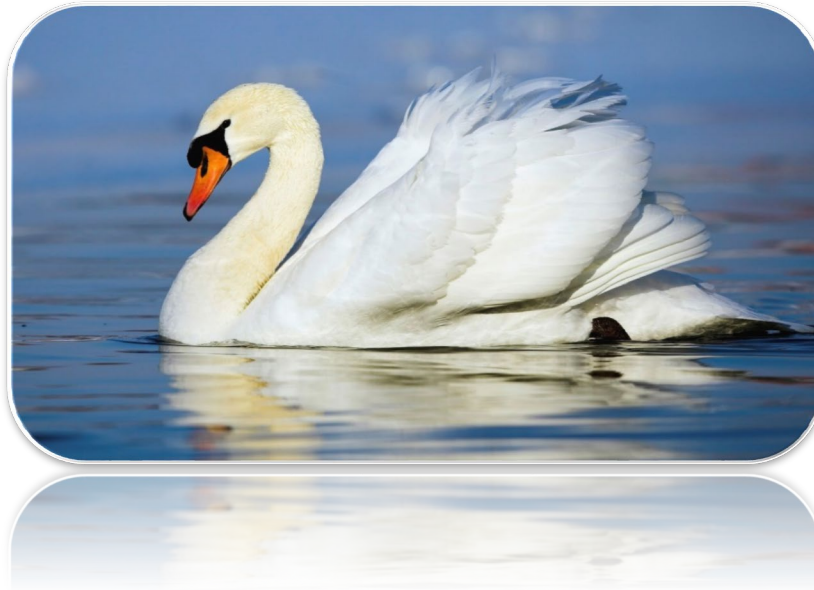


MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - APRIL 2025

FISCAL YEAR 2025 - UNAUDITED

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

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**Miromar Lakes Community Development District
Balance Sheet
for the Period Ending April 30, 2025**

	Governmental Funds							Totals (Memorandum Only)
	Debt Service Funds				Capital Project Fund	Account Groups		
	General Fund	Series 2015	Series 2022	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets	
Assets								
Cash and Investments								
General Fund - Invested Cash	\$ 2,223,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,223,073
Debt Service Fund								
Interest Account	-	-	-	34,615	-	-	-	34,615
Sinking Account	-	-	-	-	-	-	-	-
Reserve Account	-	-	-	30,000	-	-	-	30,000
Revenue	-	-	803,766	383,581	-	-	-	1,187,347
Prepayment Account	-	-	-	-	-	-	-	-
Escrow Fund Account	-	7,820,750	-	-	-	-	-	7,820,750
Construction	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	1,251	-	-	1,251
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	-	-	-	-	-	8,624,516	-	8,624,516
Amount to be Provided by Debt Service Funds	-	-	-	-	-	3,315,484	-	3,315,484
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	33,453,961	33,453,961
Total Assets	\$ 2,223,073	\$ 7,820,750	\$ 803,766	\$ 448,196	\$ 1,251	\$ 11,940,000	\$ 33,453,961	\$ 56,690,997

Miromar Lakes Community Development District
Balance Sheet
for the Period Ending April 30, 2025

	Governmental Funds								Totals (Memorandum Only)
	Debt Service Funds				Capital Project Fund	Account Groups			
	General Fund	Series 2015	Series 2022	Series 2025	Series 2025	General Long Term Debt	General Fixed Assets		
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									
General Fund	-	-	-	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Other Developer	-	-	-	-	-	-	-	-	-
Bonds Payable									
Current Portion (Due within 12 months)									
Series 2015	-	-	-	-	-	-	-	-	-
Series 2022	-	-	-	-	-	650,000	-	650,000	-
Series 2025	-	-	-	-	-	-	-	-	-
Long Term									
Series 2015	-	-	-	-	-	-	-	-	-
Series 2022	-	-	-	-	-	5,055,000	-	5,055,000	-
Series 2025	-	-	-	-	-	6,235,000	-	6,235,000	-
Total Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,940,000	\$ -	\$ 11,940,000	\$ -
Fund Equity and Other Credits									
Investment in General Fixed Assets	-	-	-	-	-	-	33,453,961	33,453,961	-
Fund Balance	-	-	-	-	-	-	-	-	-
Restricted									
Beginning: October 1, 2024 (Unaudited)	-	1,001,000	186,799	-	-	-	-	1,187,799	-
Results from Current Operations	-	6,819,750	616,967	448,196	1,251	-	-	7,886,164	-
Unassigned									
Beginning: October 1, 2024 (Unaudited)	1,565,410	-	-	-	-	-	-	-	-
Allocation of Fund Balance									
System-Wide Reserves	1,278,240	-	-	-	-	-	-	1,278,240	-
Reserve For First Three Months Operations	287,170	-	-	-	-	-	-	287,170	-
Results of Current Operations	657,664	-	-	-	-	-	-	657,664	-
Total Fund Equity and Other Credits	\$ 2,223,073	\$ 7,820,750	\$ 803,766	\$ 448,196	\$ 1,251	\$ -	\$ 33,453,961	\$ 44,750,997	\$ -
Total Liabilities, Fund Equity and Other Credits	\$ 2,223,073	\$ 7,820,750	\$ 803,766	\$ 448,196	\$ 1,251	\$ 11,940,000	\$ 33,453,961	\$ 56,690,997	\$ -

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest										
Interest - General Checking	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue										
Special Assessments - On-Roll	2,361	187,148	532,979	25,823	31,309	15,453	23,996	819,069	1,004,886	82%
Special Assessments - Off-Roll	45,997	-	-	45,997	-	-	45,997	137,990	183,987	75%
Other Fees and Charges										
Discount for Early Payment	-	-	-	-	-	-	-	-	(40,195)	0%
Easement Encroachments										
	-	-	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In										
	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 48,358	\$ 187,148	\$ 532,979	\$ 71,820	\$ 31,309	\$ 15,453	\$ 69,993	\$ 957,060	\$ 1,148,678	83%
Expenditures and Other Uses										
Legislative										
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	-	-	-	-	230	918	25%
Executive										
Professional Management	3,675	3,675	3,675	3,675	3,675	3,675	3,675	25,725	44,100	58%
Financial and Administrative										
Audit Services	-	-	-	3,900	-	-	-	3,900	3,900	100%
Accounting Services	-	-	750	-	-	-	-	750	-	0%
Assessment Roll Services	1,500	1,500	750	1,500	1,500	1,500	1,500	9,750	18,000	54%
Arbitrage	-	-	500	-	-	-	-	500	1,000	50%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	0%

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Other Contractual Services										
Legal Advertising	-	-	-	-	-	-	-	-	3,500	0%
Trustee Services	-	-	-	-	-	4,246	-	4,246	10,000	42%
Dissemination	-	-	-	-	-	-	-	-	-	0%
Bond Amortization Schedules	-	-	-	-	-	-	-	-	-	0%
Property Appraiser/Tax Collector Fees	-	-	-	-	-	-	-	-	1,300	0%
Bank Services	-	-	-	-	-	-	-	-	250	0%
Travel and Per Diem	-	-	-	-	-	-	-	-	-	0%
Communications & Freight Services										
Postage, Freight & Messenger	76	-	77	228	-	172	79	632	2,000	32%
Insurance	18,105	-	-	-	-	-	-	18,105	18,000	101%
Printing & Binding	-	197	213	-	1,044	-	40	1,494	1,600	93%
Website Maintenance	-	-	-	300	-	-	-	300	600	50%
Office Supplies	-	-	-	-	-	-	-	-	-	0%
Subscription & Memberships	-	175	-	-	-	-	-	175	175	100%
Legal Services										
Legal - General Counsel	-	-	1,727	-	616	433	553	3,328	18,000	18%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	0%
Legal - Costa Maggiore II Transfer	-	-	3,291	-	-	-	-	3,291	-	0%
Legal - Kaufman Property	-	-	-	-	1,097	-	-	1,097	-	0%
Other General Government Services										
Engineering Services - General Services	-	3,689	3,084	-	3,062	476	3,442	13,752	8,000	172%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	-	-	0%
Asset Administrative Services	-	-	-	-	-	-	-	-	12,500	0%
Reserve Analysis	-	-	-	-	-	-	-	-	-	0%
Encroachment Agreements	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	250	-	250	-	0%
Emergency & Disaster Relief Services										
Hurricane Milton	-	-	6,890	10,922	-	-	-	17,812	-	0%
Sub-Total:	24,432	10,313	22,033	21,526	11,994	11,752	10,288	112,336	155,843	72%

Miomar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Stormwater Management Services										
Professional Services										
Asset Management	-	4,792	4,792	4,792	4,792	4,792	-	23,958	57,500	42%
NPDES	-	-	-	560	-	-	-	560	3,500	16%
Mitigation Monitoring	-	-	-	-	-	-	-	-	-	0%
Stormwater Management Services										
Water MGT - Debris Removal	-	-	-	-	-	-	-	-	-	0%
Utility Services										
Electric - Aeration Systems	488	28	902	627	-	1,008	-	3,053	6,500	47%
Repairs & Maintenance										
Lake System										
Aquatic Weed Control	-	8,000	6,689	5,995	7,246	6,489	6,489	40,907	80,000	51%
Lake Bank Maintenance	-	-	-	-	-	-	-	-	2,500	0%
Water Quality Testing	-	3,495	-	-	3,495	-	-	6,990	19,000	37%
Water Control Structures	-	-	8,000	-	-	40,000	-	48,000	28,000	171%
Grass Carp Installation	-	-	-	-	-	-	-	-	-	0%
Litoral Shelf Barrier/Replanting	-	-	-	-	-	-	-	-	-	0%
Cane Toad Removal	-	4,450	-	5,300	2,600	3,600	-	15,950	37,000	43%
Midge Fly Control	-	-	-	-	-	-	-	-	35,000	0%
Aeration System	-	828	4,335	-	828	6,541	603	13,135	8,000	164%
Fish Re-Stocking	-	-	-	1,750	-	1,750	-	3,500	98,000	4%
Contingencies	-	-	-	-	-	-	-	-	15,375	0%
Wetland System										
Routine Maintenance	-	3,715	3,715	3,715	3,915	3,715	3,715	22,490	54,000	42%
Water Quality Testing	-	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	2,700	0%
Capital Outlay										
Aeration Systems	-	-	-	400	-	-	-	400	-	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	-	-	-	-	0%
Lake Bank Restoration	-	400	800	1,200	800	-	-	3,200	101,100	3%
Turbidity Screens	-	-	-	-	-	-	-	-	-	0%
Erosion Restoration	-	800	-	-	-	-	-	800	-	0%
Video Stormwater Pipes/Repairs	-	-	-	-	-	-	-	-	45,000	0%
Contingencies	-	-	-	-	-	-	-	-	-	0%
Sub-Total:	488	26,508	29,232	24,339	23,676	67,894	10,807	182,943	593,175	31%

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025**

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Other Current Charges										
Lee County - RE Taxes	-	-	-	-	4,117	-	-	4,117	-	0%
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	0%
Payroll Expenses	-	-	-	-	-	-	-	-	-	0%
Reserves for General Fund										
Capital/Operations	-	-	-	-	-	-	-	-	399,660	0%
Sub-Total:	-	-	-	-	4,117	-	-	4,117	399,660	1%
Total Expenditures and Other Uses:	\$ 24,920	\$ 36,820	\$ 51,265	\$ 45,864	\$ 39,786	\$ 79,646	\$ 21,095	\$ 299,396	\$ 1,148,678	26%
Net Increase/ (Decrease) in Fund Balance	23,438	150,327	481,714	25,956	(8,477)	(64,192)	48,898	657,664	-	
Fund Balance - Beginning	1,565,410	1,588,848	1,739,175	2,220,889	2,246,845	2,238,367	2,174,175	1,565,410	1,565,410	
Fund Balance - Ending	\$ 1,588,848	\$ 1,739,175	\$ 2,220,889	\$ 2,246,845	\$ 2,238,367	\$ 2,174,175	\$ 2,223,073	\$ 2,223,073	\$ 1,565,410	

Miromar Lakes Community Development District
Debt Service Fund - Series 2015 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Reserve Account	1,763	1,721	1,603	1,603	1,541	1,383	1,274	10,887	18,111	60%
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	2,137	2,103	1,345	2,633	3,478	3,357	3,179	18,231	26,657	68%
Special Assessment Revenue										
Special Assessments - On-Roll	2,243	177,772	506,278	24,530	29,740	14,679	22,794	778,036	954,688	81%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(38,188)	0%
Operating Transfers In (From Other Funds)	-	-	-	-	-	6,295,189	-	6,295,189	-	0%
Bond Proceeds	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 6,143	\$ 181,596	\$ 509,225	\$ 28,766	\$ 34,758	\$ 6,314,607	\$ 27,248	\$ 7,102,343	\$ 961,268	739%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2015 Bonds	-	-	-	-	-	-	-	-	535,000	0%
Principal Debt Service - Early Redemptions										
Series 2015 Bonds	-	-	-	-	-	-	-	-	-	0%
Interest Expense										
Series 2015 Bonds	-	190,750	-	-	-	-	-	190,750	381,500	50%
Original Issue Discount	-	-	-	-	-	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	-	64,595	27,248	91,842	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 190,750	\$ -	\$ -	\$ -	\$ 64,595	\$ 27,248	\$ 282,592	\$ 916,500	31%
Net Increase/ (Decrease) in Fund Balance	6,143	(9,154)	509,225	28,766	34,758	6,250,012	-	6,819,750	44,768	
Fund Balance - Beginning	1,001,000	1,007,142	997,988	1,507,213	1,535,979	1,570,738	7,820,750	1,001,000	1,001,000	
Fund Balance - Ending	\$ 1,007,142	\$ 997,988	\$ 1,507,213	\$ 1,535,979	\$ 1,570,738	\$ 7,820,750	\$ 7,820,750	\$ 7,820,750	\$ 1,045,768	

Miromar Lakes Community Development District
Debt Service Fund - Series 2022 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	October	November	December	January	February	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources										
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Interest Income										
Reserve Account	-	-	-	-	-	-	-	-	-	0%
Interest Account	-	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	-	0%
Revenue Account	772	755	462	1,631	2,460	2,436	2,792	11,307	20,606	55%
Escrow Fund Account	-	-	-	-	-	-	-	-	-	0%
Special Assessment Revenue										
Special Assessments - On-Roll	1,968	155,948	444,124	21,518	26,089	12,877	19,996	682,520	837,416	82%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	0%
Other Fees and Charges										
Discounts for Early Payment	-	-	-	-	-	-	-	-	(33,497)	0%
Operating Transfers In (From Other Funds)										
	-	-	-	-	-	-	-	-	-	0%
Total Revenue and Other Sources:	\$ 2,740	\$ 156,703	\$ 444,586	\$ 23,149	\$ 28,549	\$ 15,313	\$ 22,788	\$ 693,827	\$ 824,525	84%
Expenditures and Other Uses										
Debt Service										
Principal Debt Service - Mandatory										
Series 2022 Bonds	-	-	-	-	-	-	-	-	650,000	0%
Principal Debt Service - Early Redemptions										
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	0%
Interest Expense										
Series 2022 Bonds	-	76,860	-	-	-	-	-	76,860	153,919	50%
Operating Transfers Out (To Other Funds)										
	-	-	-	-	-	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ 76,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 76,860	\$ 803,919	10%
Net Increase/ (Decrease) in Fund Balance	2,740	79,843	444,586	23,149	28,549	15,313	22,788	616,967	20,606	
Fund Balance - Beginning	186,799	189,539	269,382	713,968	737,117	765,666	780,979	186,799	186,799	
Fund Balance - Ending	\$ 189,539	\$ 269,382	\$ 713,968	\$ 737,117	\$ 765,666	\$ 780,979	\$ 803,766	\$ 803,766	\$ 207,405	

Miromar Lakes Community Development District
Debt Service Fund - Series 2025 Bonds
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	March	April	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ -	0%
Interest Income					
Reserve Account	-	17	17	-	0%
Interest Account	-	20	20	-	0%
Sinking Fund Account	-	-	-	-	0%
Prepayment Account	-	-	-	-	0%
Revenue Account	-	-	-	-	0%
Escrow Fund Account	-	-	-	-	0%
Special Assessment Revenue					
Special Assessments - On-Roll	-	-	-	-	0%
Special Assessments - Off-Roll	-	356,316	356,316	-	0%
Special Assessments - Prepayments	-	-	-	-	0%
Other Fees and Charges					
Discounts for Early Payment	-	-	-	-	0%
Operating Transfers In (From Other Funds)	64,595	27,248	91,842	-	0%
Total Revenue and Other Sources:	\$ 64,595	\$ 383,601	\$ 448,196	\$ -	0%
Expenditures and Other Uses					
Debt Service					
Principal Debt Service - Mandatory					
Series 2025 Bonds	-	-	-	-	0%
Principal Debt Service - Early Redemptions					
Series 2025 Bonds	-	-	-	-	0%
Interest Expense					
Series 2025 Bonds	-	-	-	-	0%
Operating Transfers Out (To Other Funds)	-	-	-	-	0%
Total Expenditures and Other Uses:	\$ -	\$ -	-	\$ -	0%
Net Increase/ (Decrease) in Fund Balance	64,595	383,601	448,196	-	
Fund Balance - Beginning	-	64,595	-	-	
Fund Balance - Ending	\$ 64,595	\$ 448,196	\$ 448,196	\$ -	

Miromar Lakes Community Development District
Capital Project Fund - Series 2025
Statement of Revenues, Expenditures and Changes in Fund Balance
Through April 30, 2025

Description	March	April	Year to Date	Total Annual Budget
Revenue and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Construction Account	-	-	-	-
Cost of Issuance	-	1	1	-
Retainage Account	-	-	-	-
Debt Proceeds				
-	-	-	-	-
Contributions from Private Sources				
-	-	-	-	-
Refunding Bond Proceeds				
2025 Refinance (2015 Bonds)	6,559,086	-	6,559,086	-
Operating Transfers In (From Other Funds)	-	-	-	-
Total Revenue and Other Sources:	\$ 6,559,086	\$ 1	\$ 6,559,087	\$ -
Expenditures and Other Uses				
Executive				
Professional Management	6,250	-	6,250	-
Financial and Administrative				
Assesmmnt Roll Services	6,250	-	6,250	-
Verification Agent Services	2,500	-	2,500	-
Other Contractual Services				
Trustee Services	7,100	-	7,100	-
Dissemination Services	3,500	-	3,500	-
Printing & Binding				
-	1,750	-	1,750	-
Legal Services				
Legal - Series 2025 Bonds (2015 Bond Refinance)	141,773	-	141,773	-
Underwriter's Discount				
-	93,525	-	93,525	-
Operating Transfers Out (To Other Funds)	6,295,189	-	6,295,189	-
Total Expenditures and Other Uses:	\$ 6,557,836	\$ -	\$ 6,557,836	\$ -
Net Increase/ (Decrease) in Fund Balance	1,250	1	1,251	-
Fund Balance - Beginning	-	1,250	-	-
Fund Balance - Ending	\$ 1,250	\$ 1,251	\$ 1,251	\$ -