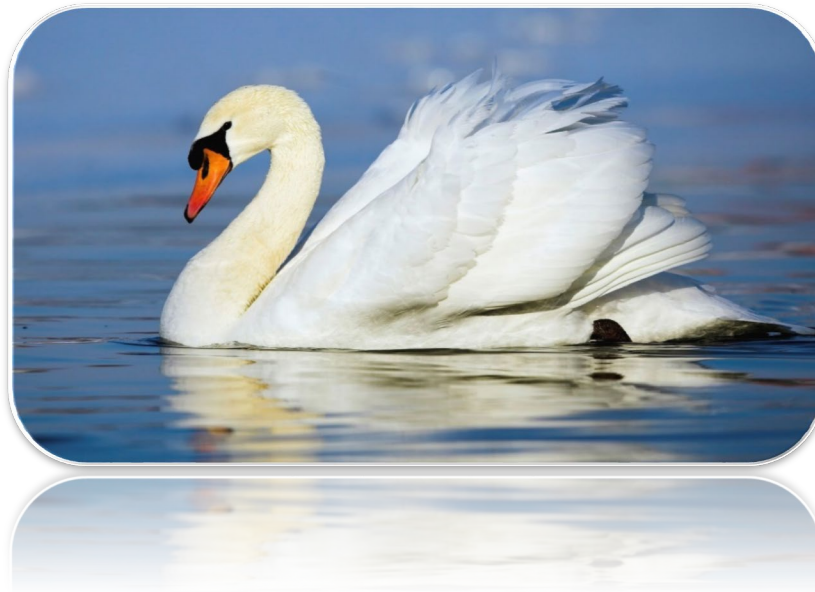


# MIROMAR LAKES COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JUNE 2023

FISCAL YEAR 2023

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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 June 30, 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	
<b>Assets</b>									
<b>Cash and Investments</b>									
General Fund - Invested Cash	\$ 1,118,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,118,195
Debt Service Fund									
Interest Account	-	-	-	28	-	-	-	-	28
Sinking Account	-	-	-	0	-	-	-	-	0
Reserve Account	-	-	452,250	-	-	-	-	-	452,250
Revenue	-	-	493,711	148,629	-	-	-	-	642,340
Prepayment Account	-	-	-	-	-	-	-	-	-
Escrow Fund Account	-	-	-	-	-	-	-	-	-
Construction	-	-	-	-	-	-	-	-	-
Cost of Issuance	-	-	-	-	-	-	-	-	-
<b>Due from Other Funds</b>									
General Fund	-	-	2,499	4,356	-	-	-	-	6,855
Debt Service Fund(s)	-	-	-	-	-	-	-	-	-
<b>Market Valuation Adjustments</b>									
Accrued Interest Receivable	-	-	-	-	-	-	-	-	-
Assessments Receivable	-	-	-	-	-	-	-	-	-
Accounts Receivable	-	-	-	-	-	-	-	-	-
Amount Available in Debt Service Funds	-	-	-	-	-	1,101,473	-	-	1,101,473
Amount to be Provided by Debt Service Funds	-	-	-	-	-	14,503,527	-	-	14,503,527
Investment in General Fixed Assets (net of depreciation)	-	-	-	-	-	-	36,514,917	-	36,514,917
<b>Total Assets</b>	<b>\$ 1,118,195</b>	<b>\$ -</b>	<b>\$ 948,460</b>	<b>\$ 153,013</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 54,339,584</b>

**Miromar Lakes Community Development District  
Balance Sheet  
for the Period Ending June 30, 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	
<b>Liabilities</b>									
<b>Accounts Payable &amp; Payroll Liabilities</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Due to Other Funds</b>									-
General Fund		-	-	-	-	-	-	-	-
Debt Service Fund(s)	6,855	-	-	-	-	-	-	-	6,855
Other Developer	-	-	-	-	-	-	-	-	-
<b>Bonds Payable</b>									-
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
<b>Total Liabilities</b>	<b>\$ 6,855</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,611,855</b>
<b>Fund Equity and Other Credits</b>									
<b>Investment in General Fixed Assets</b>	-						36,514,917		36,514,917
<b>Fund Balance</b>									
<b>Restricted</b>									
<b>Beginning: October 1, 2022 (Unaudited)</b>	-	690,801	970,579	181,497	-	-	-	-	1,842,877
Results from Current Operations	-	(690,801)	(22,120)	(28,484)	-	-	-	-	(741,404)
<b>Unassigned</b>									
<b>Beginning: October 1, 2022 (Unaudited)</b>	633,111					-	-	-	-
<b>Allocation of Fund Balance</b>									
System-Wide Reserves	200,000								
Reserve For First Three Months Operations	433,111					-	-	-	433,111
<b>Results of Current Operations</b>	478,229								478,229
<b>Total Fund Equity and Other Credits</b>	<b>\$ 1,111,340</b>	<b>\$ -</b>	<b>\$ 948,460</b>	<b>\$ 153,013</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 38,727,730</b>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<b>\$ 1,118,195</b>	<b>\$ -</b>	<b>\$ 948,460</b>	<b>\$ 153,013</b>	<b>\$ -</b>	<b>\$ 15,605,000</b>	<b>\$ 36,514,917</b>	<b>\$ -</b>	<b>\$ 54,339,584</b>

**Miromar Lakes Community Development District  
General Fund  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
<b>Interest</b>												
Interest - General Checking	0	0	0	0	-	-	-	-	-	0	75	0%
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	235	24,824	263,651	348,205	65,272	40,055	20,795	6,616	4,252	773,904	780,487	99%
Special Assessments - Off-Roll	45,077	-	-	45,077	-	-	45,077	-	-	135,230	180,306	75%
<b>Miscellaneous Revenue</b>												
Easement Encroachments	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 45,312</b>	<b>\$ 24,824</b>	<b>\$ 263,651</b>	<b>\$ 393,282</b>	<b>\$ 65,272</b>	<b>\$ 40,055</b>	<b>\$ 65,871</b>	<b>\$ 6,616</b>	<b>\$ 4,252</b>	<b>909,134</b>	<b>\$ 960,868</b>	<b>95%</b>
<b>Expenditures and Other Uses</b>												
<b>Legislative</b>												
Board of Supervisor's - Fees	1,000	-	2,000	-	1,000	2,000	1,000	1,000	1,000	9,000	12,000	75%
Board of Supervisor's - Taxes	77	-	153	-	77	153	77	77	77	689	918	75%
<b>Executive</b>												
Professional Management	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	31,500	42,000	75%
<b>Financial and Administrative</b>												
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
<b>Other Contractual Services</b>												
Legal Advertising	-	-	-	-	-	260	-	-	201	462	1,200	38%
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%
<b>Travel and Per Diem</b>												
	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Communications &amp; Freight Services</b>												
Postage, Freight & Messenger	63	75	-	-	67	-	-	611	536	1,352	800	169%
<b>Insurance</b>												
	-	7,726	-	-	-	-	-	-	-	7,726	7,300	106%

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Printing &amp; Binding</b>	-	-	-	233	-	418	-	422	-	1,072	2,700	40%
<b>Website Maintenance</b>	-	-	-	-	-	-	-	-	-	-	1,200	0%
<b>Office Supplies</b>	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	-	-	-	-	175	175	100%
<b>Legal Services</b>												
Legal - General Counsel	-	-	-	1,741	-	700	-	2,450	613	5,504	18,000	31%
Legal - Encroachments	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>												
Engineering Services - General Services	-	-	-	3,910	-	-	-	1,270	-	5,180	5,000	104%
Asset Maps/Cost Estimates	-	-	-	-	-	-	-	1,667	833	2,500	2,500	100%
Asset Administrative Services	-	833	833	833	-	1,583	-	-	-	4,083	10,000	41%
Reserve Analysis	-	-	-	-	-	-	-	-	-	-	-	N/A
Encroachment Agreements	-	-	-	-	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Sub-Total:</b>	<b>4,660</b>	<b>12,331</b>	<b>7,008</b>	<b>15,671</b>	<b>22,665</b>	<b>18,612</b>	<b>4,577</b>	<b>11,193</b>	<b>6,760</b>	<b>103,477</b>	<b>138,493</b>	<b>75%</b>
<b>Stormwater Management Services</b>												
Professional Services												
Asset Management	-	2,983	2,983	2,983	-	5,967	-	5,967	2,983	23,867	35,800	67%
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	663	4,947	4,800	103%
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	4,660	14,666	14,500	101%
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	3,200	21,900	36,000	61%
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%

**Miromar Lakes Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
Fish Re-Stocking	-	-	-	-	-	-	-	-	50,184	50,184	100,000	50%
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	1,950	24,150	55,000	44%
Contingencies	-	-	-	-	-	-	-	-	-	-	108,000	0%
<b>Sub-Total:</b>	<b>565</b>	<b>14,189</b>	<b>52,578</b>	<b>36,853</b>	<b>1,297</b>	<b>82,053</b>	<b>8,095</b>	<b>68,528</b>	<b>63,640</b>	<b>327,798</b>	<b>613,800</b>	<b>53%</b>
<b>Other Current Charges</b>												
Hendry County - Panther Habitat Taxes	-	-	-	-	-	-	-	-	-	-	500	0%
Payroll Expenses	-	-	-	-	61	-	-	-	-	61	-	N/A
<b>Reserves for General Fund</b>												
Water Management System	-	-	-	-	-	-	-	-	-	-	105,000	0%
Disaster Relief Reserve	-	-	-	-	-	-	-	-	-	-	95,000	0%
<b>Sub-Total:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>61</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>61</b>	<b>200,500</b>	<b>0%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 5,225</b>	<b>\$ 26,520</b>	<b>\$ 59,586</b>	<b>\$ 52,524</b>	<b>\$ 24,023</b>	<b>\$ 100,665</b>	<b>\$ 12,671</b>	<b>\$ 79,721</b>	<b>\$ 70,400</b>	<b>\$ 431,336</b>	<b>\$ 952,793</b>	<b>45%</b>
Net Increase/ (Decrease) in Fund Balance	40,087	(1,696)	204,065	340,757	41,249	(60,610)	53,200	(73,105)	(66,149)	477,798	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	633,111	633,111	
<b>Fund Balance - Ending</b>	<b>\$ 673,198</b>	<b>\$ 671,502</b>	<b>\$ 875,567</b>	<b>\$ 1,216,324</b>	<b>\$ 1,257,573</b>	<b>\$ 1,196,963</b>	<b>\$ 1,250,163</b>	<b>\$ 1,177,058</b>	<b>\$ 1,110,909</b>	<b>1,110,909</b>	<b>\$ 641,186</b>	

**Miromar Lakes Community Development District**  
**Debt Service Fund - Series 2015 Bonds**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>												
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
<b>Interest Income</b>												
Reserve Account	744	988	1,219	1,391	1,481	1,422	1,611	1,636	1,786	12,279	12,000	102%
Interest Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
Prepayment Account	15	26	0	-	-	-	15	31	14	101	-	N/A
Revenue Account	798	1,065	728	831	885	849	971	2,354	1,796	10,277	20	51384%
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	164	17,352	184,290	243,393	45,625	(54,552)	12,223	3,889	2,499	454,881	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
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,722</b>	<b>\$ 19,430</b>	<b>\$ 186,237</b>	<b>\$ 245,615</b>	<b>\$ 47,990</b>	<b>\$ (52,281)</b>	<b>\$ 452,037</b>	<b>\$ 7,909</b>	<b>\$ 6,095</b>	<b>\$ 914,755</b>	<b>\$ 907,394</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2015 Bonds	-	-	-	-	-	-	-	485,000	-	485,000	\$ 485,000	100%
<b>Principal Debt Service - Early Redemptions</b>												
Series 2015 Bonds	-	15,000	-	-	-	-	-	5,000	-	20,000	-	N/A
<b>Interest Expense</b>												
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
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 231,125</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 705,750</b>	<b>\$ -</b>	<b>\$ 936,875</b>	<b>\$ 917,250</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,722	(211,695)	186,237	245,615	47,990	(52,281)	452,037	(697,841)	6,095	(22,120)	(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	970,579	-	
<b>Fund Balance - Ending</b>	<b>\$ 972,302</b>	<b>\$ 760,607</b>	<b>\$ 946,844</b>	<b>\$ 1,192,459</b>	<b>\$ 1,240,449</b>	<b>\$ 1,188,168</b>	<b>\$ 1,640,205</b>	<b>\$ 942,365</b>	<b>\$ 948,460</b>	<b>948,460</b>	<b>\$ (9,856)</b>	

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 June 30, 2023**

Description	October	November	December	January	February	March	April	May	June	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	0	0	-	-	-	0	0	28	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	2,088	-	N/A
Escrow Fund Account	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Special Assessment Revenue</b>												
Special Assessments - On-Roll	241	25,446	270,258	356,932	66,908	40,684	21,306	6,778	4,356	792,908	799,855	99%
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>\$ 242</b>	<b>\$ 25,447</b>	<b>\$ 270,258</b>	<b>\$ 356,932</b>	<b>\$ 66,913</b>	<b>\$ 40,760</b>	<b>\$ 21,413</b>	<b>\$ 8,375</b>	<b>\$ 4,684</b>	<b>\$ 795,024</b>	<b>\$ 799,855</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>												
<b>Debt Service</b>												
<b>Principal Debt Service - Mandatory</b>												
Series 2022 Bonds	-	-	-	-	-	-	-	620,000	-	620,000	\$ 620,000	N/A
<b>Principal Debt Service - Early Redemptions</b>												
Series 2022 Bonds	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Interest Expense</b>												
Series 2022 Bonds	-	112,836	-	-	-	-	-	90,672	-	203,508	203,508	N/A
<b>Original Issue Discount</b>												
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	-	-	-	N/A
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 112,836</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 710,672</b>	<b>\$ -</b>	<b>823,508</b>	<b>\$ 823,508</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	242	(87,389)	270,258	356,932	66,913	40,760	21,413	(702,297)	4,684	(28,484)	(23,653)	
Fund Balance - Beginning	181,497	181,738	94,349	364,607	721,539	788,452	829,212	850,625	148,328	181,497	-	
<b>Fund Balance - Ending</b>	<b>\$ 181,738</b>	<b>\$ 94,349</b>	<b>\$ 364,607</b>	<b>\$ 721,539</b>	<b>\$ 788,452</b>	<b>\$ 829,212</b>	<b>\$ 850,625</b>	<b>\$ 148,328</b>	<b>\$ 153,013</b>	<b>153,013</b>	<b>\$ (23,653)</b>	

Prepared by:  
**JPWard and Associates, LLC**