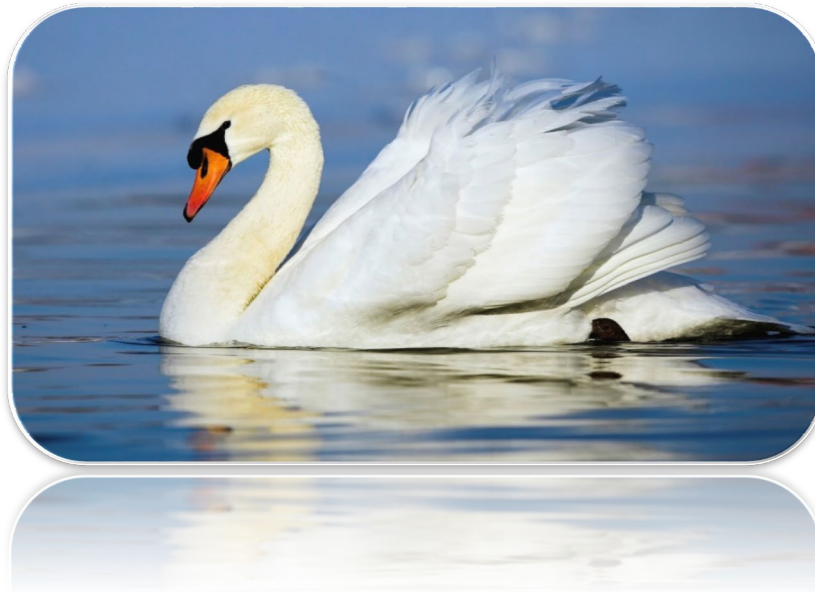


MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2024

FISCAL YEAR 2024

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

Table of Contents

<i>Balance Sheet – All Funds</i>	<i>1</i>
<i>Statement of Revenue, Expenditures and Changes in Fund Balance</i>	
<i>General Fund</i>	<i>2-3</i>
<i>Debt Service Fund</i>	
<i>Series 2015</i>	<i>4</i>
<i>Series 2022</i>	<i>5</i>

JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending May 31, 2024

	Governmental Funds					Totals (Memorandum Only)
	General Fund	Debt Service Funds		Account Groups		
		Series 2015	Series 2022	General Long Term Debt	General Fixed Assets	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 1,727,540	\$ -	\$ -	\$ -	\$ -	\$ 1,727,540
Debt Service Fund						
Interest Account	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-
Reserve Account	-	452,250	-	-	-	452,250
Revenue	-	521,491	168,327	-	-	689,817
Prepayment Account	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-
Construction	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Market Valuation Adjustments						
Accrued Interest Receivable	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	1,142,067	-	1,142,067
Amount to be Provided by Debt Service Funds	-	-	-	12,192,933	-	12,192,933
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	33,642,529	33,642,529
Total Assets	\$ 1,727,540	\$ 973,741	\$ 168,327	\$ 13,335,000	\$ 33,642,529	\$ 49,847,136
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-
Bonds Payable						
Current Portion - Series 2015	-	-	-	535,000	-	535,000
Current Portion - Series 2022	-	-	-	650,000	-	650,000
Long Term - Series 2015	-	-	-	7,095,000	-	7,095,000
Long Term - Series 2022	-	-	-	5,055,000	-	5,055,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 13,335,000	\$ -	\$ 13,335,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	33,642,529	33,642,529
Fund Balance						
Restricted						
Beginning: October 1, 2023 (Unaudited)	-	965,334	164,130	-	-	1,129,464
Results from Current Operations	-	8,406	4,197	-	-	12,603
Unassigned						
Beginning: October 1, 2023 (Unaudited)	1,050,708	-	-	-	-	-
Allocation of Fund Balance						
System-Wide Reserves	753,682	-	-	-	-	753,682
Reserve For First Three Months Operations	297,025	-	-	-	-	297,025
Results of Current Operations	676,832	-	-	-	-	676,832
Total Fund Equity and Other Credits	\$ 1,727,540	\$ 973,741	\$ 168,327	\$ -	\$ 33,642,529	\$ 36,512,136
Total Liabilities, Fund Equity and Other Credits	\$ 1,727,540	\$ 973,741	\$ 168,327	\$ 13,335,000	\$ 33,642,529	\$ 49,847,136

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest											
Interest - General Checking	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	2,741	220,479	616,438	38,200	32,479	9,497	25,897	8,790	954,521	1,007,091	95%
Special Assessments - Off-Roll	45,253	-	-	45,253	-	-	45,253	-	135,758	181,010	75%
Miscellaneous Revenue											
Easement Encroachments	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 47,993	\$ 220,479	\$ 616,438	\$ 83,452	\$ 32,479	\$ 9,497	\$ 71,150	\$ 8,790	\$ 1,090,278	\$ 1,188,102	92%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	8,000	12,000	67%
Board of Supervisor's - Taxes	77	77	77	77	77	77	77	77	612	918	67%
Executive											
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	28,000	42,000	67%
Financial and Administrative											
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	1,500	19,500	18,000	108%
Arbitrage	-	-	500	-	-	-	-	500	1,000	1,000	100%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services											
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%
Travel and Per Diem											
Communications & Freight Services	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	70	362	70	250	185	-	77	-	1,015	300	338%
Insurance	17,300	-	-	-	-	-	-	-	17,300	8,100	214%
Printing & Binding	-	-	-	-	-	-	238	310	548	300	183%
Website Maintenance	-	-	-	-	-	300	-	-	300	1,200	25%
Office Supplies	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	215	508	-	420	5,238	-	789	7,170	18,000	40%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services											
Engineering Services - General Services	-	-	-	833	5,419	575	1,607	4,490	12,924	7,000	185%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	-	N/A
Asset Administrative Services	-	833	833	390	833	833	833	833	5,390	10,000	54%
Reserve Analysis	-	-	-	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	23,447	8,952	21,040	7,550	13,193	18,881	12,970	12,999	119,032	135,543	88%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services											
Professional Services											
Asset Management	-	3,833	3,833	3,833	3,833	3,833	3,833	3,833	26,833	46,000	58%
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	-	-	5,350	34,253	80,000	43%
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	3,600	21,800	37,000	59%
Midge Fly Control	-	-	-	723	3,050	2,125	14,855	3,713	24,465	35,000	70%
Aeration System	-	804	-	-	11,977	-	-	929	13,710	8,000	171%
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	-	-	3,607	21,642	54,000	40%
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	450	112,437	108,500	104%
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
Sub-Total:	299	30,465	12,823	18,016	138,606	22,513	50,211	21,482	294,414	594,575	50%
Other Current Charges											
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	-	-	-	-	-	N/A
Reserves for General Fund											
Capital/Operations	-	-	-	-	-	-	-	-	-	417,700	0%
Other Fees and Charges											
Discount for Early Payment	-	-	-	-	-	-	-	-	-	40,284	0%
Sub-Total:	-	-	-	-	-	-	-	-	-	457,984	0%
Total Expenditures and Other Uses:	\$ 23,746	\$ 39,417	\$ 33,862	\$ 25,566	\$ 151,798	\$ 41,394	\$ 63,181	\$ 34,482	\$ 413,446	\$ 1,188,102	35%
Net Increase/ (Decrease) in Fund Balance	24,248	181,062	582,575	57,886	(119,319)	(31,897)	7,969	(25,692)	676,832	(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	1,753,232	1,050,708	1,050,708	
Fund Balance - Ending	\$ 1,074,955	\$ 1,256,017	\$ 1,838,593	\$ 1,896,479	\$ 1,777,160	\$ 1,745,263	\$ 1,753,232	\$ 1,727,540	\$ 1,727,540	\$ 1,050,707	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
Reserve Account	1,836	1,903	1,848	1,909	1,901	1,767	1,889	1,826	14,880	12,000	124%
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	3,991	22,519	20	112596%
Special Assessment Revenue											
Special Assessments - On-Roll	1,615	129,922	363,250	22,510	19,139	5,597	15,261	5,180	562,473	593,699	95%
Special Assessments - Off-Roll	-	-	-	-	-	-	325,534	-	325,534	325,534	100%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments											
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 5,520	\$ 134,000	\$ 366,400	\$ 26,955	\$ 24,501	\$ 10,699	\$ 346,334	\$ 10,997	\$ 925,406	\$ 931,253	99%
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2015 Bonds	-	-	-	-	-	-	-	510,000	510,000	510,000	100%
Principal Debt Service - Early Redemptions											
Series 2015 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2015 Bonds	-	203,500	-	-	-	-	-	203,500	407,000	407,250	100%
Original Issue Discount											
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Other Fees and Charges											
Discounts for Early Payment	-	-	-	-	-	-	-	-	-	23,748	0%
Total Expenditures and Other Uses:	\$ -	\$ 203,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 713,500	\$ 917,000	\$ 940,998	97%
Net Increase/ (Decrease) in Fund Balance	5,520	(69,500)	366,400	26,955	24,501	10,699	346,334	(702,503)	8,406	(9,745)	
Fund Balance - Beginning	965,334	970,854	901,355	1,267,755	1,294,710	1,319,211	1,329,910	1,676,244	965,334	-	
Fund Balance - Ending	\$ 970,854	\$ 901,355	\$ 1,267,755	\$ 1,294,710	\$ 1,319,211	\$ 1,329,910	\$ 1,676,244	\$ 973,741	\$ 973,741	\$ (9,745)	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2024

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources											
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest Income											
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	3,726	18,352	-	N/A
Escrow Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue											
Special Assessments - On-Roll	2,266	182,285	509,652	31,582	26,853	7,852	21,411	7,267	789,169	833,182	95%
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:	\$ 2,967	\$ 183,034	\$ 510,014	\$ 33,734	\$ 30,334	\$ 11,270	\$ 25,175	\$ 10,993	\$ 807,520	\$ 833,182	N/A
Expenditures and Other Uses											
Debt Service											
Principal Debt Service - Mandatory											
Series 2022 Bonds	-	-	-	-	-	-	-	635,000	635,000	635,000	N/A
Principal Debt Service - Early Redemptions											
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense											
Series 2022 Bonds	-	84,162	-	-	-	-	-	84,162	168,324	168,324	N/A
Discounts for Early Payment											
-	-	-	-	-	-	-	-	-	-	33,472	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 84,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 719,162	\$ 803,324	\$ 836,796	N/A
Net Increase/ (Decrease) in Fund Balance	2,967	98,872	510,014	33,734	30,334	11,270	25,175	(708,169)	4,197	(3,614)	
Fund Balance - Beginning	164,130	167,097	265,969	775,983	809,717	840,051	851,321	876,496	164,130	-	
Fund Balance - Ending	\$ 167,097	\$ 265,969	\$ 775,983	\$ 809,717	\$ 840,051	\$ 851,321	\$ 876,496	\$ 168,327	\$ 168,327	\$ (3,614)	