# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



## FINANCIAL STATEMENTS - SEPTEMBER 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 September 30, 2021

			Gove	rnmental Fun	ds							
			Debt	Service Fund	ls			Account		Totals		
	Ge	neral Fund	Se	ries 2012	Series 2015		General Long Term Debt			eral Fixed Assets	(Memorandun Only)	
Assets												
Cash and Investments												
General Fund - Invested Cash	\$	339,777	\$	-	\$	-	\$	-	\$	-	\$	339,777
Debt Service Fund												
Interest Account		-		-		-		-		-		-
Sinking Account		-		-		-		-		-		-
Reserve Account		-		366,651		444,984		-		-		811,635
Revenue		-		221,375		521,383		-		-		742,758
Prepayment Account		-		89,010		155,171		-		-		244,180
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		-		-		-		1,798,573		-		1,798,573
Amount to be Provided by Debt Service Funds		-		-		-		15,211,427		-		15,211,427
Investment in General Fixed Assets (net of												
depreciation)	<u> </u>	-		-	<u> </u>	-		-		6,514,917		36,514,917
Total Asset	:s \$	339,777	\$	677,036	\$	1,121,538	\$	17,010,000	\$3	6,514,917	\$	55,663,267

#### Miromar Lakes Community Development District Balance Sheet for the Period Ending September 30, 2021

			Gover	rnmental Fun	ds				_			
			Debt	Service Fund	ls			Account	Totals			
	General Fund		Series 2012		S	eries 2015	General Long Term Debt		General Fixed Assets		(Memorandı Only)	
iabilities												
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		-	17,010,00	
Total Liabilities	\$	-	\$	-	\$	-	\$	17,010,000	\$	-	\$ 17,010,00	
Fund Equity and Other Credits												
Investment in General Fixed Assets		-						-		36,514,917	36,514,93	
Fund Balance												
Restricted												
Beginning: October 1, 2020 (Audited)		-		621,703		1,019,703		-		-	1,641,40	
Results from Current Operations		-		55,332		101,835		-		-	157,16	
Unassigned												
Beginning: October 1, 2020 (Audited)		265,802						-		-	265,80	
Reserve for Water Management System		50,000									50,00	
Reserve for Disaster Relief Reserve		45,000									45,00	
Results from Current Operations		(21,025)						-		-	(21,02	
Total Fund Equity and Other Credits	\$	339,777	\$	677,036	\$	1,121,538	\$	-	\$	36,514,917	\$ 38,653,26	
Total Liabilities, Fund Equity and Other Credits	<u>د</u>	339,777	\$	677,036	Ś	1,121,538	\$	17,010,000	\$	36,514,917	\$ 55,663,26	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Revised - Total Annual Budget	% of Budget	Notes
Revenue and Other Sources																
Carryforward	\$	- \$ -	\$ - \$	5 -	\$-	\$ - \$	\$-	\$-\$	5 - \$	-	\$-	\$-	-	-	N/A	
Interest																
Interest - General Checking		- 5	7	6	6	6	5	5	4	4	4	3	54	250	22%	Low Interest Rates - will remain low
Special Assessment Revenue																
Special Assessments - On-Roll	562	1 130,551	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		Fully Collected
Miscellaneous Revenue			-	-	-	-	-	-	-	-	-	1,554	1,554	0	N/A	
State Revenue Sharing-Emergency Mgmt Assis			-		-	-	-	-	-	-	-	-	-	0	, N/A	
Intragovernmental Transfer In			-	-	-	-	-	-	-	-	-	-	-	0	N/A	
Total Revenue and Other Sources:	\$ 56:	1 \$ 160,303	\$ 332,084 \$	\$ 46,999	\$ 16,444	\$ 7,311	\$ 43,945	\$ 60,410 \$	\$ 1,434 \$	35,640	\$ 4	\$ 1,557	706,691	\$ 699,423	101%	_
	<u>+</u>	_ + _00,000	<u> </u>		¥ _0)	<i>• • • • • • •</i>	<i>~</i> ,	<del>+ 00):20                                 </del>			¥ .	<i>\</i>		<i> </i>		_
Expenditures and Other Uses Legislative																
Board of Supervisor's - Fees	1,000	0 1,000	1,000	800	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	11,800	12,000	98%	On-target
Board of Supervisor's - Taxes	77		77	61	-,000	2,000	-,000	77	77	-,000	-,000	77	903	918	98%	On-target
Executive				01										010	23,0	
Professional Management	3,333	3 3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000	40,000	100%	On-target
Financial and Administrative	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,000	40,000	-10,000	100/0	on target
Audit Services			3,000	_		_	-	1,000	-	-	_	_	4,000	4,000	100%	Full year Paid
Accounting Services			3,000	_	290	(290)	-	1,000	(160)		_		-	4,000	N/A	
Assessment Roll Services			18,000	-	290	(290)	-		(100)	-	-	-				Full year Paid
Arbitrage/Bond Reamortization	350	 D 1,000	18,000	-	-	-	-	- 750	-	-	-	-	18,000 2,200	18,000		•
Other Contractual Services	350	J 1,000	-	-	-	-	100	750	-	-	-	-	2,200	2,000	110%	No further expenses anticipated
	10	4			246					2 0 2 7		42.4	2.010	1 200	2260/	Rudest and Rule Ade Drive has
Legal Advertising	194		-	-	246	-	-	-	-	3,037	-	434	3,910	1,200		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	4 34	49	35	49	33	38	48	34	36	64	61	514	500	103%	
Travel and Per Diem			-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Communications & Freight Services																
Postage, Freight & Messenger	67		58	58	50	125	-	194	-	62	70	143	878	800	110%	On-target
Insurance	6,928		-	-	-	-	-	-	-	-	-	-	6,928	7,000	99%	Full year paid
Printing & Binding		- 95	-	111	-	277	178	200	139	-	115	199	1,315	2,200	60%	On-target
Website Maintenance	50	0 50	50	50	50	50	50	50	50	50	50	50	600	1,200	50%	On-target
Office Supplies			-	-	-	-	-	-	-	-	-	-	-	-	N/A	
Subscription & Memberships	175	5 -	-	-	-	-	-	-	-	-	-	-	175	175	100%	Full year paid
Legal Services																
Legal - General Counsel			215	731	-	1,390	569	1,127	1,723	1,141	3,413	5,410	15,718	30,000	52%	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	833	6,667	10,000	67%	On-target
Contingencies			-	-	-	-	-	-	-	-	-	-	-	-	N/A	_
Sub-Tota	l: 12,207	7 9,097	25,782	6,627	6,288	8,022	5,572	21,870	12,888	8,736	16,086	11,540	144,714	148,493	97%	

Hurricane Relief Services

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

Description	October	November	December	January	February	March	April	Мау	June	July	August	September	Year to Date	Revised - Total Annual Budget	% of Budget	Notes
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	3,883	36,279	35,800	101%	On-target
NPDES	-	-	-	-	-	188	-	-	-	-	-	-	188	2,000	9%	On-target
Mitigation Monitoring	-	-	-	-	-	-	-	500	-	-	-	73	573	-	N/A	No Additional
Utility Services																
Electric - Aeration Systems	-	90	944	511	527	508	497	276	206	-	463	811	4,833	4,800	101%	On-target
Lake System																
Aquatic Weed Control	-	4,772	-	9,544	4,772	-	9,544	-	4,772	4,772	9,544	4,772	52,492	71,000	74%	\$9.5k anticipated
Lake Bank Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	3,000	0%	\$0.00 anticipated
Water Quality Testing	-	-	4,310	-	-	-	-	-	4,660	-	-	4,660	13,630	13,840	98%	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	7,000	32,140	11,000	292%	\$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	4,864	41,504	49,100	85%	\$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		\$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	26,062	487,583	455,330	107%	
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	

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

Description	October	November	December	January	February	March	April	Мау	June	July	August	September	Year to Date	Revised - Total Annual Budget	% of Budget	Notes
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	\$ 37,603	\$ 632,717	\$ 699,423	90%	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)	(36,045)	73,975	-		
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	375,822	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	\$ 339,777	339,777	\$ 265,802		

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources															
Carryforward	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$ - 3	\$-\$	- \$	- 5	\$-	-	\$-	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	1	-	N/A
Revenue Account	1	1	0	1	4	3	4	4	1	1	1	1	23	4,500	1%
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	79,641	85,390	-	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	\$ 79,642	1,019,754	\$ 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	79,642	55,332	-	
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	597,393	621,703	870,552	
Fund Balance - Ending	\$ 605,959	\$ 592,229	-	\$ 1,156,941			4	\$ 579,814	\$ 582,126 \$	591,643 \$	597,393	\$ 677,036	677,036	\$ 870,552	

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

Description	October	November	December	January	February	March	April	May	June	July	August	September	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	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	0	5,600	N/A
Revenue Account	3	3	2	2	3	3	4	4	2	3	3	3	34	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	-	-	-	-	-	-	-	-	-	-	-	193,689	193,689	-	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:	\$ (18,534)	\$ 111,393	\$ 283,338	\$ 14,717	\$ 14,029	\$ 6,236 \$	434,876 \$	51,543 \$	1,222 \$	5,025 \$	3	\$ 193,692	\$ 1,097,540	\$ 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)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
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	193,692	101,835	-	
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	927,846	1,019,703	-	
Fund Balance - Ending	\$ 1,002,339					\$ 1,122,802 \$				927,843 \$		\$ 1,121,538	1,121,538	\$-	