

# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - FEBRUARY 2025

FISCAL YEAR 2025 - UNAUDITED

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PREPARED BY:

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**Miromar Lakes Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2025**

	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	\$ 2,238,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,238,367
Debt Service Fund							
Interest Account	-	-	-	-	-	-	-
Sinking Account	-	-	-	-	-	-	-
Reserve Account	-	452,250	-	-	-	-	452,250
Revenue	-	1,118,488	765,666	-	-	-	1,884,153
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	-	-	-	2,336,403	-	-	2,336,403
Amount to be Provided by Debt Service Funds	-	-	-	10,998,597	-	-	10,998,597
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	33,453,961	-	33,453,961
<b>Total Assets</b>	<b>\$ 2,238,367</b>	<b>\$ 1,570,738</b>	<b>\$ 765,666</b>	<b>\$ 13,335,000</b>	<b>\$ 33,453,961</b>	<b>\$ -</b>	<b>\$ 51,363,732</b>

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending February 28, 2025**

	Governmental Funds						Totals (Memorandum Only)
	Debt Service Funds			Account Groups			
	General Fund	Series 2015	Series 2022	General Long Term Debt	General Fixed Assets		
<b>Liabilities</b>							
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>							
General Fund	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-	-
<b>Bonds Payable</b>							
Current Portion (Due within 12 months)							
Series 2015	-	-	-	535,000	-	535,000	535,000
Series 2022	-	-	-	650,000	-	650,000	650,000
Long Term							
Series 2015	-	-	-	7,095,000	-	7,095,000	7,095,000
Series 2022	-	-	-	5,055,000	-	5,055,000	5,055,000
<b>Total Liabilities</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 13,335,000</b>	<b>\$ -</b>	<b>\$ 13,335,000</b>	<b>\$ 13,335,000</b>
<b>Fund Equity and Other Credits</b>							
<b>Investment in General Fixed Assets</b>	-	-	-	-	33,453,961	33,453,961	33,453,961
<b>Fund Balance</b>	-	-	-	-	-	-	-
<b>Restricted</b>							
<b>Beginning: October 1, 2024 (Unaudited)</b>	-	1,001,000	186,799	-	-	1,187,799	1,187,799
Results from Current Operations	-	569,738	578,867	-	-	1,148,605	1,148,605
<b>Unassigned</b>							
<b>Beginning: October 1, 2024 (Unaudited)</b>	1,565,410	-	-	-	-	-	-
<b>Allocation of Fund Balance</b>							
System-Wide Reserves	1,268,192	-	-	-	-	1,268,192	1,268,192
Reserve For First Three Months Operations	297,218	-	-	-	-	297,218	297,218
<b>Results of Current Operations</b>	672,958	-	-	-	-	672,958	672,958
<b>Total Fund Equity and Other Credits</b>	<b>\$ 2,238,367</b>	<b>\$ 1,570,738</b>	<b>\$ 765,666</b>	<b>\$ -</b>	<b>\$ 33,453,961</b>	<b>\$ 38,028,732</b>	<b>\$ 38,028,732</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 2,238,367</b>	<b>\$ 1,570,738</b>	<b>\$ 765,666</b>	<b>\$ 13,335,000</b>	<b>\$ 33,453,961</b>	<b>\$ 51,363,732</b>	<b>\$ 51,363,732</b>

Prepared by:

**JPWARD and Associates, LLC**

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	2,361	187,148	532,979	25,823	31,309	779,620	1,004,886	78%
Special Assessments - Off-Roll	45,997	-	-	45,997	-	91,994	183,987	50%
<b>Miscellaneous Revenue</b>	-	-	-	-	-	-	-	N/A
<b>Easement Encroachments</b>	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 48,358</b>	<b>\$ 187,148</b>	<b>\$ 532,979</b>	<b>\$ 71,820</b>	<b>\$ 31,309</b>	<b>\$ 871,613</b>	<b>\$ 1,188,873</b>	<b>73%</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	5,000	12,000	42%
Board of Supervisor's - Taxes	77	77	77	-	-	230	918	25%
<b>Executive</b>								
Professional Management	3,675	3,675	3,675	3,675	3,675	18,375	44,100	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	3,900	-	3,900	3,900	100%
Accounting Services	-	-	750	-	-	750	-	N/A
Assessment Roll Services	1,500	1,500	750	1,500	1,500	6,750	18,000	38%
Arbitrage	-	-	500	-	-	500	1,000	50%
Bond Re-amortization	-	-	-	-	-	-	-	N/A

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Other Contractual Services</b>								
Legal Advertising	-	-	-	-	-	-	3,500	0%
Trustee Services	-	-	-	-	-	-	10,000	0%
Dissemination	-	-	-	-	-	-	-	N/A
Bond Amortization Schedules	-	-	-	-	-	-	-	N/A
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	1,300	0%
Bank Services	-	-	-	-	-	-	250	0%
<b>Travel and Per Diem</b>	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>								
Postage, Freight & Messenger	76	-	77	228	-	381	2,000	19%
<b>Insurance</b>	18,105	-	-	-	-	18,105	18,000	101%
<b>Printing &amp; Binding</b>	-	197	213	-	1,044	1,454	1,600	91%
<b>Website Maintenance</b>	-	-	-	300	-	300	600	50%
<b>Office Supplies</b>	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Legal Services</b>								
Legal - General Counsel	-	-	1,727	-	616	2,343	18,000	13%
Legal - Encroachments	-	-	-	-	-	-	-	N/A
Legal - Costa Maggiore II Transfer	-	-	3,291	-	-	3,291	-	N/A
Legal - Kaufman Property	-	-	-	-	1,097	1,097	-	N/A
<b>Other General Government Services</b>								
Engineering Services - General Services	-	3,689	3,084	-	3,062	9,835	8,000	123%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	N/A
Asset Administrative Services	-	-	-	-	-	-	12,500	0%
Reserve Analysis	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
<b>Emergency &amp; Disaster Relief Services</b>								
Hurricane Milton	-	-	6,890	10,922	-	17,812	-	N/A
<b>Sub-Total:</b>	<b>24,432</b>	<b>10,313</b>	<b>22,033</b>	<b>21,526</b>	<b>11,994</b>	<b>90,297</b>	<b>155,843</b>	<b>58%</b>

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**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Stormwater Management Services</b>								
Professional Services								
Asset Management	-	4,792	4,792	4,792	4,792	19,167	57,500	33%
NPDES	-	-	-	560	-	560	3,500	16%
Mitigation Monitoring	-	-	-	-	-	-	-	N/A
Stormwater Management Services								
Water MGT - Debris Removal	-	-	-	-	-	-	-	N/A
Utility Services								
Electric - Aeration Systems	488	28	902	627	-	2,045	6,500	31%
Repairs & Maintenance								
Lake System								
Aquatic Weed Control	-	8,000	6,689	5,995	7,246	27,929	80,000	35%
Lake Bank Maintenance	-	-	-	-	-	-	2,500	0%
Water Quality Testing	-	3,495	-	-	3,495	6,990	19,000	37%
Water Control Structures	-	-	8,000	-	-	8,000	28,000	29%
Grass Carp Installation	-	-	-	-	-	-	-	N/A
Littoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	N/A
Cane Toad Removal	-	4,450	-	5,300	2,600	12,350	37,000	33%
Midge Fly Control	-	-	-	-	-	-	35,000	0%
Aeration System	-	828	4,335	-	828	5,991	8,000	75%
Fish Re-Stocking	-	-	-	1,750	-	1,750	98,000	2%
Contingencies	-	-	-	-	-	-	15,375	0%
Wetland System								
Routine Maintenance	-	3,715	3,715	3,715	3,915	15,060	54,000	28%
Water Quality Testing	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	2,700	0%
Capital Outlay								
Aeration Systems	-	-	-	400	-	400	-	N/A
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	N/A
Lake Bank Restoration	-	400	800	1,200	800	3,200	101,100	3%
Turbidity Screens	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	800	-	-	-	800	-	N/A
Video Stormwater Pipes/Repairs	-	-	-	-	-	-	45,000	0%
Contingencies	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>488</b>	<b>26,508</b>	<b>29,232</b>	<b>24,339</b>	<b>23,676</b>	<b>104,242</b>	<b>593,175</b>	<b>18%</b>

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Other Current Charges</b>								
Lee County - RE Taxes	-	-	-	-	4,117	4,117	-	N/A
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	N/A
Payroll Expenses	-	-	-	-	-	-	-	N/A
<b>Reserves for General Fund</b>								
Capital/Operations	-	-	-	-	-	-	399,660	0%
<b>Other Fees and Charges</b>								
Discount for Early Payment	-	-	-	-	-	-	40,195	0%
<b>Sub-Total:</b>	-	-	-	-	<b>4,117</b>	<b>4,117</b>	<b>439,855</b>	<b>1%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 24,920</b>	<b>\$ 36,820</b>	<b>\$ 51,265</b>	<b>\$ 45,864</b>	<b>\$ 39,786</b>	<b>\$ 198,655</b>	<b>\$ 1,188,873</b>	<b>17%</b>
Net Increase/ (Decrease) in Fund Balance	23,438	150,327	481,714	25,956	(8,477)	672,958	-	
Fund Balance - Beginning	1,565,410	1,588,848	1,739,175	2,220,889	2,246,845	1,565,410	1,565,410	
<b>Fund Balance - Ending</b>	<b>\$ 1,588,848</b>	<b>\$ 1,739,175</b>	<b>\$ 2,220,889</b>	<b>\$ 2,246,845</b>	<b>\$ 2,238,367</b>	<b>\$ 2,238,367</b>	<b>\$ 1,565,410</b>	



**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	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	1,763	1,721	1,603	1,603	1,541	8,230	18,111	45%
Interest Account	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	2,137	2,103	1,345	2,633	3,478	11,696	26,657	44%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	2,243	177,772	506,278	24,530	29,740	740,563	954,688	78%
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>Bond Proceeds</b>	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 6,143</b>	<b>\$ 181,596</b>	<b>\$ 509,225</b>	<b>\$ 28,766</b>	<b>\$ 34,758</b>	<b>\$ 760,488</b>	<b>\$ 999,456</b>	<b>76%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2015 Bonds	-	-	-	-	-	-	535,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2015 Bonds	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2015 Bonds	-	190,750	-	-	-	190,750	381,500	50%
<b>Original Issue Discount</b>	-	-	-	-	-	-	-	N/A
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	N/A
<b>Other Fees and Charges</b>								
Discounts for Early Payment	-	-	-	-	-	-	38,188	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 190,750</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 190,750</b>	<b>\$ 954,688</b>	<b>20%</b>
Net Increase/ (Decrease) in Fund Balance	6,143	(9,154)	509,225	28,766	34,758	569,738	44,768	
Fund Balance - Beginning	1,001,000	1,007,142	997,988	1,507,213	1,535,979	1,001,000	1,001,000	
<b>Fund Balance - Ending</b>	<b>\$ 1,007,142</b>	<b>\$ 997,988</b>	<b>\$ 1,507,213</b>	<b>\$ 1,535,979</b>	<b>\$ 1,570,738</b>	<b>\$ 1,570,738</b>	<b>\$ 1,045,768</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2022 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	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	772	755	462	1,631	2,460	6,079	20,606	30%
Escrow Fund Account	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	1,968	155,948	444,124	21,518	26,089	649,647	837,416	78%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
<b>Net Inc (Dec) Fair Value Investments</b>								
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 2,740</b>	<b>\$ 156,703</b>	<b>\$ 444,586</b>	<b>\$ 23,149</b>	<b>\$ 28,549</b>	<b>\$ 655,726</b>	<b>\$ 858,022</b>	<b>76%</b>
<b>Expenditures and Other Uses</b>								
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2022 Bonds	-	-	-	-	-	-	650,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2022 Bonds	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>								
Series 2022 Bonds	-	76,860	-	-	-	76,860	153,919	50%
<b>Discounts for Early Payment</b>								
	-	-	-	-	-	-	33,497	0%
<b>Operating Transfers Out (To Other Funds)</b>								
	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 76,860</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 76,860</b>	<b>\$ 837,416</b>	<b>9%</b>
Net Increase/ (Decrease) in Fund Balance	2,740	79,843	444,586	23,149	28,549	578,867	20,606	
Fund Balance - Beginning	186,799	189,539	269,382	713,968	737,117	186,799	186,799	
<b>Fund Balance - Ending</b>	<b>\$ 189,539</b>	<b>\$ 269,382</b>	<b>\$ 713,968</b>	<b>\$ 737,117</b>	<b>\$ 765,666</b>	<b>\$ 765,666</b>	<b>\$ 207,405</b>	