

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - NOVEMBER 2020

FISCAL YEAR 2021

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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 November 30, 2020**

	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	\$ 703,961	\$ -	\$ -	\$ -	\$ -	\$ 703,961
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	366,651	404,783	-	-	771,434
Revenue	-	911	286,626	-	-	287,537
Prepayment Account	-	13,619	1,683	-	-	15,302
<b>Due from Other Funds</b>						
General Fund	-	211,047	111,390	-	-	322,437
Debt Service Fund(s)						
Market Valuation Adjustments	-	-	-	-	-	-
Accrued Interest Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,396,710	-	1,396,710
Amount to be Provided by Debt Service Funds	-	-	-	15,618,290	-	15,618,290
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	36,514,917	36,514,917
<b>Total Assets</b>	<b>\$ 703,961</b>	<b>\$ 592,229</b>	<b>\$ 804,481</b>	<b>\$ 17,015,000</b>	<b>\$ 36,514,917</b>	<b>\$ 55,630,588</b>

**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending November 30, 2020**

	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	322,437	-	-	-	-	322,437
Debt Service Fund(s)	-	-	-	-	-	-
Other Governments	-	-	-	-	-	-
<b>Bonds Payable</b>	-	-	-	-	-	-
Current Portion	-	-	-	960,000	-	960,000
Long Term	-	-	-	16,055,000	-	16,055,000
<b>Total Liabilities</b>	<u>\$ 322,437</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,015,000</u>	<u>\$ -</u>	<u>\$ 17,337,437</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 (Unaudited)	-	601,279	993,904	-	-	1,595,183
Results from Current Operations	-	(9,050)	(189,423)	-	-	(198,473)
<b>Unassigned</b>						
Beginning: October 1, 2020 (Unaudited)	260,588	-	-	-	-	260,588
Reserve for Water Management System	50,000	-	-	-	-	50,000
Reserve for Disaster Relief Reserve	45,000	-	-	-	-	45,000
Results from Current Operations	25,936	-	-	-	-	25,936
<b>Total Fund Equity and Other Credits</b>	<u>\$ 381,524</u>	<u>\$ 592,229</u>	<u>\$ 804,481</u>	<u>\$ -</u>	<u>\$ 36,514,917</u>	<u>\$ 38,293,151</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 703,961</u>	<u>\$ 592,229</u>	<u>\$ 804,481</u>	<u>\$ 17,015,000</u>	<u>\$ 36,514,917</u>	<u>\$ 55,630,588</u>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2020**

Description	October	November	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	5	250	2%
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	561	130,551	131,112	580,182	23%
Special Assessments - Off-Roll	-	29,747	29,747	118,991	25%
<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>160,864</b>	<b>\$ 699,423</b>	<b>23%</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	-	-	-	4,000	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	18,000	0%
Arbitrage Rebate Services	350	1,000	1,350	2,000	68%
Bond Re-Amortizations	-	-	-	-	N/A
<b>Other Contractual Services</b>					
Legal Advertising	-	-	-	1,200	0%
Trustee Services	-	3,400	3,400	9,500	36%
Property Appraiser/Tax Collector Fees	-	-	-	2,000	0%
Bank Services	34	34	68	500	14%
<b>Travel and Per Diem</b>					
Travel and Per Diem	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>					
Postage, Freight & Messenger	67	51	118	800	15%
<b>Insurance</b>					
Insurance	6,928	-	6,928	7,000	99%
<b>Printing &amp; Binding</b>					
Printing & Binding	-	95	95	2,200	4%
<b>Website Maintenance</b>					
Website Maintenance	50	50	100	1,200	8%
<b>Office Supplies</b>					
Office Supplies	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>					
Subscription & Memberships	175	-	175	175	100%
<b>Legal Services</b>					

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2020**

Description	October	November	Year to Date	Revised - Total Annual Budget	% of Budget
Legal - General Counsel	-	-	-	30,000	0%
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	58	7,000	1%
Asset Administration Services	-	-	-	10,000	0%
Center Place	-	-	-	-	N/A
GIS Services	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>12,013</b>	<b>9,097</b>	<b>21,110</b>	<b>148,493</b>	<b>14%</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>Stormwater Management Services</b>					
Professional Services					
Asset Management	-	3,817	3,817	35,800	11%
NPDES	-	-	-	2,000	0%
Utility Services					
Electric - Aeration Systems	-	90	90	4,800	2%
Lake System					
Aquatic Weed Control	-	4,772	4,772	71,000	7%
Lake Bank Maintenance	-	-	-	3,000	0%
Water Quality Testing	-	-	-	13,840	0%
Water Control Structures	-	-	-	26,000	0%
Grass Carp Installation	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	N/A
Cane Toad Removal	-	5,455	5,455	11,000	50%
Midge Fly Control	-	-	-	9,600	0%
Aeration System	-	-	-	2,000	0%
Wetland System					
Routine Maintenance	-	3,364	3,364	49,100	7%
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 November 30, 2020**

Description	October	November	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	900	-	N/A
Turbidity Screens	-	-	-	-	N/A
Erosion Restoration	-	-	-	204,930	0%
Contingencies	-	-	-	3,000	0%
<b>Sub-Total:</b>	<b>-</b>	<b>18,398</b>	<b>18,398</b>	<b>455,330</b>	<b>4%</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>419</b>	<b>95,600</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 12,013</b>	<b>\$ 27,914</b>	<b>\$ 39,927</b>	<b>\$ 699,423</b>	<b>6%</b>
Net Increase/ (Decrease) in Fund Balance	(11,452)	132,389	120,936	-	
Fund Balance - Beginning	260,588	249,136	260,588	260,588	
<b>Fund Balance - Ending</b>	<b>\$ 249,136</b>	<b>\$ 381,524</b>	<b>381,524</b>	<b>\$ 260,588</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2012 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through November 30, 2020**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
Carryforward	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>					
Reserve Account	3,772	-	3,772	7,200	52%
Prepayment Account	0	-	0	-	N/A
Revenue Account	1	1	2	4,500	0%
Interest Account	-	0	0	-	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	907	211,047	211,954	937,856	23%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 4,679</b>	<b>\$ 211,048</b>	<b>215,728</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	0%
<b>Principal Debt Service - Early Redemptions</b>					
Series 2012 Bonds	-	5,000	5,000	-	N/A
<b>Interest Expense</b>					
Series 2012 Bonds	-	219,778	219,778	439,556	50%
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 224,778</b>	<b>224,778</b>	<b>\$ 949,556</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	4,679	(13,730)	(9,050)	-	
Fund Balance - Beginning	601,279	605,959	601,279	870,552	
<b>Fund Balance - Ending</b>	<b>\$ 605,959</b>	<b>\$ 592,229</b>	<b>592,229</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 November 30, 2020**

Description	October	November	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>					
<b>Carryforward</b>	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>					
Reserve Account	6,784	-	6,784	12,000	57%
Interest Account	-	0	0	-	N/A
Prepayment Account	-	0	0	5,600	N/A
Revenue Account	3	3	5	7,000	N/A
<b>Special Assessment Revenue</b>					
Special Assessments - On-Roll	478	111,390	111,868	495,019	23%
Special Assessments - Off-Roll	-	-	-	418,881	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>\$ 7,265</b>	<b>\$ 111,393</b>	<b>\$ 118,657</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	-	-	-	\$ 450,000	0%
<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	244,250	488,500	50%
<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>308,080</b>	<b>\$ 938,500</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	8,435	(197,857)	(189,423)	-	
Fund Balance - Beginning	993,904	1,002,339	993,904	-	
<b>Fund Balance - Ending</b>	<b>\$ 1,002,339</b>	<b>\$ 804,481</b>	<b>804,481</b>	<b>\$ -</b>	