from Current Operations	-	(24,310)	(91,857)	-	-	(116,167)
Unassigned						
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	15,020	-	-	-	-	15,020
Total Fund Equity and Other Credits	<u>\$ 375,822</u>	<u>\$ 597,393</u>	<u>\$ 927,846</u>	<u>\$ -</u>	<u>\$ 36,514,917</u>	<u>\$ 38,415,978</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 375,822</u>	<u>\$ 597,393</u>	<u>\$ 927,846</u>	<u>\$ 17,010,000</u>	<u>\$ 36,514,917</u>	<u>\$ 55,425,978</u>

Prepared by:

JPWARD and Associates, LLC

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Revised - Total Annual Budget	% of Budget	Notes
Revenue and Other Sources															
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A	
Interest															
Interest - General Checking	-	5	7	6	6	6	5	5	4	4	4	51	250	20%	Low Interest Rates - will remain low
Special Assessment Revenue															
Special Assessments - On-Roll	561	130,551	332,076	17,246	16,438	7,305	14,193	60,405	1,429	5,887	-	586,092	580,182	101%	Fully Collected
Special Assessments - Off-Roll	-	29,747	-	29,747	-	-	29,747	-	-	29,750	-	118,991	118,991	100%	Fully Collected
Miscellaneous Revenue															
Miscellaneous Revenue	-	-	-	-	-	-	-	-	-	-	-	-	0	N/A	
State Revenue Sharing-Emergency Mgmt Assis															
State Revenue Sharing-Emergency Mgmt Assis	-	-	-	-	-	-	-	-	-	-	-	-	0	N/A	
Intragovernmental Transfer In															
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	0	N/A	
Total Revenue and Other Sources:	\$ 561	\$ 160,303	\$ 332,084	\$ 46,999	\$ 16,444	\$ 7,311	\$ 43,945	\$ 60,410	\$ 1,434	\$ 35,640	\$ 4	705,134	\$ 699,423	101%	
Expenditures and Other Uses															
Legislative															
Board of Supervisor's - Fees	1,000	1,000	1,000	800	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,800	12,000	90%	On-target
Board of Supervisor's - Taxes	77	77	77	61	77	77	77	77	77	77	77	826	918	90%	On-target
Executive															
Professional Management	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	36,667	40,000	92%	On-target
Financial and Administrative															
Audit Services	-	-	3,000	-	-	-	-	1,000	-	-	-	4,000	4,000	100%	Full year Paid
Accounting Services	-	-	-	-	290	(290)	-	160	(160)	-	-	-	-	N/A	
Assessment Roll Services	-	-	18,000	-	-	-	-	-	-	-	-	18,000	18,000	100%	Full year Paid
Arbitrage/Bond Reamortization	350	1,000	-	-	-	-	100	750	-	-	-	2,200	2,000	110%	No further expenses anticipated
Other Contractual Services															
Legal Advertising	194	-	-	-	246	-	-	-	-	3,037	-	3,476	1,200	290%	Budget and Rule Ads. Price Inc.
Trustee Services	-	3,400	-	-	-	-	-	-	5,859	-	-	9,258	9,500	97%	Full year paid
Property Appraiser/Tax Collector Fees	-	-	-	-	-	1,194	-	-	-	-	-	1,194	2,000	60%	Full year paid
Bank Services	34	34	49	35	49	33	38	48	34	36	64	453	500	91%	
Travel and Per Diem															
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Communications & Freight Services															
Postage, Freight & Messenger	67	51	58	58	50	125	-	194	-	62	70	735	800	92%	On-target
Insurance	6,928	-	-	-	-	-	-	-	-	-	-	6,928	7,000	99%	Full year paid
Printing & Binding	-	95	-	111	-	277	178	200	139	-	115	1,116	2,200	51%	On-target
Website Maintenance	50	50	50	50	50	50	50	50	50	50	50	550	1,200	46%	On-target
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Subscription & Memberships	175	-	-	-	-	-	-	-	-	-	-	175	175	100%	Full year paid
Legal Services															
Legal - General Counsel	-	-	215	731	-	1,390	569	1,127	1,723	1,141	3,413	10,308	30,000	34%	Anticipate September \$3K Rule Development
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	-	228	-	-	-	(953)	1,140	7,000	16%	Anticipate September \$2k Rule Development
Reserve Analysis	-	-	-	-	-	-	-	12,265	-	-	7,250	19,515	-	N/A	Anticipate September \$2,500
Asset Administration Services	-	-	-	833	-	833	-	1,667	833	-	1,667	5,833	10,000	58%	On-target
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Revised - Total Annual Budget	% of Budget	Notes
Sub-Total:	12,207	9,097	25,782	6,627	6,288	8,022	5,572	21,870	12,888	8,736	16,086	133,174	148,493	90%	
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	2,983	-	5,967	2,983	-	5,967	32,396	35,800	90%	On-target
NPDES	-	-	-	-	-	188	-	-	-	-	-	188	2,000	9%	On-target
Mitigation Monitoring	-	-	-	-	-	-	-	500	-	-	-	500	-	N/A	No Additional
Utility Services															
Electric - Aeration Systems	-	90	944	511	527	508	497	276	206	-	463	4,023	4,800	84%	On-target
Lake System															
Aquatic Weed Control	-	4,772	-	9,544	4,772	-	9,544	-	4,772	4,772	9,544	47,720	71,000	67%	\$9.5k anticipated
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%	\$0.00 anticipated
Water Quality Testing	-	-	4,310	-	-	-	-	-	4,660	-	-	8,970	13,840	65%	On-Target
Water Control Structures	-	-	-	-	22,650	560	-	-	19,500	-	-	42,710	26,000	164%	\$0.00 anticipated (20k prev appd for repair)
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	-	2,500	25,140	11,000	229%	\$4,800 anticipated
Midge Fly Control	810	-	3,050	3,050	3,050	-	-	-	-	9,150	-	19,110	9,600	199%	\$0.00 anticipated
Aeration System	-	-	-	-	-	299	-	-	4,454	-	-	4,753	2,000	238%	\$0.00 anticipated
Fish Re-Stocking	-	-	-	3,888	10,086	-	-	-	-	-	-	13,974	-	N/A	\$0.00 anticipated
Wetland System															
Routine Maintenance	-	3,364	-	6,728	3,364	-	8,228	-	3,364	4,864	6,728	36,640	49,100	75%	\$8,300 anticipated
Water Quality Testing	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Other Current Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Capital Outlay															
Aeration Systems	-	-	-	-	-	-	-	-	-	-	-	-	13,260	0%	\$0.00 anticipated
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	-	-	-	6,000	0%	\$0.00 anticipated
Lake Bank Restoration	-	900	1,350	1,500	10,082	28,918	63,593	20,130	88,280	-	8,220	222,973	-	N/A	\$1k anticipated
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	204,930	0%	Expense In Lake Bank Restoration Line
Contingencies	-	-	-	-	-	-	-	-	2,425	-	-	2,425	3,000	81%	\$0.00 anticipated
Sub-Total:	5,020	18,398	16,115	29,107	59,188	33,456	81,862	32,222	133,945	18,786	33,422	461,521	455,330	101%	
Landscaping Services															
Professional Management															
Asset Management	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Utility Services															
Electric	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Irrigation Water	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Revised - Total Annual Budget	% of Budget	Notes
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%	Will move to Reserves balances at 09/30
Disaster Relief Reserve	-	-	-	-	-	-	-	-	-	-	-	-	45,000	0%	Will move to Reserves balances at 09/30
Sub-Total:	-	419	-	-	-	-	-	-	-	-	-	419	95,600	0%	
Total Expenditures and Other Uses:	\$ 17,227	\$ 27,914	\$ 41,897	\$ 35,734	\$ 65,475	\$ 41,477	\$ 87,434	\$ 54,093	\$ 146,832	\$ 27,522	\$ 49,508	\$ 595,114	\$ 699,423	85%	Remaining \$53k, Total \$603k, Over \$44k exclude Reserves
Net Increase/ (Decrease) in Fund Balance	(16,666)	132,389	290,187	11,265	(49,032)	(34,166)	(43,489)	6,317	(145,399)	8,118	(49,504)	110,020	-		
Fund Balance - Beginning	265,802	249,136	381,524	671,711	682,976	633,944	599,778	556,289	562,606	417,208	425,326	265,802	265,802		
Fund Balance - Ending	\$ 249,136	\$ 381,524	\$ 671,711	\$ 682,976	\$ 633,944	\$ 599,778	\$ 556,289	\$ 562,606	\$ 417,208	\$ 425,326	\$ 375,822	375,822	\$ 265,802		

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income														
Reserve Account	(16,652)	-	-	-	-	-	3,525	-	-	-	-	(13,127)	7,200	-182%
Prepayment Account	0	-	0	0	0	0	0	0	0	0	0	0	-	N/A
Revenue Account	1	1	0	1	4	3	4	4	1	1	1	22	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	11,810	22,944	97,649	2,311	9,516	-	947,468	937,856	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	5,749	5,749	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ (15,745)	\$ 211,048	\$ 536,830	\$ 27,881	\$ 26,577	\$ 11,813	\$ 26,473	\$ 97,653	\$ 2,312	\$ 9,517	\$ 5,750	940,112	\$ 949,556	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2012 Bonds	-	-	-	-	-	-	-	510,000	-	-	-	510,000	\$ 510,000	100%
Principal Debt Service - Early Redemptions														
Series 2012 Bonds	-	5,000	-	-	-	-	-	10,000	-	-	-	15,000	-	N/A
Interest Expense														
Series 2012 Bonds	-	219,778	-	-	-	-	-	219,644	-	-	-	439,422	439,556	100%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 224,778	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 739,644	\$ -	\$ -	\$ -	964,422	\$ 949,556	N/A
Net Increase/ (Decrease) in Fund Balance	(15,745)	(13,730)	536,830	27,881	26,577	11,813	26,473	(641,990)	2,312	9,517	5,750	(24,310)	-	
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	582,126	591,643	621,703	870,552	
Fund Balance - Ending	\$ 605,959	\$ 592,229	\$ 1,129,059	\$ 1,156,941	\$ 1,183,518	\$ 1,195,331	\$ 1,221,805	\$ 579,814	\$ 582,126	\$ 591,643	\$ 597,393	597,393	\$ 870,552	

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

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income														
Reserve Account	(19,015)	-	0	0	0	0	3,881	0	0	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	0	0	5,600	N/A
Revenue Account	3	3	2	2	3	3	4	4	2	3	3	31	7,000	N/A
Special Assessment Revenue														
Special Assessments - On-Roll	478	111,390	283,337	14,715	14,025	6,233	12,110	51,539	1,220	5,023	-	500,069	495,019	101%
Special Assessments - Off-Roll	-	-	-	-	-	-	418,881	-	-	-	-	418,881	418,881	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments														
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds														
Total Revenue and Other Sources:	\$ (18,534)	\$ 111,393	\$ 283,338	\$ 14,717	\$ 14,029	\$ 6,236	\$ 434,876	\$ 51,543	\$ 1,222	\$ 5,025	\$ 3	\$ 903,848	\$ 938,500	N/A
Expenditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2015 Bonds	-	-	-	-	-	-	-	445,000	-	-	-	445,000	\$ 450,000	99%
Principal Debt Service - Early Redemptions														
Series 2015 Bonds	-	65,000	-	-	-	-	-	-	-	-	-	65,000	-	N/A
Interest Expense														
Series 2015 Bonds	-	244,250	-	-	-	-	-	242,625	-	-	-	486,875	488,500	100%
Original Issue Discount	(1,170)	-	-	-	-	-	-	-	-	-	-	(1,170)	-	N/A
Operating Transfers Out (To Other Funds)														
Total Expenditures and Other Uses:	\$ (1,170)	\$ 309,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 687,625	\$ -	\$ -	\$ -	\$ 995,705	\$ 938,500	N/A
Net Increase/ (Decrease) in Fund Balance	(17,364)	(197,857)	283,338	14,717	14,029	6,236	434,876	(636,082)	1,222	5,025	3	(91,857)	-	
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	922,818	927,843	1,019,703	-	
Fund Balance - Ending	\$ 1,002,339	\$ 804,481	\$ 1,087,820	\$ 1,102,537	\$ 1,116,566	\$ 1,122,802	\$ 1,557,677	\$ 921,596	\$ 922,818	\$ 927,843	\$ 927,846	\$ 927,846	\$ -	