MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - AUGUST 2023

FISCAL YEAR 2023

PREPARED BY:

JPWard and Associates, LLC

Community Development District Advisors

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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 August 31, 2023

				Gov	ernmental Fur	nds				
				Debt	: Service Funds	s	Capital Projects Fund	Account	Totals	
	G	eneral Fund	Series 2012	S	Series 2015	Series 2022	Series 2022	enerai Long Term Debt	General Fixed Assets	(Memorandum Only)
Assets										
Cash and Investments										
General Fund - Invested Cash	\$	1,135,745	\$ -	\$	-	\$ -	\$ -	\$ -	\$ -	\$ 1,135,745
Debt Service Fund										
Interest Account		-	-		-	28	-	-	-	28
Sinking Account		-	-		-	0	-	-	-	0
Reserve Account		-	-		452,250	-	-	-	-	452,250
Revenue		-	-		501,168	149,605	-	-	-	650,773
Prepayment Account		-	-			-	-	-	-	-
Escrow Fund Account			-			-				-
Construction										-
Cost of Issuance							-			-
Due from Other Funds										
General Fund		-	-		7,927	13,817	-	-	-	21,744
Debt Service Fund(s)					-	-	-	-	-	-
Market Valuation Adjustments		-						-	-	-
Accrued Interest Receivable		-	-		-	-	-	-	-	-
Assessments Receivable		-	-		-	-	-	-	-	-
Accounts Receivable		-	-		-	-	-	-	-	-
Amount Available in Debt Service Funds		-	-		-	-	-	1,124,795	-	1,124,795
Amount to be Provided by Debt Service Fur	ıds	-	-		-	-	-	14,480,205	-	14,480,205
Investment in General Fixed Assets (net of										
depreciation)		-				-	-	 -	36,514,917	36,514,917
То	tal Assets \$	1,135,745	\$ -	\$	961,345	\$ 163,450	\$ -	\$ 15,605,000	\$ 36,514,917	\$ 54,380,456

Miromar Lakes Community Development District Balance Sheet for the Period Ending August 31, 2023

			Governmental Fun	ids				
			Debt Service Funds	;	Capital Projects Fund	Account	Totals	
	General Fund	Series 2012	Series 2015	Series 2022	Series 2022	General Long Term Debt	General Fixed Assets	(Memorandum Only)
Liabilities								
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds								-
General Fund		-	-	-	-	-	-	-
Debt Service Fund(s)	21,744	-	-	-	-	-	-	21,744
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	\$ 21,744	\$ -	\$ -	\$ -	\$ -	\$ 15,605,000	\$ -	\$ 15,626,744
Fund Equity and Other Credits								
Investment in General Fixed Assets	-					-	36,514,917	36,514,917
Fund Balance								
Restricted								
Beginning: October 1, 2022 (Unaudited)	-	690,801	970,579	181,497	-	-	-	1,842,877
Results from Current Operations	-	(690,801)	(9,235)	(18,047)	-	-	-	(718,082
Unassigned								
Beginning: October 1, 2022 (Unaudited)	633,111					-	-	-
Allocation of Fund Balance								
System-Wide Reserves	200,000							
Reserve For First Three Months Operations	433,111					-	-	433,111
Results of Current Operations	480,889							480,889
Total Fund Equity and Other Credits	s \$ 1,114,000	\$ -	\$ 961,345	\$ 163,450	\$ -	\$ -	\$ 36,514,917	\$ 38,753,712
Total Liabilities, Fund Equity and Other Credits	s \$ 1,135,745	\$ -	\$ 961,345	\$ 163,450	\$ -	\$ 15,605,000	\$ 36,514,917	\$ 54,380,456

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

Through August 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	-	-	-	N/A
Interest														
Interest - General Checking	0	0	0	0	-	-	-	-	-	-	-	0	75	0%
Special Assessment Revenue														
Special Assessments - On-Roll	235	24,824	263,651	348,205	65,272	40,055	20,795	6,616	4,252	9,235	-	783,139	780,487	100%
Special Assessments - Off-Roll	45,077	-	-	45,077	-	-	45,077	-	-	45,077	-	180,306	180,306	100%
Miscellaneous Revenue	-	-	-	-	-	-	-	-	431	-	25	456	-	N/A
Easement Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 45,312	\$ 24,824	\$ 263,651	\$ 393,282	65,272 \$	40,055 \$	65,871 \$	6,616 \$	4,682 \$	54,311 \$	25	963,901	\$ 960,868	100%
Expenditures and Other Uses														
Legislative														
Board of Supervisor's - Fees	1,000	-	2,000	-	1,000	2,000	1,000	1,000	1,000	1,000	1,000	11,000	12,000	92%
Board of Supervisor's - Taxes	77	-	153	-	77	153	77	77	77	77	77	842	918	92%
Executive														
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	38,500	42,000	92%
Financial and Administrative														
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	-	1,000	1,500	67%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services														
Legal Advertising	-	-	-	-	-	260	_	-	201	2,712	-	3,174	1,200	264%
Trustee Services	-	-	-	-	-	9,998	-	-	-	-	-	9,998	9,300	108%
Dissemination	-	-	-	-	-	-	-	-	-	_	_	-	-	N/A
Bond Amortization Schedules	-	-	-	-	-	-	-	100	-	-	-	100	-	N/A
Property Appraiser/Tax Collector Fees	-	-	-	1,233	-	-	-	-	-	_	_	1,233	1,300	95%
Bank Services	21	21	21	21	21	-	_	99	-	-	-	204	500	41%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Communications & Freight Services														
Postage, Freight & Messenger	63	75	-	-	67	-	-	611	536	-	286	1,638	800	205%
Insurance	-	7,726	-	-	-	-	-	-	-	-	-	7,726	7,300	106%
Printing & Binding	-	-	-	233	-	418	-	422	-	292	-	1,364	2,700	51%
Website Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	1,200	0%
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	-	-	-	175	175	100%

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

Through August 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Legal Services														
Legal - General Counsel	-	-	-	1,741	-	700	-	2,450	613	1,260	2,569	9,333	18,000	52%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Other General Government Services														
Engineering Services - General Services	-	-	-	3,910	-	-	-	1,270	-	-	-	5,180	5,000	104%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-			-	-	-	2,500	0%
Asset Administrative Services	-	833	833	833	-	2,417	-	1,667	833	833	-	8,250	10,000	82%
Reserve Analysis	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies		-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total	4,660	12,331	7,008	15,671	22,665	19,445	4,577	11,193	6,760	10,174	7,431	121,915	138,493	88%
Stormwater Management Services														
Professional Services														
Asset Management	-	2,983	2,983	2,983	-	5,967	-	5,967	2,983	2,983	3,817	30,667	35,800	86%
NPDES	-	1,379	-	-	-	560	-	-	-	-	-	1,939	3,500	55%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Stormwater Management Services														
Water MGT - Debris Removal								1,500				1,500		
Utility Services														
Electric - Aeration Systems	565	183	-	499	611	1,177	-	1,250	663	-	532	5,479	4,800	114%
Repairs & Maintenance														
Lake System														
Aquatic Weed Control	-	4,895	4,895	5,590	686	1,381	-	19,293	-	695	5,581	43,014	74,000	58%
Lake Bank Maintenance	-	-	-	-	-	5,590	4,895	-	-	4,895	-	15,379	2,000	769%
Water Quality Testing	-	-	-	-	-	-	-	9,320	4,660	-	-	13,980	14,500	96%
Water Control Structures	-	500	1,500	4,000	-	20,000	-	9,500	-	-	-	35,500	25,000	142%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	2,500	3,200	2,900	-	6,200	3,200	3,200	3,200	3,200	-	27,600	36,000	77%
Midge Fly Control	-	1,000	8,823	4,703	-	2,188	-	-	-	-	-	16,714	24,000	70%
Aeration System	-	-	773	-	-	773	-	773	-	-	773	3,090	8,000	39%
Fish Re-Stocking	-	-	-	-	-	-	-	-	50,184	695	695	51,574	100,000	52%
Wetland System														
Routine Maintenance	-	-	7,956	3,228	-	6,456	-	7,956	-	3,228	3,228	32,052	46,200	69%
Water Quality Testing	-	-	-	-	-	-	-	3,495	-	-	2,800	6,295	-	N/A
Capital Outlay														
Aeration Systems	-	-	-	-	-	-	-		-	-	-	-	12,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	400	-	4,325	-	-	-	4,725	6,000	79%
Lake Bank Restoration	-	600	14,899	600	-	29,729	-	600	-	950	-	47,378	59,000	80%

Miromar Lakes Community Development District General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance Through August 31, 2023

Description	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Video Stormwater Pipes/Repairs	-	150	7,550	12,350	-	800	-	1,350	1,950	-	-	24,150	55,000	44%
Contingencies	-	-	-	-	-	-	-	-	-	-	-	-	108,000	0%
Sub-Total:	565	14,189	52,578	36,853	1,297	81,220	8,095	68,528	63,640	16,646	17,425	361,035	613,800	59%
Other Current Charges														
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	-	-	500	0%
Payroll Expenses	-	-	-	-	61	-	-	-	-	-	-	61	-	N/A
Reserves for General Fund														
Water Management System	-	-	-	-	-	-	-	-	-	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	-	-	-	-	-	95,000	0%
Sub-Total:	-	-	-	-	61	-	-	-	-	-	-	61	200,500	0%
Total Expenditures and Other Uses:	\$ 5,225	\$ 26,520	\$ 59,586	\$ 52,524	\$ 24,023	\$ 100,665	\$ 12,671	\$ 79,721	\$ 70,400	\$ 26,820	\$ 24,856	\$ 483,011	\$ 952,793	51%
Net Increase/ (Decrease) in Fund Balance	40,087	(1,696)	204,065	340,757	41,249	(60,610)	53,200	(73,105)	(65,718)	27,491	(24,831)	480,889	8,075	
Fund Balance - Beginning	633,111	673,198	671,502	875,567	1,216,324	1,257,573	1,196,963	1,250,163	1,177,058	1,111,340		633,111	633,111	
Fund Balance - Ending	\$ 673,198	\$ 671,502	\$ 875,567	\$ 1,216,324	\$ 1,257,573	\$ 1,196,963	\$ 1,250,163	\$ 1,177,058	\$ 1,111,340	\$ 1,138,831		1,114,000	\$ 641,186	

Miromar Lakes Community Development District Debt Service Fund - Series 2015 Bonds Statement of Revenues, Expenditures and Changes in Fund Balance Through August 31, 2023

escription	October	November	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budge
evenue and Other Sources														
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ - \$	- \$	- \$	- \$	- 5	\$ -	-	\$ -	N/A
Interest Income										-				
Reserve Account	744	988	1,219	1,391	1,481	1,422	1,611	1,636	1,786	1,742	1,821	15,843	12,000	1329
Interest Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	15	26	0	-	-	-	15	31	14	2	-	103	-	N/A
Revenue Account	798	1,065	728	831	885	849	971	2,354	1,796	1,890	2,001	14,168	20	7083
Special Assessment Revenue														
Special Assessments - On-Roll	164	17,352	184,290	243,393	45,625	(54,552)	12,223	3,889	2,499	5,428	-	460,309	545,565	849
Special Assessments - Off-Roll	-	-	-	-	-	-	437,218	-	-	-	-	437,218	349,809	125
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/
Net Inc (Dec) Fair Value Investments	-	-	-	-	-	-	-	-	-	-	-	-	-	N/
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 1,722	\$ 19,430	\$ 186,237	\$ 245,615	\$ 47,990	\$ (52,281) \$	452,037 \$	7,909 \$	6,095 \$	9,062	\$ 3,823	\$ 927,640	\$ 907,394	N/A
penditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2015 Bonds	-	-	-	-	-	-	-	485,000	-	-	-	485,000	\$ 485,000	100
Principal Debt Service - Early Redemptions														
Series 2015 Bonds	-	15,000	-	-	-	-	-	5,000	-	-	-	20,000	-	N/A
Interest Expense														
Series 2015 Bonds	-	216,125	-	-	-	-	-	215,750	-	-	-	431,875	432,250	100
Original Issue Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	-	-	N/
Total Expenditures and Other Uses:	\$ -	\$ 231,125	\$ -	\$ -	\$ -	\$ - \$	- \$	705,750 \$	- \$	- ;	\$ -	936,875	\$ 917,250	N/
Net Increase/ (Decrease) in Fund Balance	1,722	(211,695)	186,237	245,615	47,990	(52,281)	452,037	(697,841)	6,095	9,062	3,823	(9,235)	(9,856)	
Fund Balance - Beginning	970,579	972,302	760,607	946,844	1,192,459	1,240,449	1,188,168	1,640,205	942,365	948,460	957,522	970,579	-	
Fund Balance - Ending	\$ 972,302					\$ 1,188,168 \$				957,522		961,345	\$ (9,856)	

Miromar Lakes Community Development District Debt Service Fund - Series 2022 Bonds Statement of Revenues, Expenditures and Changes in Fund Balance Through August 31, 2023

Description	October	November I	December	January	February	March	April	May	June	July	August	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources	Octobel	November	December	January	reblualy	IVIAICII	Арпі	iviay	Julie	July	August	real to Date	Duuget	Duuge
Carryforward	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	_	_	\$ -	N/A
Interest Income	*	· ·	*	*	*	*	Ψ	*	*	-			7	,
Reserve Account	-	-	_	_	_	_	_	_	_	_	_	-	_	N/A
Interest Account	0	0	_	_	_	0	0	28	0	0	0	29	-	N/A
Sinking Fund Account	-	-	_	_	_	-	-	0	-	-	-	0	-	N/A
Prepayment Account	-	_	_	_	_	-	_	-	_	_	_	-	_	N/A
Revenue Account	0	0	0	0	6	76	107	1,569	328	461	515	3,063	_	N/A
Escrow Fund Account	-	-	-	-	-	-	-	-	-	-	-	-	_	N/A
Special Assessment Revenue														,
Special Assessments - On-Roll	241	25,446	270,258	356,932	66,908	40,684	21,306	6,778	4,356	9,461	_	802,369	799,855	100%
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 \$	270,258 \$	356,932 \$	66,913 \$	40,760 \$	21,413 \$	8,375 \$	4,684 \$	9,922 \$	515	\$ 805,462	\$ 799,855	N/A
penditures and Other Uses														
Debt Service														
Principal Debt Service - Mandatory														
Series 2022 Bonds	-	-	-	-	-	-	-	620,000	-	-	-	620,000	\$ 620,000	N/A
Principal Debt Service - Early Redemptions														
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Interest Expense														
Series 2022 Bonds	-	112,836	-	-	-	-	-	90,672	-	-	-	203,508	203,508	N/A
Original Issue Discount	-	-	-	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers Out (To Other Funds)		-	-	-	-	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 112,836 \$	- \$	- \$	- \$	- \$	- \$	710,672 \$	- \$	- \$	-	823,508	\$ 823,508	N/A
Net Increase/ (Decrease) in Fund Balance	242	(87,389)	270,258	356,932	66,913	40,760	21,413	(702,297)	4,684	9,922	515	(18,047)	(23,653)	
Fund Balance - Beginning	181,497	181,738	94,349	364,607	721,539	788,452	829,212	850,625	148,328	153,013	162,935	181,497	<u> </u>	
Fund Balance - Ending	\$ 181,738	\$ 94,349 \$	364,607 \$	721,539 \$	788,452 \$	829,212 \$	850,625 \$	148,328 \$	153,013 \$	162,935 \$	163.450	163,450	\$ (23,653)	