

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JANUARY 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 January 31, 2024**

	Governmental Funds				Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds					General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022	Series 2022	Term Debt	Assets	
<b>Assets</b>								
<b>Cash and Investments</b>								
General Fund - Invested Cash	\$ 1,896,479	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,896,479
Debt Service Fund	-	-	-	-	-	-	-	-
Interest Account	-	-	-	0	-	-	-	0
Sinking Account	-	-	-	0	-	-	-	0
Reserve Account	-	-	452,250	-	-	-	-	452,250
Revenue	-	-	842,460	809,717	-	-	-	1,652,177
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	-	-	-	-	-	-	-	-
<b>Assessments Receivable</b>								
Accounts Receivable	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	2,104,428	-	2,104,428
Amount to be Provided by Debt Service Funds	-	-	-	-	-	13,520,572	-	13,520,572
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	36,514,917
<b>Total Assets</b>	<b>\$ 1,896,479</b>	<b>\$ -</b>	<b>\$ 1,294,710</b>	<b>\$ 809,717</b>	<b>\$ -</b>	<b>\$ 15,625,000</b>	<b>\$ 36,514,917</b>	<b>\$ 56,140,823</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	-	-	-	-	-	0	-	-
Current Portion - Series 2015	-	-	-	-	-	510,000	-	510,000
Current Portion - Series 2022	-	-	-	-	-	635,000	-	635,000
Long Term - Series 2012	-	-	-	-	-	0	-	-
Long Term - Series 2015	-	-	-	-	-	8,140,000	-	8,140,000
Long Term - Series 2022	-	-	-	-	-	6,340,000	-	6,340,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,625,000</b>	<b>\$ -</b>	<b>\$ 15,625,000</b>
<b>Fund Equity and Other Credits</b>								
Investment in General Fixed Assets	-	-	-	-	-	-	36,514,917	36,514,917
<b>Fund Balance</b>								
<b>Restricted</b>								
Beginning: October 1, 2023 (Unaudited)	-	690,801	965,334	164,130	-	-	-	1,820,265
Results from Current Operations	-	(690,801)	329,376	645,587	-	-	-	284,163
<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	845,771	-	-	-	-	-	-	845,771
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,896,479</b>	<b>\$ 0</b>	<b>\$ 1,294,710</b>	<b>\$ 809,717</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,514,917</b>	<b>\$ 40,515,823</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,896,479</b>	<b>\$ 0</b>	<b>\$ 1,294,710</b>	<b>\$ 809,717</b>	<b>\$ -</b>	<b>\$ 15,625,000</b>	<b>\$ 36,514,917</b>	<b>\$ 56,140,823</b>

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

Description	October	November	December	January	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	877,857	1,007,091	87%
Special Assessments - Off-Roll	45,253	-	-	45,253	90,505	181,010	50%
<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>968,362</b>	<b>\$ 1,188,102</b>	<b>82%</b>
<b>Expenditures and Other Uses</b>							
<b>Legislative</b>							
Board of Supervisor's - Fees	1,000	1,000	1,000	1,000	4,000	12,000	33%
Board of Supervisor's - Taxes	77	77	77	77	306	918	33%
<b>Executive</b>							
Professional Management	3,500	3,500	3,500	3,500	14,000	42,000	33%
<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	13,500	18,000	75%
Arbitrage	-	-	500	-	500	1,000	50%
Bond Re-amortization	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>							
Legal Advertising	-	-	252	-	252	1,200	21%
Trustee Services	-	-	-	-	-	9,300	0%
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	752	300	251%
<b>Insurance</b>	<b>17,300</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17,300</b>	<b>8,100</b>	<b>214%</b>
<b>Printing &amp; Binding</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>300</b>	<b>0%</b>
<b>Website Maintenance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,200</b>	<b>0%</b>
<b>Office Supplies</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>N/A</b>
<b>Subscription &amp; Memberships</b>	<b>-</b>	<b>175</b>	<b>-</b>	<b>-</b>	<b>175</b>	<b>175</b>	<b>100%</b>
<b>Legal Services</b>							
Legal - General Counsel	-	215	508	-	723	18,000	4%
Legal - Encroachments	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services - General Services	-	-	-	833	833	7,000	12%
Asset Maps/Cost Estimates	-	-	-	-	-	-	N/A

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Asset Administrative Services	-	833	833	390	2,057	10,000	21%
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>60,989</b>	<b>135,543</b>	<b>45%</b>
<b>Stormwater Management Services</b>							
Professional Services							
Asset Management	-	3,833	3,833	3,833	11,500	46,000	25%
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	2,020	5,000	40%
Repairs & Maintenance							
Lake System							
Aquatic Weed Control	-	5,350	-	5,350	10,700	80,000	13%
Lake Bank Maintenance	-	735	-	-	735	2,500	29%
Water Quality Testing	-	-	4,660	-	4,660	19,000	25%
Water Control Structures	-	9,000	-	-	9,000	28,000	32%
Grass Carp Installation	-	-	-	-	-	-	N/A
Littoral Shelf Barrier/Replanting	-	-	-	-	-	-	N/A
Cane Toad Removal	-	3,200	2,900	2,800	8,900	37,000	24%
Midge Fly Control	-	-	-	723	723	35,000	2%
Aeration System	-	804	-	-	804	8,000	10%
Fish Re-Stocking	-	695	-	-	695	98,000	1%
Contingencies	-	-	-	-	-	15,375	0%
Wetland System							
Routine Maintenance	-	3,607	-	3,607	7,214	54,000	13%
Water Quality Testing	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	2,700	0%
Capital Outlay							
Aeration Systems	-	-	-	-	-	-	N/A
Littoral Shelf Replanting/Barrier	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	900	-	250	1,150	108,500	1%
Turbidity Screens	-	-	-	-	-	-	N/A
Erosion Restoration	-	-	600	600	1,200	-	N/A
Video Stormwater Pipes/Repairs	-	250	250	250	750	52,000	1%
Contingencies	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>299</b>	<b>30,465</b>	<b>12,823</b>	<b>18,016</b>	<b>61,602</b>	<b>594,575</b>	<b>10%</b>
<b>Other Current Charges</b>							
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	-	N/A
<b>Reserves for General Fund</b>							

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
Capital/Operations	-	-	-	-	-	417,700	0%
Sub-Total:	-	-	-	-	-	417,700	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ 23,746</b>	<b>\$ 39,417</b>	<b>\$ 33,862</b>	<b>\$ 25,566</b>	<b>\$ 122,591</b>	<b>\$ 1,147,818</b>	<b>11%</b>
Net Increase/ (Decrease) in Fund Balance	24,248	181,062	582,575	57,886	845,771	40,284	
Fund Balance - Beginning	1,050,708	1,074,955	1,256,017	1,838,593	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>1,896,479</b>	<b>\$ 1,090,991</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Reserve Account	1,836	1,903	1,848	1,909	7,497	12,000	62%
Interest Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	2,070	2,175	1,302	2,536	8,082	20	40411%
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	1,615	129,922	363,250	22,510	517,297	593,699	87%
Special Assessments - Off-Roll	-	-	-	-	-	325,534	0%
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Net Inc (Dec) Fair Value Investments</b>	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Bond Proceeds</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 5,520</b>	<b>\$ 134,000</b>	<b>\$ 366,400</b>	<b>\$ 26,955</b>	<b>\$ 532,876</b>	<b>\$ 931,253</b>	<b>N/A</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>	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 203,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>203,500</b>	<b>\$ 917,250</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	5,520	(69,500)	366,400	26,955	329,376	14,003	
Fund Balance - Beginning	965,334	970,854	901,355	1,267,755	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>1,294,710</b>	<b>\$ 14,003</b>	

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

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>							
Reserve Account	-	-	-	-	-	-	N/A
Interest Account	0	0	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Revenue Account	701	749	362	2,152	3,963	-	N/A
Escrow Fund Account	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	2,266	182,285	509,652	31,582	725,786	833,182	87%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Net Inc (Dec) Fair Value Investments</b>	-	-	-	-	-	-	N/A
<b>Operating Transfers In (From Other Funds)</b>	-	-	-	-	-	-	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>\$ 729,749</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>Original Issue Discount</b>	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 84,162</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 84,162</b>	<b>\$ 803,324</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	2,967	98,872	510,014	33,734	645,587	29,858	
Fund Balance - Beginning	164,130	167,097	265,969	775,983	164,130	-	
<b>Fund Balance - Ending</b>	<b>\$ 167,097</b>	<b>\$ 265,969</b>	<b>\$ 775,983</b>	<b>\$ 809,717</b>	<b>809,717</b>	<b>\$ 29,858</b>	