

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 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 April 30, 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	\$ 1,451,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,451,493
Debt Service Fund									
Interest Account	-	-	-	90,672	-	-	-	-	90,672
Sinking Account	-	-	-	620,000	-	-	-	-	620,000
Reserve Account	-	-	454,111	-	-	-	-	-	454,111
Revenue	-	-	1,103,931	12,659	-	-	-	-	1,116,590
Prepayment Account	-	-	8,558	-	-	-	-	-	8,558
Escrow Fund Account									
Construction									
Cost of Issuance									
<b>Due from Other Funds</b>									
General Fund	-	-	73,606	127,294	-	-	-	-	200,900
Debt Service Fund(s)									
<b>Market Valuation Adjustments</b>									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	2,490,831	-	-	2,490,831
Amount to be Provided by Debt Service Funds	-	-	-	-	-	13,114,169	-	-	13,114,169
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
<b>Total Assets</b>	<b>\$ 1,451,493</b>	<b>\$ -</b>	<b>\$ 1,640,205</b>	<b>\$ 850,625</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 56,062,241</b>

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending April 30, 2023**

	Governmental Funds					Capital Projects Fund		Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022	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)	200,900	-	-	-	-	-	-	-	-	200,900
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>\$ 200,900</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,805,900</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)	669,626	669,129	-	-	-	-	-	647,954
<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>	617,483									617,483
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,250,594</b>	<b>\$ -</b>	<b>\$ 1,640,205</b>	<b>\$ 850,625</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 40,256,342</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,451,493</b>	<b>\$ -</b>	<b>\$ 1,640,205</b>	<b>\$ 850,625</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 56,062,241</b>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest</b>										
Interest - General Checking	0	0	0	0	-	-	-	0	75	0%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	235	24,824	263,651	348,205	65,272	40,055	20,795	763,037	780,487	98%
Special Assessments - Off-Roll	45,077	-	-	45,077	-	-	45,077	135,230	180,306	75%
<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>\$ 65,272</b>	<b>\$ 40,055</b>	<b>\$ 65,871</b>	<b>898,267</b>	<b>\$ 960,868</b>	<b>93%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's - Fees	1,000	-	2,000	-	1,000	2,000	1,000	7,000	12,000	58%
Board of Supervisor's - Taxes	77	-	153	-	77	153	77	536	918	58%
<b>Executive</b>										
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	24,500	42,000	58%
<b>Financial and Administrative</b>										
Audit Services	-	-	-	4,200	-	-	-	4,200	4,100	102%
Accounting Services	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	18,000	-	-	18,000	18,000	100%
Arbitrage	-	-	500	-	-	-	-	500	1,500	33%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>										
Legal Advertising	-	-	-	-	-	260	-	260	1,200	22%
Trustee Services	-	-	-	-	-	9,998	-	9,998	9,300	108%
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	21	-	-	106	500	21%
<b>Travel and Per Diem</b>										
Communications & Freight Services	-	-	-	-	-	-	-	-	-	N/A

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Postage, Freight & Messenger	63	75	-	-	67	-	-	205	800	26%
<b>Insurance</b>	-	7,726	-	-	-	-	-	7,726	7,300	106%
<b>Printing &amp; Binding</b>	-	-	-	233	-	418	-	650	2,700	24%
<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	-	700	-	2,441	18,000	14%
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	-	1,583	-	4,083	10,000	41%
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>22,665</b>	<b>18,612</b>	<b>4,577</b>	<b>85,523</b>	<b>138,493</b>	<b>62%</b>
<b>Stormwater Management Services</b>										
Professional Services										
Asset Management	-	2,983	2,983	2,983	-	5,967	-	14,917	35,800	42%
NPDES	-	1,379	-	-	-	560	-	1,939	3,500	55%
Mitigation Monitoring	-	-	-	-	-	833	-	833	-	N/A
Utility Services										
Electric - Aeration Systems	565	183	-	499	611	1,177	-	3,035	4,800	63%
Repairs & Maintenance										
Lake System										
Aquatic Weed Control	-	4,895	4,895	5,590	-	1,381	-	16,760	74,000	23%
Lake Bank Maintenance	-	-	-	-	-	5,590	4,895	10,484	2,000	524%
Water Quality Testing	-	-	-	-	686	-	-	686	14,500	5%
Water Control Structures	-	500	1,500	4,000	-	20,000	-	26,000	25,000	104%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	-	3,200	2,900	-	6,200	3,200	15,500	36,000	43%

Prepared by:

**JWARD and Associates, LLC**

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2023**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Midge Fly Control	-	3,500	8,823	4,703	-	2,188	-	19,214	24,000	80%
Aeration System	-	-	773	-	-	773	-	1,545	8,000	19%
Fish Re-Stocking	-	-	-	-	-	-	-	-	100,000	0%
Wetland System										
Routine Maintenance	-	-	7,956	3,228	-	6,456	-	17,640	46,200	38%
Water Quality Testing	-	-	-	-	-	-	-	-	-	N/A
Capital Outlay										
Aeration Systems	-	-	-	-	-	-	-	-	12,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	400	-	400	6,000	7%
Lake Bank Restoration	-	-	14,899	600	-	29,729	-	45,228	59,000	77%
Turbidity Screens	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	600	-	-	-	-	-	600	-	N/A
Video Stormwater Pipes/Repairs	-	150	7,550	12,350	-	800	-	20,850	55,000	38%
Contingencies	-	-	-	-	-	-	-	-	108,000	0%
<b>Sub-Total:</b>	<b>565</b>	<b>14,189</b>	<b>52,578</b>	<b>36,853</b>	<b>1,297</b>	<b>82,053</b>	<b>8,095</b>	<b>195,630</b>	<b>613,800</b>	<b>32%</b>
<b>Other Current Charges</b>										
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	500	0%
Payroll Expenses	-	-	-	-	61	-	-	61	-	N/A
<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>61</b>	<b>-</b>	<b>-</b>	<b>61</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>\$ 24,023</b>	<b>\$ 100,665</b>	<b>\$ 12,671</b>	<b>\$ 281,215</b>	<b>\$ 952,793</b>	<b>30%</b>
Net Increase/ (Decrease) in Fund Balance	40,087	(1,696)	204,065	340,757	41,249	(60,610)	53,200	617,052	8,075	
Fund Balance - Beginning	633,111	673,198	671,502	875,567	1,216,324	1,257,573	1,196,963	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>\$ 1,257,573</b>	<b>\$ 1,196,963</b>	<b>\$ 1,250,163</b>	<b>1,250,163</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 April 30, 2023**

Description	October	November	December	January	February	March	April	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	1,481	1,422	1,611	8,857	12,000	74%
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	15	26	0	-	-	-	15	56	-	N/A
Revenue Account	798	1,065	728	831	885	849	971	6,127	20	30636%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	164	17,352	184,290	243,393	45,625	(54,552)	12,223	448,493	545,565	82%
Special Assessments - Off-Roll	-	-	-	-	-	-	437,218	437,218	349,809	125%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	-	-	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>\$ 47,990</b>	<b>\$ (52,281)</b>	<b>\$ 452,037</b>	<b>\$ 900,751</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%
Original Issue Discount	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 231,125</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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	47,990	(52,281)	452,037	669,626	(9,856)	
Fund Balance - Beginning	970,579	972,302	760,607	946,844	1,192,459	1,240,449	1,188,168	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>\$ 1,240,449</b>	<b>\$ 1,188,168</b>	<b>\$ 1,640,205</b>	<b>1,640,205</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 April 30, 2023**

Description	October	November	December	January	February	March	April	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	-	-	-	0	0	1	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	0	0	0	0	6	76	107	190	-	N/A
Escrow Fund Account	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	241	25,446	270,258	356,932	66,908	40,684	21,306	781,774	799,855	98%
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>\$ 66,913</b>	<b>\$ 40,760</b>	<b>\$ 21,413</b>	<b>\$ 781,965</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
<b>Original Issue Discount</b>										
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>\$ -</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	66,913	40,760	21,413	669,129	(23,653)	
Fund Balance - Beginning	181,497	181,738	94,349	364,607	721,539	788,452	829,212	181,497	-	
<b>Fund Balance - Ending</b>	<b>\$ 181,738</b>	<b>\$ 94,349</b>	<b>\$ 364,607</b>	<b>\$ 721,539</b>	<b>\$ 788,452</b>	<b>\$ 829,212</b>	<b>\$ 850,625</b>	<b>850,625</b>	<b>\$ (23,653)</b>	