

MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MAY 2023

FISCAL YEAR 2023

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

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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 May 31, 2023**

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
Assets									
Cash and Investments									
General Fund - Invested Cash	\$ 1,188,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,188,155
Debt Service Fund									
Interest Account	-	-	-	28	-	-	-	-	28
Sinking Account	-	-	-	0	-	-	-	-	0
Reserve Account	-	-	455,747	-	-	-	-	-	455,747
Revenue	-	-	479,171	141,523	-	-	-	-	620,694
Prepayment Account	-	-	3,558	-	-	-	-	-	3,558
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
Due from Other Funds									
General Fund	-	-	3,889	6,778	-	-	-	-	10,667
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
Market Valuation Adjustments									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,090,693	-	-	1,090,693
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,514,307	-	-	14,514,307
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
Total Assets	\$ 1,188,155	\$ -	\$ 942,365	\$ 148,328	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 54,398,765

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

	Governmental Funds					Capital Projects Fund	Account Groups		Totals (Memorandum Only)
	Debt Service Funds				Series 2022		General Long	General Fixed	
	General Fund	Series 2012	Series 2015	Series 2022			Term Debt	Assets	
Liabilities									
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds									-
General Fund		-	-	-	-	-	-	-	-
Debt Service Fund(s)	10,667	-	-	-	-	-	-	-	10,667
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	\$ 10,667	\$ -	\$ -	\$ -	\$ -	\$ 15,605,000	\$ -	\$ -	\$ 15,615,667
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)	(28,215)	(33,168)	-	-	-	-	(752,184)
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	544,377								544,377
Total Fund Equity and Other Credits	\$ 1,177,488	\$ -	\$ 942,365	\$ 148,328	\$ -	\$ -	\$ 36,514,917	\$ -	\$ 38,783,099
Total Liabilities, Fund Equity and Other Credits	\$ 1,188,155	\$ -	\$ 942,365	\$ 148,328	\$ -	\$ 15,605,000	\$ 36,514,917	\$ -	\$ 54,398,765

Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2023

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	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	769,652	780,487	99%
Special Assessments - Off-Roll	45,077	-	-	45,077	-	-	45,077	-	135,230	180,306	75%
Miscellaneous Revenue											
Easement Encroachments	-	-	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In											
Total Revenue and Other Sources:	\$ 45,312	\$ 24,824	\$ 263,651	\$ 393,282	\$ 65,272	\$ 40,055	\$ 65,871	\$ 6,616	904,882	\$ 960,868	94%
Expenditures and Other Uses											
Legislative											
Board of Supervisor's - Fees	1,000	-	2,000	-	1,000	2,000	1,000	1,000	8,000	12,000	67%
Board of Supervisor's - Taxes	77	-	153	-	77	153	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	-	-	-	4,200	-	-	-	-	4,200	4,100	102%
Accounting Services	-	-	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	18,000	-	-	-	18,000	18,000	100%
Arbitrage	-	-	500	-	-	-	-	-	500	1,500	33%
Bond Re-amortization	-	-	-	-	-	-	-	-	-	-	N/A
Other Contractual Services											
Legal Advertising	-	-	-	-	-	260	-	-	260	1,200	22%
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											
Communications & Freight Services	-	-	-	-	-	-	-	-	-	-	N/A
Postage, Freight & Messenger	63	75	-	-	67	-	-	611	816	800	102%

**Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2023**

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Insurance	-	7,726	-	-	-	-	-	-	7,726	7,300	106%
Printing & Binding	-	-	-	233	-	418	-	422	1,072	2,700	40%
Website Maintenance	-	-	-	-	-	-	-	-	-	1,200	0%
Office Supplies	-	-	-	-	-	-	-	-	-	-	N/A
Subscription & Memberships	-	175	-	-	-	-	-	-	175	175	100%
Legal Services											
Legal - General Counsel	-	-	-	1,741	-	700	-	2,450	4,891	18,000	27%
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	-	-	-	-	-	-	-	1,667	1,667	2,500	67%
Asset Administrative Services	-	833	833	833	-	1,583	-	-	4,083	10,000	41%
Reserve Analysis	-	-	-	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	N/A
Sub-Total:	4,660	12,331	7,008	15,671	22,665	18,612	4,577	11,193	96,717	138,493	70%
Stormwater Management Services											
Professional Services											
Asset Management	-	2,983	2,983	2,983	-	5,967	-	5,967	20,883	35,800	58%
NPDES	-	1,379	-	-	-	560	-	-	1,939	3,500	55%
Mitigation Monitoring	-	-	-	-	-	833	-	-	833	-	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	4,284	4,800	89%
Repairs & Maintenance											
Lake System											
Aquatic Weed Control	-	4,895	4,895	5,590	-	1,381	-	19,293	36,052	74,000	49%
Lake Bank Maintenance	-	-	-	-	-	5,590	4,895	-	10,484	2,000	524%
Water Quality Testing	-	-	-	-	686	-	-	9,320	10,006	14,500	69%
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	-	-	3,200	2,900	-	6,200	3,200	3,200	18,700	36,000	52%

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Miromar Lakes Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through May 31, 2023

Description	October	November	December	January	February	March	April	May	Year to Date	Total Annual Budget	% of Budget
Midge Fly Control	-	3,500	8,823	4,703	-	2,188	-	-	19,214	24,000	80%
Aeration System	-	-	773	-	-	773	-	773	2,318	8,000	29%
Fish Re-Stocking	-	-	-	-	-	-	-	-	-	100,000	0%
Wetland System											
Routine Maintenance	-	-	7,956	3,228	-	6,456	-	7,956	25,596	46,200	55%
Water Quality Testing	-	-	-	-	-	-	-	3,495	3,495	-	N/A
Capital Outlay											
Aeration Systems	-	-	-	-	-	-	-	-	-	12,000	0%
Littortal Shelf Replanting/Barrier	-	-	-	-	-	400	-	4,325	4,725	6,000	79%
Lake Bank Restoration	-	-	14,899	600	-	29,729	-	600	45,828	59,000	78%
Turbidity Screens	-	-	-	-	-	-	-	-	-	-	N/A
Erosion Restoration	-	600	-	-	-	-	-	-	600	-	N/A
Video Stormwater Pipes/Repairs	-	150	7,550	12,350	-	800	-	1,350	22,200	55,000	40%
Contingencies	-	-	-	-	-	-	-	-	-	108,000	0%
Sub-Total:	565	14,189	52,578	36,853	1,297	82,053	8,095	68,528	264,158	613,800	43%
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	\$ 360,936	\$ 952,793	38%
Net Increase/ (Decrease) in Fund Balance	40,087	(1,696)	204,065	340,757	41,249	(60,610)	53,200	(73,105)	543,947	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	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	1,177,058	\$ 641,186	

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

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	744	988	1,219	1,391	1,481	1,422	1,611	1,636	10,492	12,000	87%
Interest Account	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	15	26	0	-	-	-	15	31	87	-	N/A
Revenue Account	798	1,065	728	831	885	849	971	2,354	8,481	20	42406%
Special Assessment Revenue											
Special Assessments - On-Roll	164	17,352	184,290	243,393	45,625	(54,552)	12,223	3,889	452,382	545,565	83%
Special Assessments - Off-Roll	-	-	-	-	-	-	437,218	-	437,218	349,809	125%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	-	-	N/A
Net Inc (Dec) Fair Value Investments											
	-	-	-	-	-	-	-	-	-	-	N/A
Operating Transfers In (From Other Funds)											
	-	-	-	-	-	-	-	-	-	-	N/A
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	\$ 908,660	\$ 907,394	N/A
Expenditures 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/A
Total Expenditures and Other Uses:	\$ -	\$ 231,125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 705,750	936,875	\$ 917,250	N/A
Net Increase/ (Decrease) in Fund Balance	1,722	(211,695)	186,237	245,615	47,990	(52,281)	452,037	(697,841)	(28,215)	(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	970,579	-	
Fund Balance - Ending	\$ 972,302	\$ 760,607	\$ 946,844	\$ 1,192,459	\$ 1,240,449	\$ 1,188,168	\$ 1,640,205	\$ 942,365	942,365	\$ (9,856)	

Prepared by:

JPWard and Associates, LLC

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

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	0	0	-	-	-	0	0	28	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	1,759	-	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	788,552	799,855	99%
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	\$ 790,340	\$ 799,855	N/A
Expenditures 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)	(33,168)	(23,653)	
Fund Balance - Beginning	181,497	181,738	94,349	364,607	721,539	788,452	829,212	850,625	181,497	-	
Fund Balance - Ending	\$ 181,738	\$ 94,349	\$ 364,607	\$ 721,539	\$ 788,452	\$ 829,212	\$ 850,625	\$ 148,328	148,328	\$ (23,653)	

Prepared by:

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