

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2022

FISCAL YEAR 2023

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

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

	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	
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 715,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 715,419
Debt Service Fund									
Interest Account	-	-	-	112,839	-	-	-	-	112,839
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	454,557	-	-	-	-	-	454,557
Revenue	-	-	490,186	42,328	-	-	-	-	532,513
Prepayment Account	-	-	11,910	-	-	-	-	-	11,910
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	-	15,649	26,571	-	-	-	-	42,221
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,154,040	-	-	1,154,040
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,450,960	-	-	14,450,960
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 715,419	\$ -	\$ 972,302	\$ 181,738	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 53,989,376

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending October 31, 2022

	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		Series 2022	Term Debt	Assets	
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									
General Fund			-	-	-	-	-	-	-
Debt Service Fund(s)	42,221	-	-	-	-	-	-	-	42,221
Other Developer	-	-	-	-	-	-	-	-	-
Bonds Payable									
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
Total Liabilities	\$ 42,221	\$ -	\$ -	\$ -	\$ -	\$ 15,605,000	\$ -	\$ -	\$ 15,647,221
Fund Equity and Other Credits									
Investment in General Fixed Assets	-						36,514,917		36,514,917
Fund Balance									
Restricted									
Beginning: October 1, 2021 (Audited)	-	690,801	970,579	181,497	-	-	-	-	1,842,877
Results from Current Operations	-	(690,801)	1,722	242	-	-	-	-	(688,837)
Unassigned									
Beginning: October 1, 2021 (Audited)	633,111								-
Allocation of Fund Balance									
Reserve for Water Management System	105,000								105,000
Reserve for Disaster Relief Reserve	95,000								95,000
Results from Prior Year Operations	433,111								433,111
Results of Current Operations	40,087								40,087
Total Fund Equity and Other Credits	\$ 673,198	\$ -	\$ 972,302	\$ 181,738	\$ -	\$ -	\$ 36,514,917	\$ -	\$ 38,342,155
Total Liabilities, Fund Equity and Other Credits	\$ 715,419	\$ -	\$ 972,302	\$ 181,738	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 53,989,376

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	-	N/A
Interest				
Interest - General Checking	0	0	75	0%
Special Assessment Revenue				
Special Assessments - On-Roll	235	235	780,487	0%
Special Assessments - Off-Roll	45,077	45,077	180,306	25%
Miscellaneous Revenue	-	-	-	N/A
Easement Encroachments	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	N/A
Total Revenue and Other Sources:	\$ 45,312	45,312	\$ 960,868	5%
Expenditures and Other Uses				
Legislative				
Board of Supervisor's - Fees	1,000	1,000	12,000	8%
Board of Supervisor's - Taxes	77	77	918	8%
Executive				
Professional Management	3,500	3,500	42,000	8%
Financial and Administrative				
Audit Services	-	-	4,100	0%
Accounting Services	-	-	-	N/A
Assessment Roll Services	-	-	18,000	0%
Arbitrage	-	-	1,500	0%
Bond Re-amortization	-	-	-	N/A
Other Contractual Services				
Legal Advertising	-	-	1,200	0%
Trustee Services	-	-	9,300	0%
Dissemination	-	-	-	N/A
Bond Amortization Schedules	-	-	-	N/A
Property Appraiser/Tax Collector Fees	-	-	1,300	0%
Bank Services	21	21	500	4%
Travel and Per Diem	-	-	-	N/A

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Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services				
Postage, Freight & Messenger	63	63	800	8%
Insurance	-	-	7,300	0%
Printing & Binding	-	-	2,700	0%
Website Maintenance	-	-	1,200	0%
Office Supplies	-	-	-	N/A
Subscription & Memberships	-	-	175	0%
Legal Services				
Legal - General Counsel	-	-	18,000	0%
Legal - Encroachments	-	-	-	N/A
Other General Government Services				
Engineering Services - General Services	-	-	5,000	0%
Asset Maps/Cost Estimates	-	-	2,500	0%
Asset Administrative Services	-	-	10,000	0%
Reserve Analysis	-	-	-	N/A
Encroachment Agreements	-	-	-	N/A
Contingencies	-	-	-	N/A
Sub-Total:	4,660	4,660	138,493	3%
Stormwater Management Services				
Professional Services				
Asset Management	-	-	35,800	0%
NPDES	-	-	3,500	0%
Mitigation Monitoring	-	-	-	N/A
Utility Services				
Electric - Aeration Systems	565	565	4,800	12%
Repairs & Maintenance				
Lake System				
Aquatic Weed Control	-	-	74,000	0%
Lake Bank Maintenance	-	-	2,000	0%
Water Quality Testing	-	-	14,500	0%
Water Control Structures	-	-	25,000	0%
Grass Carp Installation	-	-	-	N/A

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Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Litoral Shelf Barrier/Replanting	-	-	-	N/A
Cane Toad Removal	-	-	36,000	0%
Midge Fly Control	-	-	24,000	0%
Aeration System	-	-	8,000	0%
Fish Re-Stocking	-	-	100,000	0%
Wetland System				
Routine Maintenance	-	-	46,200	0%
Water Quality Testing	-	-	-	N/A
Capital Outlay				
Aeration Systems	-	-	12,000	0%
Littortal Shelf Replanting/Barrier	-	-	6,000	0%
Lake Bank Restoration	-	-	59,000	0%
Turbidity Screens	-	-	-	N/A
Erosion Restoration	-	-	-	N/A
Video Stormwater Pipes/Repairs	-	-	55,000	0%
Contingencies	-	-	108,000	0%
Sub-Total:	565	565	613,800	0%
Other Current Charges				
Hendry County - Panther Habitat Taxes	-	-	500	0%
Reserves for General Fund				
Water Management System	-	-	105,000	0%
Disaster Relief Reserve	-	-	95,000	0%
Sub-Total:	-	-	200,500	0%
Total Expenditures and Other Uses:	\$ 5,225	\$ 5,225	\$ 952,793	1%
Net Increase/ (Decrease) in Fund Balance	40,087	40,087	8,075	
Fund Balance - Beginning	633,111	633,111	633,111	
Fund Balance - Ending	\$ 673,198	673,198	\$ 641,186	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Reserve Account	744	744	12,000	6%
Interest Account	-	-	-	N/A
Sinking Fund Account	-	-	-	N/A
Prepayment Account	15	15	-	N/A
Revenue Account	798	798	20	3992%
Special Assessment Revenue				
Special Assessments - On-Roll	164	164	545,565	0%
Special Assessments - Off-Roll	-	-	349,809	0%
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
Total Revenue and Other Sources:	\$ 1,722	\$ 1,722	\$ 907,394	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2015 Bonds	-	-	\$ 485,000	0%
Principal Debt Service - Early Redemptions				
Series 2015 Bonds	-	-	-	N/A
Interest Expense				
Series 2015 Bonds	-	-	432,250	0%
Original Issue Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 917,250	N/A
Net Increase/ (Decrease) in Fund Balance	1,722	1,722	(9,856)	
Fund Balance - Beginning	970,579	970,579	-	
Fund Balance - Ending	\$ 972,302	972,302	\$ (9,856)	

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

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Reserve Account	-	-	-	N/A
Interest Account	0	0	-	N/A
Sinking Fund Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Revenue Account	0	0	-	N/A
Escrow Fund Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	241	241	799,855	0%
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
Total Revenue and Other Sources:	\$ 242	\$ 242	\$ 799,855	N/A
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2022 Bonds	-	-	\$ 620,000	N/A
Principal Debt Service - Early Redemptions				
Series 2022 Bonds	-	-	-	N/A
Interest Expense				
Series 2022 Bonds	-	-	203,508	N/A
Original Issue Discount	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	-	\$ 823,508	N/A
Net Increase/ (Decrease) in Fund Balance	242	242	(23,653)	
Fund Balance - Beginning	181,497	181,497	-	
Fund Balance - Ending	\$ 181,738	181,738	\$ (23,653)	