

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

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 November 30, 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	\$ 756,521	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 756,521
Debt Service Fund									
Interest Account	-	-	-	4	-	-	-	-	4
Sinking Account	-	-	-	-	-	-	-	-	-
Reserve Account	-	-	455,544	-	-	-	-	-	455,544
Revenue	-	-	272,061	42,328	-	-	-	-	314,389
Prepayment Account	-	-	0	-	-	-	-	-	0
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	-	33,001	52,017	-	-	-	-	85,019
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	854,956	-	-	854,956
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,750,044	-	-	14,750,044
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 756,521	\$ -	\$ 760,607	\$ 94,349	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 53,731,393

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending November 30, 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	
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									
General Fund		-	-	-	-	-	-	-	-
Debt Service Fund(s)	85,019	-	-	-	-	-	-	-	85,019
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	\$ 85,019	\$ -	\$ -	\$ -	\$ -	\$ 15,605,000	\$ -	\$ -	\$ 15,690,019
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	36,514,917	-	36,514,917
Fund Balance									
Restricted									
Beginning: October 1, 2021 (Unaudited)	-	690,801	970,579	181,497	-	-	-	-	1,842,877
Results from Current Operations	-	(690,801)	(209,972)	(87,148)	-	-	-	-	(987,921)
Unassigned									
Beginning: October 1, 2021 (Unaudited)	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	38,391	-	-	-	-	-	-	-	38,391
Total Fund Equity and Other Credits	\$ 671,502	\$ -	\$ 760,607	\$ 94,349	\$ -	\$ -	\$ 36,514,917	\$ -	\$ 38,041,375
Total Liabilities, Fund Equity and Other Credits	\$ 756,521	\$ -	\$ 760,607	\$ 94,349	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 53,731,393

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	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	24,824	25,059	780,487	3%
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	\$ 24,824	70,136	\$ 960,868	7%
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	7,000	42,000	17%
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	42	500	8%
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 November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Communications & Freight Services					
Postage, Freight & Messenger	63	75	138	800	17%
Insurance	-	7,726	7,726	7,300	106%
Printing & Binding	-	-	-	2,700	0%
Website Maintenance	-	-	-	1,200	0%
Office Supplies	-	-	-	-	N/A
Subscription & Memberships	-	175	175	175	100%
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	-	833	833	10,000	8%
Reserve Analysis	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	N/A
Contingencies	-	-	-	-	N/A
Sub-Total:	4,660	12,331	16,991	138,493	12%
Stormwater Management Services					
Professional Services					
Asset Management	-	2,983	2,983	35,800	8%
NPDES	-	1,379	1,379	3,500	39%
Mitigation Monitoring	-	-	-	-	N/A
Utility Services					
Electric - Aeration Systems	565	183	747	4,800	16%
Repairs & Maintenance					
Lake System					
Aquatic Weed Control	-	4,895	4,895	74,000	7%
Lake Bank Maintenance	-	-	-	2,000	0%
Water Quality Testing	-	-	-	14,500	0%
Water Control Structures	-	500	500	25,000	2%
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 November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Litoral Shelf Barrier/Replanting	-	-	-	-	N/A
Cane Toad Removal	-	-	-	36,000	0%
Midge Fly Control	-	3,500	3,500	24,000	15%
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	-	600	600	-	N/A
Video Stormwater Pipes/Repairs	-	150	150	55,000	0%
Contingencies	-	-	-	108,000	0%
Sub-Total:	565	14,189	14,754	613,800	2%
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	\$ 26,520	\$ 31,745	\$ 952,793	3%
Net Increase/ (Decrease) in Fund Balance	40,087	(1,696)	38,391	8,075	
Fund Balance - Beginning	633,111	673,198	633,111	633,111	
Fund Balance - Ending	\$ 673,198	\$ 671,502	671,502	\$ 641,186	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest Income					
Reserve Account	744	988	1,732	12,000	14%
Interest Account	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Prepayment Account	15	26	41	-	N/A
Revenue Account	798	1,065	1,863	20	9316%
Special Assessment Revenue					
Special Assessments - On-Roll	164	17,352	17,516	545,565	3%
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	\$ 19,430	\$ 21,153	\$ 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	-	15,000	15,000	-	N/A
Interest Expense					
Series 2015 Bonds	-	216,125	216,125	432,250	50%
Original Issue Discount	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 231,125	231,125	\$ 917,250	N/A
Net Increase/ (Decrease) in Fund Balance	1,722	(211,695)	(209,972)	(9,856)	
Fund Balance - Beginning	970,579	972,302	970,579	-	
Fund Balance - Ending	\$ 972,302	\$ 760,607	760,607	\$ (9,856)	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	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	1	-	N/A
Sinking Fund Account	-	-	-	-	N/A
Prepayment Account	-	-	-	-	N/A
Revenue Account	0	0	0	-	N/A
Escrow Fund Account	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	241	25,446	25,687	799,855	3%
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	\$ 25,447	\$ 25,688	\$ 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	-	112,836	112,836	203,508	N/A
Original Issue Discount	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 112,836	112,836	\$ 823,508	N/A
Net Increase/ (Decrease) in Fund Balance	242	(87,389)	(87,148)	(23,653)	
Fund Balance - Beginning	181,497	181,738	181,497	-	
Fund Balance - Ending	\$ 181,738	\$ 94,349	94,349	\$ (23,653)	