

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JANUARY 2023

FISCAL YEAR 2023

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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*Miromar Lakes Community Development District*

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*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending January 31, 2023**

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 2,356,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,356,215
Debt Service Fund									
Interest Account	-	-	-	4	-	-	-	-	4
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	458,155	-	-	-	-	-	458,155
Revenue	-	-	273,620	42,328	-	-	-	-	315,949
Prepayment Account	-	-	0	-	-	-	-	-	0
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>									
General Fund	-	-	460,684	679,207	-	-	-	-	1,139,891
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,913,998	-	-	1,913,998
Amount to be Provided by Debt Service Funds	-	-	-	-	-	13,691,002	-	-	13,691,002
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
<b>Total Assets</b>	<b>\$ 2,356,215</b>	<b>\$ -</b>	<b>\$ 1,192,459</b>	<b>\$ 721,539</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 56,390,130</b>

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending January 31, 2023**

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
<b>Liabilities</b>									
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>									-
General Fund		-	-	-	-	-	-	-	-
Debt Service Fund(s)	1,139,891	-	-	-	-	-	-	-	1,139,891
Other Developer	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>									-
Current Portion - Series 2012	-	-	-	-	-	0	-	-	-
Current Portion - Series 2015	-	-	-	-	-	0	-	-	-
Current Portion - Series 2022	-	-	-	-	-	0	-	-	-
Long Term - Series 2012	-	-	-	-	-	0	-	-	-
Long Term - Series 2015	-	-	-	-	-	8,645,000	-	-	8,645,000
Long Term - Series 2022	-	-	-	-	-	6,960,000	-	-	6,960,000
<b>Total Liabilities</b>	<b>\$ 1,139,891</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,744,891</b>
<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>									
<b>Beginning: October 1, 2022 (Unaudited)</b>	-	690,801	970,579	181,497	-	-	-	-	1,842,877
Results from Current Operations	-	(690,801)	221,880	540,042	-	-	-	-	71,121
<b>Unassigned</b>									
<b>Beginning: October 1, 2022 (Unaudited)</b>	633,111						-	-	-
<b>Allocation of Fund Balance</b>									
System-Wide Reserves	200,000								
Reserve For First Three Months Operations	433,111						-	-	433,111
<b>Results of Current Operations</b>	583,213								583,213
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,216,324</b>	<b>\$ -</b>	<b>\$ 1,192,459</b>	<b>\$ 721,539</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 39,645,239</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 2,356,215</b>	<b>\$ -</b>	<b>\$ 1,192,459</b>	<b>\$ 721,539</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 56,390,130</b>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest</b>							
Interest - General Checking	0	0	0	-	0	75	0%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	235	24,824	263,651	348,205	636,915	780,487	82%
Special Assessments - Off-Roll	45,077	-	-	45,077	90,153	180,306	50%
<b>Miscellaneous Revenue</b>							
Easement Encroachments	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>							
<b>Total Revenue and Other Sources:</b>	<b>\$ 45,312</b>	<b>\$ 24,824</b>	<b>\$ 263,651</b>	<b>\$ 393,282</b>	<b>727,068</b>	<b>\$ 960,868</b>	<b>76%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's - Fees	1,000	-	2,000	-	3,000	12,000	25%
Board of Supervisor's - Taxes	77	-	153	-	230	918	25%
<b>Executive</b>							
Professional Management	3,500	3,500	3,500	3,500	14,000	42,000	33%
<b>Financial and Administrative</b>							
Audit Services	-	-	-	4,200	4,200	4,100	102%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	18,000	0%
Arbitrage	-	-	500	-	500	1,500	33%
Bond Re-amortization	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>							
Legal Advertising	-	-	-	-	-	1,200	0%
Trustee Services	-	-	-	-	-	9,300	0%
Dissemination	-	-	-	-	-	-	N/A
Bond Amortization Schedules	-	-	-	-	-	-	N/A
Property Appraiser/Tax Collector Fees	-	-	-	1,233	1,233	1,300	95%
Bank Services	21	21	21	21	85	500	17%
<b>Travel and Per Diem</b>							
	-	-	-	-	-	-	N/A

**Miromar Lakes Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Communications &amp; Freight Services</b>							
Postage, Freight & Messenger	63	75	-	-	138	800	17%
<b>Insurance</b>	-	7,726	-	-	7,726	7,300	106%
<b>Printing &amp; Binding</b>	-	-	-	233	233	2,700	9%
<b>Website Maintenance</b>	-	-	-	-	-	1,200	0%
<b>Office Supplies</b>	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	-	-	175	175	100%
<b>Legal Services</b>							
Legal - General Counsel	-	-	-	1,741	1,741	18,000	10%
Legal - Encroachments	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services - General Services	-	-	-	3,910	3,910	5,000	78%
Asset Maps/Cost Estimates	-	-	-	-	-	2,500	0%
Asset Administrative Services	-	833	833	833	2,500	10,000	25%
Reserve Analysis	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>4,660</b>	<b>12,331</b>	<b>7,008</b>	<b>15,671</b>	<b>39,670</b>	<b>138,493</b>	<b>29%</b>
<b>Stormwater Management Services</b>							
Professional Services							
Asset Management	-	2,983	2,983	2,983	8,950	35,800	25%
NPDES	-	1,379	-	-	1,379	3,500	39%
Mitigation Monitoring	-	-	-	-	-	-	N/A
Utility Services							
Electric - Aeration Systems	565	183	-	499	1,246	4,800	26%
Repairs & Maintenance							
Lake System							
Aquatic Weed Control	-	4,895	4,895	5,590	15,379	74,000	21%
Lake Bank Maintenance	-	-	-	-	-	2,000	0%
Water Quality Testing	-	-	-	-	-	14,500	0%
Water Control Structures	-	500	1,500	4,000	6,000	25,000	24%
Grass Carp Installation	-	-	-	-	-	-	N/A

Prepared by:

**JPWARD and Associates, LLC**

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	N/A
Cane Toad Removal	-	-	3,200	2,900	6,100	36,000	17%
Midge Fly Control	-	3,500	8,823	4,703	17,026	24,000	71%
Aeration System	-	-	773	-	773	8,000	10%
Fish Re-Stocking	-	-	-	-	-	100,000	0%
Wetland System							
Routine Maintenance	-	-	7,956	3,228	11,184	46,200	24%
Water Quality Testing	-	-	-	-	-	-	N/A
Capital Outlay							
Aeration Systems	-	-	-	-	-	12,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	6,000	0%
Lake Bank Restoration	-	-	14,899	600	15,499	59,000	26%
Turbidity Screens	-	-	-	-	-	-	N/A
Erosion Restoration	-	600	-	-	600	-	N/A
Video Stormwater Pipes/Repairs	-	150	7,550	12,350	20,050	55,000	36%
Contingencies	-	-	-	-	-	108,000	0%
<b>Sub-Total:</b>	<b>565</b>	<b>14,189</b>	<b>52,578</b>	<b>36,853</b>	<b>104,185</b>	<b>613,800</b>	<b>17%</b>
<b>Other Current Charges</b>							
Hendry County - Panther Habitat Taxes	-	-	-	-	-	500	0%
<b>Reserves for General Fund</b>							
Water Management System	-	-	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	-	-	95,000	0%
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>200,500</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 5,225</b>	<b>\$ 26,520</b>	<b>\$ 59,586</b>	<b>\$ 52,524</b>	<b>\$ 143,855</b>	<b>\$ 952,793</b>	<b>15%</b>
Net Increase/ (Decrease) in Fund Balance	40,087	(1,696)	204,065	340,757	583,213	8,075	
Fund Balance - Beginning	633,111	673,198	671,502	875,567	633,111	633,111	
<b>Fund Balance - Ending</b>	<b>\$ 673,198</b>	<b>\$ 671,502</b>	<b>\$ 875,567</b>	<b>\$ 1,216,324</b>	<b>1,216,324</b>	<b>\$ 641,186</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Reserve Account	744	988	1,219	1,391	4,343	12,000	36%
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Prepayment Account	15	26	0	-	41	-	N/A
Revenue Account	798	1,065	728	831	3,422	20	17112%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	164	17,352	184,290	243,393	445,198	545,565	82%
Special Assessments - Off-Roll	-	-	-	-	-	349,809	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>\$ 1,722</b>	<b>\$ 19,430</b>	<b>\$ 186,237</b>	<b>\$ 245,615</b>	<b>\$ 453,005</b>	<b>\$ 907,394</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2015 Bonds	-	-	-	-	-	\$ 485,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2015 Bonds	-	15,000	-	-	15,000	-	N/A
<b>Interest Expense</b>							
Series 2015 Bonds	-	216,125	-	-	216,125	432,250	50%
<b>Original Issue Discount</b>	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 231,125</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 231,125</b>	<b>\$ 917,250</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,722	(211,695)	186,237	245,615	221,880	(9,856)	
Fund Balance - Beginning	970,579	972,302	760,607	946,844	970,579	-	
<b>Fund Balance - Ending</b>	<b>\$ 972,302</b>	<b>\$ 760,607</b>	<b>\$ 946,844</b>	<b>\$ 1,192,459</b>	<b>1,192,459</b>	<b>\$ (9,856)</b>	



**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2022 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2023**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Reserve Account	-	-	-	-	-	-	N/A
Interest Account	0	0	-	-	1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	0	1	-	N/A
Escrow Fund Account	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	241	25,446	270,258	356,932	652,877	799,855	82%
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>\$ 242</b>	<b>\$ 25,447</b>	<b>\$ 270,258</b>	<b>\$ 356,932</b>	<b>\$ 652,878</b>	<b>\$ 799,855</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2022 Bonds	-	-	-	-	-	\$ 620,000	N/A
<b>Principal Debt Service - Early Redemptions</b>							
Series 2022 Bonds	-	-	-	-	-	-	N/A
<b>Interest Expense</b>							
Series 2022 Bonds	-	112,836	-	-	112,836	203,508	N/A
Original Issue Discount	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 112,836</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 112,836</b>	<b>\$ 823,508</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	242	(87,389)	270,258	356,932	540,042	(23,653)	
Fund Balance - Beginning	181,497	181,738	94,349	364,607	181,497	-	
<b>Fund Balance - Ending</b>	<b>\$ 181,738</b>	<b>\$ 94,349</b>	<b>\$ 364,607</b>	<b>\$ 721,539</b>	<b>721,539</b>	<b>\$ (23,653)</b>	