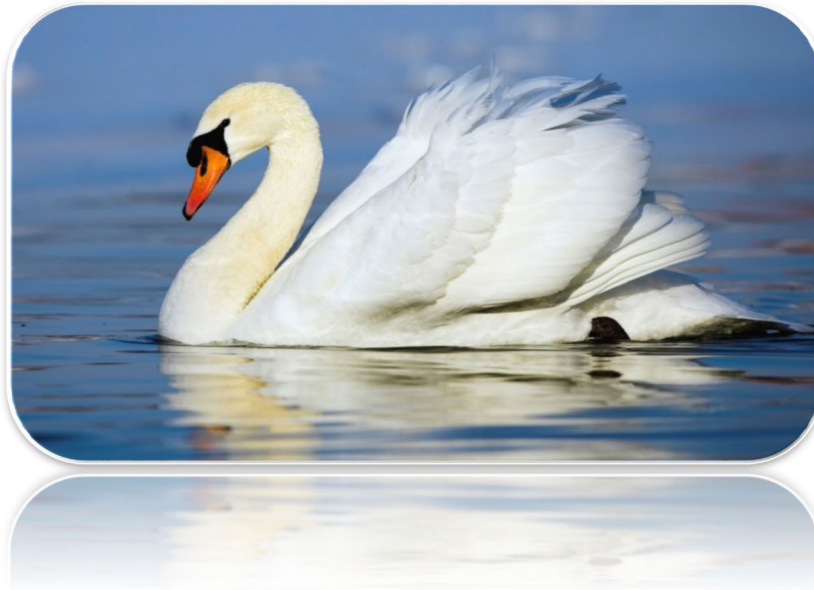


# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - APRIL 2024

FISCAL YEAR 2024

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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, 2024**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2015	Series 2022	General Long Term Debt	General Fixed Assets		
<b>Assets</b>							
<b>Cash and Investments</b>							
General Fund - Invested Cash	\$ 1,753,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,753,232
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	452,250	-	-	-	-	452,250
Revenue	-	1,223,994	876,496	-	-	-	2,100,490
Prepayment Account	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-
<b>Due from Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>							
Accrued Interest Receivable	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	2,552,740	-	-	2,552,740
Amount to be Provided by Debt Service Funds	-	-	-	11,927,260	-	-	11,927,260
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	33,642,529	-	33,642,529
<b>Total Assets</b>	<b>\$ 1,753,232</b>	<b>\$ 1,676,244</b>	<b>\$ 876,496</b>	<b>\$ 14,480,000</b>	<b>\$ 33,642,529</b>	<b>\$ -</b>	<b>\$ 52,428,501</b>
<b>Liabilities</b>							
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-	-
<b>Bonds Payable</b>							
Current Portion - Series 2012	-	-	-	-	-	-	-
Current Portion - Series 2015	-	-	-	510,000	-	-	510,000
Current Portion - Series 2022	-	-	-	635,000	-	-	635,000
Long Term - Series 2012	-	-	-	-	-	-	-
Long Term - Series 2015	-	-	-	7,630,000	-	-	7,630,000
Long Term - Series 2022	-	-	-	5,705,000	-	-	5,705,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,480,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 14,480,000</b>
<b>Fund Equity and Other Credits</b>							
Investment in General Fixed Assets	-	-	-	-	33,642,529	-	33,642,529
<b>Fund Balance</b>							
<b>Restricted</b>							
Beginning: October 1, 2023 (Unaudited)	-	965,334	164,130	-	-	-	1,129,464
Results from Current Operations	-	710,910	712,366	-	-	-	1,423,275
<b>Unassigned</b>							
Beginning: October 1, 2023 (Unaudited)	1,050,708	-	-	-	-	-	-
<b>Allocation of Fund Balance</b>							
System-Wide Reserves	753,682	-	-	-	-	-	753,682
Reserve For First Three Months Operations	297,025	-	-	-	-	-	297,025
Results of Current Operations	702,524	-	-	-	-	-	702,524
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,753,232</b>	<b>\$ 1,676,244</b>	<b>\$ 876,496</b>	<b>\$ -</b>	<b>\$ 33,642,529</b>	<b>\$ -</b>	<b>\$ 37,948,500</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,753,232</b>	<b>\$ 1,676,244</b>	<b>\$ 876,496</b>	<b>\$ 14,480,000</b>	<b>\$ 33,642,529</b>	<b>\$ -</b>	<b>\$ 52,428,500</b>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2024**

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	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	2,741	220,479	616,438	38,200	32,479	9,497	25,897	945,731	1,007,091	94%
Special Assessments - Off-Roll	45,253	-	-	45,253	-	-	45,253	135,758	181,010	75%
<b>Miscellaneous Revenue</b>										
Easement Encroachments	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 47,993</b>	<b>\$ 220,479</b>	<b>\$ 616,438</b>	<b>\$ 83,452</b>	<b>\$ 32,479</b>	<b>\$ 9,497</b>	<b>\$ 71,150</b>	<b>\$ 1,081,489</b>	<b>\$ 1,188,102</b>	<b>91%</b>
<b>Expenditures and Other Uses</b>										
<b>Legislative</b>										
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	7,000	12,000	58%
Board of Supervisor's - Taxes	77	77	77	77	77	77	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	-	-	3,800	-	-	-	-	3,800	4,500	84%
Accounting Services	-	-	750	750	-	-	-	1,500	-	N/A
Assessment Roll Services	1,500	1,500	9,750	750	1,500	1,500	1,500	18,000	18,000	100%
Arbitrage	-	-	500	-	-	-	-	500	1,000	50%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>										
Legal Advertising	-	-	252	-	259	-	-	511	1,200	43%
Trustee Services	-	-	-	-	-	5,859	4,139	9,998	9,300	108%
Dissemination	-	-	-	-	-	-	-	-	-	N/A
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	N/A
Property Appraiser/Tax Collector Fees	-	1,291	-	-	-	-	-	1,291	1,300	99%
Bank Services	-	-	-	-	-	-	-	-	250	0%
<b>Travel and Per Diem</b>										
Communications & Freight Services	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	70	362	70	250	185	-	77	1,015	300	338%
<b>Insurance</b>										
	17,300	-	-	-	-	-	-	17,300	8,100	214%
<b>Printing &amp; Binding</b>										
	-	-	-	-	-	-	238	238	300	79%
<b>Website Maintenance</b>										
	-	-	-	-	-	300	-	300	1,200	25%
<b>Office Supplies</b>										
	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>										
	-	175	-	-	-	-	-	175	175	100%
<b>Legal Services</b>										
Legal - General Counsel	-	215	508	-	420	5,238	-	6,380	18,000	35%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>										
Engineering Services - General Services	-	-	-	833	5,419	575	1,607	8,434	7,000	120%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	N/A
Asset Administrative Services	-	833	833	390	833	833	833	4,557	10,000	46%
Reserve Analysis	-	-	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>23,447</b>	<b>8,952</b>	<b>21,040</b>	<b>7,550</b>	<b>13,193</b>	<b>18,881</b>	<b>12,970</b>	<b>106,033</b>	<b>135,543</b>	<b>78%</b>

**Miomar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2024**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
<b>Stormwater Management Services</b>										
Professional Services										
Asset Management	-	3,833	3,833	3,833	3,833	3,833	3,833	23,000	46,000	50%
NPDES	-	1,551	-	-	-	-	-	1,551	3,500	44%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services										
Water MGT - Debris Removal	-	-	-	-	-	-	-	-	-	N/A
Utility Services										
Electric - Aeration Systems	299	539	579	603	614	560	560	3,754	5,000	75%
Repairs & Maintenance										
Lake System										
Aquatic Weed Control	-	5,350	-	5,350	18,203	-	-	28,903	80,000	36%
Lake Bank Maintenance	-	735	-	-	-	-	1,800	2,535	2,500	101%
Water Quality Testing	-	-	4,660	-	-	3,495	-	8,155	19,000	43%
Water Control Structures	-	9,000	-	-	560	-	-	9,560	28,000	34%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	3,200	2,900	2,800	2,800	2,900	3,600	18,200	37,000	49%
Midge Fly Control	-	-	-	723	3,050	2,125	14,855	20,753	35,000	59%
Aeration System	-	804	-	-	11,977	-	-	12,781	8,000	160%
Fish Re-Stocking	-	695	-	-	1,473	7,200	2,000	11,368	98,000	12%
Contingencies	-	-	-	-	-	-	-	-	15,375	0%
Wetland System										
Routine Maintenance	-	3,607	-	3,607	10,821	-	-	18,035	54,000	33%
Water Quality Testing	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	2,700	0%
Capital Outlay										
Aeration Systems	-	-	-	-	-	-	-	-	-	N/A
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	900	-	250	85,274	2,000	23,563	111,987	108,500	103%
Turbidity Screens	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	600	600	-	-	-	1,200	-	N/A
Video Stormwater Pipes/Repairs	-	250	250	250	-	400	-	1,150	52,000	2%
Contingencies	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>299</b>	<b>30,465</b>	<b>12,823</b>	<b>18,016</b>	<b>138,606</b>	<b>22,513</b>	<b>50,211</b>	<b>272,932</b>	<b>594,575</b>	<b>46%</b>
<b>Other Current Charges</b>										
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	-	-	-	-	N/A
<b>Reserves for General Fund</b>										
Capital/Operations	-	-	-	-	-	-	-	-	417,700	0%
<b>Other Fees and Charges</b>										
Discount for Early Payment	-	-	-	-	-	-	-	-	40,284	0%
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>457,984</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 23,746</b>	<b>\$ 39,417</b>	<b>\$ 33,862</b>	<b>\$ 25,566</b>	<b>\$ 151,798</b>	<b>\$ 41,394</b>	<b>\$ 63,181</b>	<b>\$ 378,964</b>	<b>\$ 1,188,102</b>	<b>32%</b>
Net Increase/ (Decrease) in Fund Balance	24,248	181,062	582,575	57,886	(119,319)	(31,897)	7,969	702,524	(0)	
Fund Balance - Beginning	1,050,708	1,074,955	1,256,017	1,838,593	1,896,479	1,777,160	1,745,263	1,050,708	1,050,708	
<b>Fund Balance - Ending</b>	<b>\$ 1,074,955</b>	<b>\$ 1,256,017</b>	<b>\$ 1,838,593</b>	<b>\$ 1,896,479</b>	<b>\$ 1,777,160</b>	<b>\$ 1,745,263</b>	<b>\$ 1,753,232</b>	<b>\$ 1,753,232</b>	<b>\$ 1,050,707</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2024**

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	1,836	1,903	1,848	1,909	1,901	1,767	1,889	13,054	12,000	109%
Interest Account	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	2,070	2,175	1,302	2,536	3,460	3,335	3,650	18,528	20	92641%
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	1,615	129,922	363,250	22,510	19,139	5,597	15,261	557,293	593,699	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	325,534	325,534	325,534	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	N/A
<b>Net Inc (Dec) Fair Value Investments</b>										
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Bond Proceeds</b>										
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,520</b>	<b>\$ 134,000</b>	<b>\$ 366,400</b>	<b>\$ 26,955</b>	<b>\$ 24,501</b>	<b>\$ 10,699</b>	<b>\$ 346,334</b>	<b>\$ 914,410</b>	<b>\$ 931,253</b>	<b>98%</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2015 Bonds	-	-	-	-	-	-	-	-	510,000	0%
<b>Principal Debt Service - Early Redemptions</b>										
Series 2015 Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2015 Bonds	-	203,500	-	-	-	-	-	203,500	407,250	50%
<b>Original Issue Discount</b>										
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>										
Discounts for Early Payment	-	-	-	-	-	-	-	-	23,748	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 203,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 203,500</b>	<b>\$ 940,998</b>	<b>22%</b>
Net Increase/ (Decrease) in Fund Balance	5,520	(69,500)	366,400	26,955	24,501	10,699	346,334	710,910	(9,745)	
Fund Balance - Beginning	965,334	970,854	901,355	1,267,755	1,294,710	1,319,211	1,329,910	965,334	-	
<b>Fund Balance - Ending</b>	<b>\$ 970,854</b>	<b>\$ 901,355</b>	<b>\$ 1,267,755</b>	<b>\$ 1,294,710</b>	<b>\$ 1,319,211</b>	<b>\$ 1,329,910</b>	<b>\$ 1,676,244</b>	<b>\$ 1,676,244</b>	<b>\$ (9,745)</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2022 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through April 30, 2024**

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	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	-	N/A
Revenue Account	701	749	362	2,152	3,481	3,417	3,764	14,626	-	N/A
Escrow Fund Account	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>										
Special Assessments - On-Roll	2,266	182,285	509,652	31,582	26,853	7,852	21,411	781,902	833,182	94%
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>\$ 2,967</b>	<b>\$ 183,034</b>	<b>\$ 510,014</b>	<b>\$ 33,734</b>	<b>\$ 30,334</b>	<b>\$ 11,270</b>	<b>\$ 25,175</b>	<b>\$ 796,528</b>	<b>\$ 833,182</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>										
<b>Debt Service</b>										
<b>Principal Debt Service - Mandatory</b>										
Series 2022 Bonds	-	-	-	-	-	-	-	-	635,000	N/A
<b>Principal Debt Service - Early Redemptions</b>										
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>										
Series 2022 Bonds	-	84,162	-	-	-	-	-	84,162	168,324	N/A
<b>Discounts for Early Payment</b>										
	-	-	-	-	-	-	-	-	33,472	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 84,162</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 84,162</b>	<b>\$ 836,796</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,967	98,872	510,014	33,734	30,334	11,270	25,175	712,366	(3,614)	
Fund Balance - Beginning	164,130	167,097	265,969	775,983	809,717	840,051	851,320	164,130	-	
<b>Fund Balance - Ending</b>	<b>\$ 167,097</b>	<b>\$ 265,969</b>	<b>\$ 775,983</b>	<b>\$ 809,717</b>	<b>\$ 840,051</b>	<b>\$ 851,320</b>	<b>\$ 876,496</b>	<b>\$ 876,496</b>	<b>\$ (3,614)</b>	